

2021–2029 HOUSING ELEMENT

Adopted February 7, 2022
Minor Revisions September 2022



City of Lawndale
14717 Burin Avenue
Lawndale, CA, 90260

REVISED SEP 2022

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PREPARED FOR: CITY OF LAWNDALE

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2021-2029 HOUSING ELEMENT ORGANIZATION

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Lawndale.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Lawndale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housing resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level. The California Department of Housing and Community Development (HCD) requires that the Housing Sites Inventory be prepared using a State-approved format, included here as Appendix A.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public engagement was facilitated in both English and Spanish to further engage the Lawndale community. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

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PART 1 HOUSING PLAN



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I. HOUSING PLAN INTRODUCTION

Previous sections of the Housing Element establish the housing needs, opportunities, and constraints in the City of Lawndale. The Housing Plan presented in this section sets forth the City's goals, policies and programs to address Lawndale's identified housing needs.

A. Goals and Policies

This section of the Housing Element contains the goals and policies the City of Lawndale intends to implement to address a number of important housing-related issues. The following five major issue areas are addressed by the goals and policies of this Element:

- Ensure that a broad range of housing types are provided to meet the needs of the existing and future residents;
- Ensure that housing is maintained and preserved;
- Increase opportunities for homeownership;
- Ensure the availability of housing-related services for special needs groups; and
- Affirmatively further fair housing.

Each issue area and the supporting goals and policies are identified and discussed in the following section.

1. Provide for a Range of Housing Types

Continuing to provide a balanced inventory of housing types, cost and style will allow the City to fulfill a variety of housing needs. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing.

GOAL 1: Assist in the provision of adequate housing that meets the existing and future needs of the community.

Policy 1.1: Allow for a variety of housing types to fulfill regional housing needs.

Policy 1.2: Facilitate development of affordable housing through use of financial and/or regulatory incentives where feasible.

Policy 1.3: Maintain streamlined procedures for processing new residential development applications.

Policy 1.4: Continue use of federal and state housing assistance programs for lower and moderate income households.

Policy 1.5: Encourage the development of residential units intended for the special groups, including the elderly, large families, persons with disabilities, and the homeless.

Policy 1.6: Encourage the provision of housing affordable to extremely low income households when reviewing proposals for new affordable housing developments.

Policy 1.7: Continue to promote improvements to increase energy efficiency.

2. Provide Adequate Residential Sites

Lawndale is a built-out community with a limited amount of remaining vacant residential land. New residential developed is expected to occur primarily at underutilized nonresidential sites within the Hawthorne Boulevard Specific Plan Area. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development, and allowing for a range of development types.

GOAL 2: Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.

Policy 2.1: Promote mixed-use development to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

Policy 2.2: Assist in marketing key residential development sites to the real estate and development community.

Policy 2.3: Continue to allow accessory dwelling units and junior accessory dwelling units as a means of providing additional affordable rental housing opportunities.

Policy 2.4: Provide zoning to accommodate a variety of housing options.

Policy 2.5: Promote lot consolidation of sites in the Hawthorne Specific Plan Area that are less than 0.50 acres in size to support economies of scale for new residential development.

Policy 2.6: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.

Policy 2.7: Allow by-right approval for housing developments proposed for non-vacant sites included in one previous housing element inventory and vacant sites included in two previous housing elements, provided that the proposed housing development consists of at least 20 percent lower income and affordable housing units.

3. Promote Homeownership

Increasing homeownership in the City can contribute to improved property maintenance and stabilization of neighborhoods. In addition, by assisting renters to move into adequately sized ownership units, the City can address overcrowding in its rental housing stock. The City participates in homeownership assistance programs offered by the County. The City has also adopted an ordinance to allow the conversion of existing apartments into condominiums, which when combined with tenant ownership assistance, can provide lower cost home purchase opportunities.

GOAL 3: Provide increased opportunities for lower and moderate income households to become first-time homebuyers.

Policy 3.1: Promote increased homeownership in the City, with a goal to increase the proportion of owner-occupied households in Lawndale to 40 percent.

Policy 3.2: Support the development of affordable homeownership housing for first-time homebuyers.

Policy 3.3: Continue to participate in mortgage and down payment assistance programs offered through regional partners, as well as private sources.

Policy 3.4: Maintain a condominium conversion program to make homeownership possible for an increased segment of the population.

4. Maintain and Preserve Existing Housing

In general, housing over 30 years old usually is in need of some major rehabilitation, such as a new roof, repair of termite damage, foundation work, plumbing, etc. With approximately 80 percent of Lawndale's housing stock built prior to 1980, preventive maintenance is essential to ward off widespread housing deterioration. Some households, particularly those that have owned their homes for many years and have relatively low house payments, may be able to afford the monthly payments, but may have limited money remaining for major repairs. Assisting these households will help preserve the City's existing housing stock.

GOAL 4: Use public and private resources to preserve existing residential neighborhood characteristics and to ensure adequate infrastructure for housing needs.

Policy 4.1: Continue to provide programs for the rehabilitation of substandard and deteriorating units.

Policy 4.2: Work to alleviate unit overcrowding by permitting owners to add bedrooms, bath, and additional living areas in existing homes.

Policy 4.3: Work with code enforcement to proactively address areas of community concern.

Policy 4.4: Encourage the preservation, rehabilitation or, if necessary, replacement of single-family dwelling units, in order to maintain the established characteristics of City neighborhoods.

Policy 4.5: Encourage the preservation and rehabilitation of historic and architecturally significant structures.

Policy 4.6: Allow the replacement of multiple-family dwelling units at previous density levels, if such units are lost through natural or man-made disasters (e.g., earthquake, fire, etc.)

Policy 4.7: Develop City programs which address upgrading and/or improvements to public facilities and services in residential neighborhoods undergoing revitalization.

Policy 4.8: Prioritize investments in lower income neighborhoods and in areas with affordable housing, when feasible.

Policy 4.9: Monitor the number of affordable units eligible for conversion to market-rate units and continue the means to minimize the loss of these units.

5. Affirmatively Further Fair Housing

In order to make provisions for the housing needs of all segments of the community, the City must affirmatively further fair housing and ensure that equal and fair housing opportunities are available to all residents. The City seeks to expand the range of housing opportunities provided in Lawndale, including housing for seniors on fixed incomes, low and moderate income residents, the disabled, large families, female-headed households with children, persons at-risk of homelessness, and the homeless.

GOAL 5: Provide housing opportunities for all, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor.

Policy 5.1: Promote governmental efforts to affirmatively further fair housing for existing and future residents in Lawndale to ensure that all income segments of the community have unrestricted access to appropriate housing.

Policy 5.2: Promote housing along with supportive services for persons with special needs, such as seniors, persons with disabilities, including persons with developmental disabilities, large households, single-parents and the homeless.

Policy 5.3: Coordinate the activities of government agencies, residents and non-profit groups, advisory commissions, and the private sector to ensure that housing programs requiring joint efforts, especially public/private, have the necessary representatives involved.

Policy 5.4: Educate the public on lower income and special needs housing through existing annual reports or other forms of media.

Policy 5.5: Assist in affirmatively furthering and enforcing fair housing laws by providing support to organizations that provide outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.6: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Ordinance.

Policy 5.7: Strengthen opportunities for participation in the approval process for all housing projects, including affordable housing.

B. Housing Programs

The goals and policies outlined in the prior section address Lawndale's identified housing needs, and are implemented through a series of housing programs offered primarily through the City's Community Development Department. Housing programs define the specific actions the City will undertake to achieve the stated goals and policies. The City's housing programs for addressing community housing needs is described according to the following five issue areas.

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Affirmatively Further Fair Housing

The housing programs presented on the following pages include existing programs as well as various revised and new programs that have been added to address the City's unmet housing needs. The responsible agency, funding source(s), and eight-year objectives is identified for each program.

Conservation of the Existing Supply of Housing

Conserving and improving the housing stock is an important goal for the City of Lawndale. Nearly 80 percent of housing units in Lawndale were constructed prior to 1980 and are therefore more likely to have rehabilitation needs than newer housing units, including new plumbing, roof repairs, foundation work and other repairs. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement. Other housing conservation needs of the City include existing multifamily rental apartments at-risk of converting to condominiums and continuing the City's Housing Choice Voucher rental assistance program.

Program 1: Residential Rehabilitation Programs

Lawndale's Residential Rehabilitation Programs ([loans or grants](#)) are the primary means by which the City preserves and improves the quality of its housing stock. The City will evaluate the availability of [other](#) funding sources to apply to local residential rehabilitation programs. To the extent that funding is available, the City will consider how prior City residential redevelopment programs, which were ended upon dissolution of the City's Redevelopment Agency, could be restarted, [or what other programs could be implemented to support the rehabilitation of residential units. Examples of potential programs include deferred interest loans and emergency grants to assist low income homeowners with critical home improvements. The advertisement for future programs will be focused in areas of the City with older homes \(homes that are 30 years old or older\), in areas with a higher proportion of senior residents, and areas with higher proportions of lower-income households.](#)

Responsible Agency: City of Lawndale, Community Development Department
Financing: Grant [fFunding, CDBG](#)

2021-2029 Objectives: Pursue and secure consideration of alternative funding sources to facilitate local programs; reestablish residential rehabilitation programs; support the rehabilitation of 76 units during the planning period (see Table 2). Programs to be available citywide but with particular focus on census tracts with the highest concentrations of low and moderate-income households.

Timing: Report identifying and report potential funding sources to the City Council by December 2022/June 2023; pursue submit one application for funding annually; and partnerships with developers and service providers annually; ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 2: Condominium Conversion Ordinance

Due to the lack of vacant residential land and the high proportion of rental housing units in the community, opportunities to build owner-occupied dwelling units within Lawndale are extremely limited. Since converted rental units offer a more affordable housing alternative than newly constructed units, the City adopted a condominium conversion ordinance in 2000 that permits the conversion of two or more multi-family properties to condominium ownership. Included in the ordinance are a number of tenant provisions such as relocation assistance. The ordinance aims to provide additional homeownership opportunities for low moderate income households.

Responsible Agency: City of Lawndale, Community Development Department.
Financing: Department Budget
2021-2029 Objectives: Continue to provide for tenant ownership through provisions for condominium conversions. Monitor the rate of conversion to ensure a healthy supply of rental housing.
Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 3: Housing Choice Vouchers

The Housing Choice Voucher program (formerly Section 8) extends rental subsidies to very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, provideding the tenant pays the extra cost. A portion of the vouchers is reserved for households with extremely low incomes.

The Los Angeles County Development Housing Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. Given the continued need for rental assistance for very low-income households, the City will continue

to promote this program through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Development Housing Authority.

Responsible Agency:	City of Lawndale, Housing Authority; Los Angeles County <u>Development Housing</u> Authority
Financing:	<u>U.S. Department of Housing and Urban Development (HUD)</u> <u>Housing Choice Vouchers HUD Section 8 allocation</u>
2021-2029 Objectives:	<u>Expand promotion of the Housing Choice Voucher program to residents and property owners by 20% by the end of 2023 through dissemination of brochures at public counters, public facilities, providing information on the City's website in English and Spanish, and referring residents and property owners to the Los Angeles County Development Authority. An average of 212 Lawndale households were assisted by this program annually during the prior planning period. The objective is to place aThe City will place special emphasis on promoting the program to the City's special needs populations, including in areas of the City with higher proportions of lower-income residents, overcrowded households, and seniors, by targeting the distribution of bilingual educational information (hard copy and digital) to those areas as identified in the fair housing analysis. Maintain this level of assistance as allowed by the federal budget. Continue to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web site, and referring residents and property owners to the Los Angeles County Housing Authority.</u>
Timing:	Ongoing implementation <u>and promotion</u> , and annual monitoring and reporting throughout the planning period.

Program 4: Conservation of Existing and Future Affordable Units

During the 2021-2029 planning period, one federally assisted multi-family apartment development with 56 Section 8 Housing Choice Voucher units is at moderate-risk of converting to market rate housing (the earliest date of conversion is 2030). —The City will work with the property owner of South Bay Co-Op, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock. The City will:

- a) **Monitor Units At Risk:** Monitor projects at risk of converting to market rate within the planning period.
- b) **Work with Potential Purchasers:** Establish contact with public and nonprofit agencies interested in purchasing and/or managing units at risk.
- c) **Tenant Education:** The California Legislature passed AB 1701 in 1998, requiring that property owners give a nine-month notice of their intent to opt out of low-income

restrictions. The City will work with tenants of at-risk units and provide them with information regarding tenant rights and conversion procedures. The City will also provide tenants with information regarding Section 8Housing Choice Voucher rent subsidies through the Riverside County Housing Authority and other affordable housing opportunities. The City will implement State Preservation Notice Law (Gov. Code 65863.10, 65863.11, 65863.13) which requires owners to provide tenants and affected public entities (including the City) notices regarding expiring rental restrictions starting three years before expiration.

- d) **Proactive Contact:** The City will contact property owners of units at risk of converting to market-rate housing within one year of affordability expiration to discuss the City's desire to preserve complexes as affordable housing. Participation from agencies interested in purchasing and/or managing at-risk units will be sought. Coordinate with owners of expiring subsidies to ensure tenants receive the required notices at 3 years, 6 months, and 12 months, per California law.
- e) **Assist Tenants of Existing Rent-Restricted Units to Obtain Priority Status on Section 8Housing Choice Voucher Waiting List:** Work with the Los Angeles County Housing Authority to place tenants displaced from at-risk units on a priority list for Section 8Housing Choice Voucher rental assistance.

Responsible Agency: Community Development Department and City of Lawndale Housing Authority; U.S. Department of Housing and Urban Development (HUD); and Los Angeles County Housing Authority.

Financing: Section 8Housing Choice Vouchers, and other funding sources as available

2021-2029 Objectives: Monitor the status of the 56 at-risk units at South Bay Co-Op. Encourage the project to pursue refinancing and apply for a long-term Section 8 contract. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units. Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at risk" units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority. Monitor the status of affordable projects at risk of converting to market rate; identify nonprofit organizations as potential purchasers/managers of at-risk housing units; explore funding sources available to preserve the affordability of projects at risk of converting to market rate or to provide replacement units; assist qualified tenants to apply for priority status on the Section 8Housing Choice Voucher/certificate program immediately should the owners of the at-risk project choose not to enter into additional restrictions; strive to preserve all 56 existing affordable units.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (<https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml>), and educate tenants of their rights.

Program 5: Energy Conservation and Energy Efficiency Opportunities

The City will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code. Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in the Housing Element Background Report, will be made available on the City website and at City Hall. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower-income census tracts to explain available programs and potential long-term utility cost savings.

As part of the City's ongoing comprehensive General Plan Update (initiated in 2020), the City will review existing General Plan goals, policies, and programs to determine if updates are needed to support and encourage energy efficiency in existing and new housing, especially in areas of the City with lower CalEnviroScreen scores which may suffer from elevated levels of environmental burdens. If updates are necessary, amend the General Plan to support this program.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Departmental Budget
2021-2029 Objectives:	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower-income residents. Update the General Plan to further encourage energy conservation and energy efficiency.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period. Update the General Plan within two years of Housing Element adoption.

Production of Housing

The City of Lawndale implements various programs to encourage a diversity of housing types. Part of this diversity is addressed through the Regional Housing Needs Allocation (RHNA), which encourages the construction of housing for all economic segments in the community. Housing diversity is important to ensure that all households, regardless of age, income level, and household type, have the opportunity to find housing suited to their need and lifestyle. The following programs support the provision of additional housing opportunities in Lawndale.

Program 6: Affordable and Special Needs Housing Development

The City will encourage and facilitate citywide affordable housing construction and housing that addresses populations with special housing needs through financial assistance (when funding is available), removal of regulatory constraints, and administrative support. This program provides benefits citywide and is not limited to specific geographic areas. Given its relatively small size, new housing opportunities in Lawndale have the potential to positively impact housing opportunities for current and future residents, regardless of location. For example, households experiencing high levels of overcrowding (primarily in the City's southeast quadrant) can benefit from new housing choices throughout the City, including north of I-405 and inside or outside of the Hawthorne Boulevard Specific Plan. By the end of the planning period, the City seeks to provide financial and regulatory incentives and technical support to promote development of 407 new housing units affordable to lower and moderate income households, including special needs households. -With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- *Collaborate with Affordable Housing and Special Needs Housing Developers:* Affordable housing developers work to develop, conserve, and promote rental and ownership housing for lower income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element.

The City will proactively collaborate with affordable housing developers and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus). The City strives to assist one affordable housing developer and one special needs housing developer with funding applications per year. -The City will proactively provide affordable housing developers with maps illustrating all Housing Opportunity Sites and how these sites relate to higher resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for new development to affirmatively further fair housing and housing mobility. In addition, developers will proactively be provided the list of housing sites identified in the residential sites inventory (Appendix A) and the City will make this list, and maps, available on the City's website and will update the material at least semi-annually. -

- *Regulatory Concessions and Incentives:* The City will proactively work with developers on a case-by-case basis through the development review process to provide regulatory concessions and incentives to assist them with the development of affordable and special needs housing. For Lawndale, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. The City strives to provide regulatory concessions and/or incentives to two projects per year that provide affordable housing and/or housing for special needs populations.

Regulatory concessions and incentives could include, but are not limited to, density bonuses, reductions in required parking, reductions in required open space, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 17.50 (Density Bonus Provisions for Residential Units) of the Municipal Code. The City will consider other regulatory concessions or incentives beyond those allowed under Density Bonus Provisions on a case-by-case basis as necessary to support the development of affordable or special needs housing.

- *Low Income Housing Tax Credits (LIHTC):* The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program as requested. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. In turn, the capital subsidy allows rents to be set at below market rates.
- *Collaborate with Housing Developers to Support Large Families:* Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. As part of the development review process, the City will proactively advise developers regarding the presence of larger families in Lawndale and encourage them to evaluate the feasibility of including a higher proportion of units that are more than three bedrooms. To facilitate affordable and special needs housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. The City also continues to explore financial aid regulatory incentives with private developers to increase the supply of affordable and special needs housing in Lawndale; provide technical assistance to developers in application for affordable and special needs housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives; and provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions.
- *The City is also a participant of the Urban County program and therefore housing development in the City may apply for funds through the County's Multifamily Rental Housing Program, which assists with the creation of affordable rental housing for special needs populations.*

Responsible Agency:	<u>City of Lawndale</u> , Community Development Department
Financing:	HOME; AB 1484 loan repayments from Successor Agency; and other funding sources as available
2021-2029 Objectives:	<p><u>Host a focus group with private developers in 2023 to explore financial and regulatory incentives with private developers to increase the supply of affordable and special needs housing in Lawndale</u> <u>and amend the City's Zoning Code by December 2024 to include these incentives</u>. Provide technical assistance to developers in application for affordable housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives. Provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions.</p> <p><u>Support two funding applications per year for projects that provide affordable housing and/or special needs housing</u>. Specifically, work with developers to achieve the various incentives offered by the <u>City's Zoning Code and</u> Hawthorne Boulevard Specific Plan, including incentives for lot consolidation, and for the provision of affordable housing, public facilities, and/or pedestrian amenities;</p> <p><u>Promote the development of 110 new housing units affordable to very low and low income households and 297 new housing units affordable to moderate income households during the planning period.</u></p>
Timing:	<u>Annual outreach to the development community; provide ongoing assistance to interested affordable housing and special needs housing developers.</u> <u>Ongoing implementation and annual monitoring and reporting throughout the planning period.</u>

Program 7: Accessory Dwelling Units

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors and low- and moderate-income households throughout the entire community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow accessory units (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City of Lawndale will continue to amend the ordinance based on future changes to State law and work with HCD to ensure continued compliance with State law. The City will also continue to monitor the extent of ADU production to ensure that the ordinance modifications are successful and that the Housing Element goals can be met.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget, or other available funding source(s)
2021-2029 Objectives:	Survey and evaluate potential methods to encourage ADU development throughout the community <u>by December 2023</u>

and adopt appropriate procedures, policies, and regulatory provisions by June 2024. Promote the development of 34 ADUs, with a goal of 23 units being affordable to very low or low income households. Monitor State law for future updates to ADU regulations and update the City's Zoning Code to be consistent with future updates as needed. Continue educating the community on the opportunity to develop ADUs, with a focus on educating residents in 1) the southwest quadrant who are in a TCAC high resource opportunity area and 2) the southeast quadrant who experience high levels of overcrowding, and promote the development of ADUs affordable to lower-income households throughout the City. Continue to provide information about ADUs on the City's website and on public counters. Host one bilingual public ADU workshop per year. - Work with South Bay Cities to include Lawndale in the ADU Calculator, which will allow Lawndale residents to estimate the cost of building an ADU in the City. Identify opportunities to prepare and adopt "permit ready" ADU plans and then make them available to the public free of charge to promote the development of ADUs in all geographic areas of the City, such as securing grant funding, collaborating with South Bay Cities, or through pro bono professional services.

Timing:

Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 8: Homeownership Programs

The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes. However, Lawndale residents are eligible to participate in homeownership programs offered by the County of Los Angeles Community Development Commission (LACDC). The City will actively encourage and guide residents seeking funding for first-time homebuyers assistance.

The HOP program is financed with HOME funds provided through HUD and has been designed to meet the needs of low-income families. The program provides a 2nd -Trust Deed loan at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage.

The MCC Program offers the first-time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes recipients would pay and can help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes.

In addition, the Southern California Home Financing Authority (SCHFA), a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low to moderate-income First-Time Homebuyers, provides qualifying homebuyers with a competitive 30-year fixed rate loan and grant for downpayment and closing costs assistance. All unincorporated areas and incorporated cities in Los Angeles County, with the exception of the City of Los Angeles, are eligible.

The City will proactively advertise the availability of these programs annually to all residents of Lawndale, with a special focus on residents in the southeast quadrant, which has the highest proportions of cost-burdened renter households. This could include direct mailers, advertisements at public facilities, or targeted social media advertisements through geographic-based networks like NextDoor.

- Responsible Agency:** Community Development Department; Los Angeles County Community Development Commission; Southern California Home Financing Authority (SCHFA).
- Financing:** HOME funds; Mortgage Credit Certificates; Mortgage Revenue bonds; or other available funding source(s)
- 2021-2029 Objectives:** Promote Advertise Expand the availability of homeownership these programs educational materials by 20% by providing information at the public counter, in the City newsletter, and on the City's website, on social media accounts, at public facilities, and through direct mailers, with targeted education to residents of the City's southeast quadrant by December 2023. Continue to promote the programs annually at City-sponsored events such as the annual Health, Safety and Pet Fair during the planning period. Strive to have at least 16 Lawndale renter households participate in a homeownership program offered by LACDC.
- Timing:** Ongoing implementation and annual monitoring and reporting throughout the planning period.

Provision of Adequate Housing Sites

Meeting the housing needs of all segments of the community requires the provision of adequate sites for all types, size and prices of housing. The City's General Plan and Zoning Ordinance determine where housing may locate, thereby affecting the supply of land available for residential development.

Program 9: Housing Sites

Planning and regulatory actions to achieve adequate housing sites are implemented through the Land Use Element, Zoning Code, and Hawthorne Boulevard Specific Plan. These regulatory documents provide for a variety of residential development, ranging from lower-density single-family homes to higher-density apartments, condominiums, and mixed-use projects.

The City of Lawndale received a RHNA allocation of 2,497 units for the 2021-2029 RHNA period. After credits for projected accessory dwelling units are taken into consideration, the City of Lawndale has a remaining 2021-2029 RHNA of 2,463 units, including 724 extremely/very low-income, 296 low-income, 370 moderate-income units, and 1,073 above moderate-income units.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policy and zoning standards, the City would not be able to fully accommodate the remaining RHNA. As part of this Housing Element update, the City has identified candidate sites to be designated with either a Housing Overlay 100 or Housing Overlay 150 designation. The Housing Overlays will allow 100 du/ac and 150 du/ac, respectively, and the development standards to be prepared for these Overlays will ensure that these densities can be achieved. A summary of the City's strategy to accommodate its RHNA is provided in the Background Report.

Historically, the City of Lawndale has not permitted this level of density. However, projects in neighboring cities have achieved densities of at least 100 du/ac and the City of Lawndale has received inquiries from developers indicating an interest in pursuing this type of development in the City, especially along Hawthorne Boulevard. By increasing the allowable densities for numerous sites throughout the City, including inside and outside of the Hawthorne Boulevard Specific Plan, at sites larger and smaller than 0.50 acres, and in all quadrants of the City, the City seeks to open up new development possibilities to accommodate new housing opportunities and enhance housing mobility. Through implementation of this program, which includes the action to rezone sufficient sites to accommodate the City's remaining RHNA, as well as the implementation of other programs in the Housing Plan to encourage, support and facilitate the redevelopment of nonvacant sites, the City expects to significantly expand the range of housing choices in Lawndale during the planning period. Through these programs, the City seeks to encourage the development of at least 1,104 new housing units, including 110 units affordable to very low income households, 47 affordable to low income households, 297 affordable to moderate income households, and 650 affordable to above moderate income households.

Pursuant to Government Code Section 65583.2, subdivisions (h) and (i)~~State statutes~~, sites identified for rezoning through an update to the Hawthorne Boulevard Specific Plan ~~to address the City's lower income RHNA shortfall~~ shall meet the following requirements:

- Permit owner-occupied and rental multi-family uses by-right in which 20% or more of the units are affordable to lower income households
- Permit a minimum density of 20 units per acre
- Allow a minimum of 16 units per site
- Accommodate at least 50 percent of the lower income need on sites ~~designated residential~~ for residential uses only, otherwise allow 100% residential use and require residential to occupy at least 50% of the floor area in a mixed-use project.

The City's program to rezone sites will result in the realistic capacity of 2,808 units, 531 (20%) of which are located in a TCAC high opportunity area. As shown in Figure 5-1, Housing Element Sites, and Figure 6-24, TCAC Opportunity Areas by Census Tracts, Housing Sites are distributed throughout the City in all four quadrants (north and south of Manhattan Beach Boulevard and east and west of Hawthorne Boulevard). Most of the larger sites (0.50 acres or larger) that are suitable to accommodate a portion of the City's remaining RHNA are located north of Manhattan Beach Blvd, in TCAC moderate opportunity areas. Most of the TCAC high opportunity area is currently built-out with residential uses; in addition to the rezoning program to increase development opportunity in this area, the City's program to encourage ADU production has the ability to help introduce new housing opportunities in this area of high opportunity without displacing existing residents (see Program 7).

Responsible Agency: City of Lawndale, Community Development Department.
Financing: Department Budget
2021-2029 Objectives: Monitor status of residential and mixed-use sites. -Provide sites information to interested developers and technical assistance regarding City mixed-use zoning and density bonus incentives. Conduct a mailing to property owners within the Hawthorne Boulevard Specific Plan area by October 2024 to inform them of opportunities and incentives available for residential (stand-alone) and mixed-use developments. Continue to provide incentives for lot consolidation, public facilities, and pedestrian amenities in the Hawthorne Boulevard Specific Plan area and provide similar incentives for the development of nonvacant sites throughout the City, not just in the Specific Plan area. As feasible, provide assistance to developers for making public improvements.

Within three years of Housing Element adoption, and no later than October 2024, amend the Lawndale General Plan and Municipal Code to establish the Housing Overlay Zones (100 and 150) in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA. Candidate sites that are anticipated to accommodate a portion of the City's remaining lower-income RHNA (sites 0.50 acres in size) must

meet the requirements of Government Code 65583.2. Among other things, the sites must have a density of at least 30 units per acre, be large enough to permit at least 16 units, and be zoned to allow housing by-right with at least 20 percent of the units affordable to lower-income households.

Within three years of Housing Element adoption, and no later than October 2024, prepare an Environmental Impact Report that determines the necessary infrastructure improvements, including but not limited to sewer and water capacity and pursue funding for necessary improvements to support implementation of the City's updated Land Use Map and Zoning Map (designed to accommodate the City's 2021-2029 RHNA), and adopt mitigation and other measures by October 2024.

Timing:

Ongoing implementation and annual monitoring and reporting throughout the planning period; adoption of Housing Overlay Zones by October 2024.

Program 10: Residential Development Monitoring (No Net Loss)

To ensure adequate sites are available throughout the planning period to meet the City's RHNA at all income levels, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will monitor the depletion of residential acreage, and review proposed General Plan amendments, Zone Changes, Specific Plan Amendments, and development projects, to ensure an adequate inventory is available to meet the City's 2021-2029 RHNA obligations. To ensure sufficient residential development capacity is maintained to accommodate the City's RHNA allocation, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the Housing Element Site Inventory.

Should an approval of development result in a reduction of residential development capacity below the capacity needed to accommodate the remaining need for lower-income, moderate-income, or above-moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate site requirements of Government Code Section 65583.2 and will be consistent with the City's obligation to affirmatively further fair housing.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget
2021-2029 Objectives:	Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 1211: Hawthorne Boulevard Specific Plan Update

The Hawthorne Boulevard Specific Plan (HBSP) is a crucial housing site for the City. The City of Lawndale is currently undertaking a comprehensive update to the Hawthorne Boulevard Specific Plan HBSP. Initiated in 2019, this effort is intended to modernize the Specific Plan (alongside the City's concurrent General Plan Update) and stimulate investment and redevelopment of nonvacant sites along the City's primary corridor Lawndale at key opportunity areas throughout the City. The HBSP will be amended to include revised development standards to ensure that sites are developed at densities to meet realistic capacity assumptions. This is expected to include eliminating minimum lot sizes for residential and mixed-use development, increasing the maximum allowable height, reducing setbacks, introducing shared parking standards, and reducing open space requirements. To ensure that the development standards support the ability to meet realistic capacity assumptions, the City will work with an economic consultant firm to evaluate the financial feasibility of redevelopment using the revised development standards and consult with developers through a series of focus group discussions.

Through the revisions to the HBSP land use map to implement the rezoning of sites to accommodate the RHNA (Program 9) and the creation of revised development standards, the City expects to create the opportunity for development of at least 2,427 new housing units within the Specific Plan area, all of which will be at densities sufficiently high to help facilitate the development of housing affordable to lower income households. The City has identified 68 sites within the HBSP suitable to accommodate a portion of the City's remaining RHNA. Of these 68 sites, 49 sites are less than 0.50 acres are expected to accommodate a portion (804 units) of the City's above-moderate income RHNA. The remaining 19 sites are over 0.50 acres in size and expected to accommodate a portion of the City's remaining RHNA (1,623 units) at all income levels. This strategy recognizes opportunities for mixed-income housing development, and is intended to promote the development of new housing opportunities at all income levels within the Specific Plan area.

As part of the HBSP update, the City will also advertise the feasibility of redevelopment of nonvacant sites proactively to the development community. This could include preparing proformas on specific opportunity sites, ranking the development potential of various sites, contacting property owners to discuss development opportunities, or promoting development opportunities to broader audiences at conferences and workshops.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Grant Funding or other available source(s)
2021-2029 Objectives:	Update the Hawthorne Boulevard Specific Plan to promote additional residential development in Lawndale, including revised development standards to ensure that sites are developed at densities to meet realistic capacity assumptions
Timing:	Adopt an update to the Hawthorne Boulevard Specific Plan within three years of Housing Element adoption, and no later than October 2024within two years of Housing Element adoption.

| Program 1312: Public Property Conversion to Housing Program

The City will maintain a list of surplus City-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land). The City will work with non-profits and public agencies to evaluate the feasibility of transferring surplus City-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report ("APR"). Any disposition of surplus lands shall be conducted consistent with the requirements of Government Code Section 54220 et. seq.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	Collaborate with the development community, including affordable housing developers, to evaluate the viability of developing City-owned land as affordable housing.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

| Program 1413: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g), development projects on sites in the housing inventory (Appendix A) that have, or have had within the past five years preceding the application, residential uses restricted with rents affordable to low- or very low-income households or residential uses occupied by low- or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Section 65915(c)(3).

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Removal of Constraints

Under State law, the Housing Element must address, and where legally possible, remove constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to mitigate constraints on residential development and facilitate development of housing affordable to lower and moderate income households, including families, seniors, and persons with special needs.

Program 1514: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

Although the 2021-2029 Housing Element update did not identify any significant governmental constraints to the development or maintenance of housing in Lawndale, the City will continue to monitor its development process and zoning regulations to identify and remove constraints to the development of housing. The City will also continue to monitor federal and State legislation that could impact housing and comment on or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. The City will also endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2021-2029 Objectives:	Stay updated on changes in federal and state housing, planning, and zoning laws.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 1615: Mitigation of Nongovernmental Constraints

The City of Lawndale will continue to mitigate nongovernmental constraints to the extent feasible. Nongovernmental constraints include things largely outside the City's direct control, such as availability of financing or the cost of development. The City can help address the cost of development citywide by providing for a streamlined development review and approval process, thereby reducing the timeline for development and associated costs. The City will implement a preapplication review process, applicable to all projects regardless of location, so that project applications can receive clear feedback from the City on expectations for development applications. This process can reduce the overall review and approval timeline and is one way the City can help to mitigate nongovernmental constraints. The City will also prioritize the review of projects that include affordable housing or special needs housing.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget
2021-2029 Objectives:	Implement and promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.
Timing:	Implementation of preapplication process by July 1, 2023; ongoing promotion and annual reporting throughout the planning period.

Program 17616: Zoning Code Amendments - Housing Constraints

The City shall update the Zoning Code to remove constraints to housing development citywide and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

- A. **Low Barrier Navigation Centers:** The Zoning Code shall be updated to define and permit low-barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low-barrier navigation centers as a by-right use in areas zoned for mixed use and in nonresidential zones permitting multi-family uses (if applicable).
- B. **Transitional and Supportive Housing:** The Zoning Code shall be revised to ensure that transitional and supportive housing is allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multi-family and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Employee Housing:** The Zoning Code will be updated to define "employee housing" distinctly from "agricultural worker housing" and to clarify that *employee housing* serving six or fewer employees shall be deemed a single-family structure and shall be subject to the same standards for a single-family residence in the same zone.
- D. **Agricultural Worker Housing:** The Zoning Code will be updated to define "agricultural worker housing" and to identify that any *agricultural worker housing* providing no more than 36 beds in a group quarters, or consisting of 12 or fewer units or spaces, shall be deemed an agricultural land use and permitted in the same manner as *agricultural uses* consistent with Health and Safety Code Section 17021.6. The Zoning Code will also be updated to provide for streamlined, ministerial approval of agricultural worker housing that meets the requirements of Health and Safety Code Section 17021.8.
- E. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards consistent with relevant provisions of SB 35 and SB 330, as provided for by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development

applicant and public official prior to submittal."

- F. **Emergency Shelter Parking:** The Zoning Code will be updated to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.
- G. **Reasonable Accommodation Finding:** Finding #4 of the Reasonable Accommodation Findings will be updated to create an objective standard for review.
- H. **Parking Requirements.** Update the City's multifamily and mixed-use parking requirements to reduce constraints. As part of this effort, by April 2023, the City will reach out to at least five (5) local developers of market-rate and/or affordable housing to discuss the City's existing parking standards and identify and evaluate strategies to update the standards to reduce government constraints. The City will also, by April 2023, inventory and evaluate the multifamily and mixed-use parking standards for at least five (5) other cities in the region so that Lawndale can consider how these requirements could be customized to support new development. The City will, by October 2024, update the parking standards based on this research so that the new requirements will reduce government constraints and have the potential to increase the availability and affordability of new housing opportunities.
- I. **Community Care Facilities.** Review and update the Zoning Code to provide objective standards for review and approval of group homes for seven or more persons consistent with State law.

Responsible Agency: City of Lawndale, Community Development Department.
Financing: Department Budget or other available source(s)
2021-2029 Objectives: Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.
Timing: Zoning Code Amendments adopted by June 2023.

Program 18717: Density Bonus Ordinance/Affordable Housing Development Incentives

The City will provide for density bonuses consistent with State law, including density bonuses and incentives for projects that contain 100% very low- and low-income units. The City Attorney is responsible for monitoring State law updates which impact density bonuses and will update local plans and programs as necessary. This review will occur at least annually, and the City will update local plans and programs as necessary to comply with State law. At least annually, the City will proactively reach out to developers in the region to encourage use of the City's density bonus ordinance.

Responsible Agency: City of Lawndale, Community Development Department.
Financing: Department Budget
2021-2029 Objectives: Proactively promote the use of density bonus incentives to developers through the development review process and

provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.
Strive to encourage at least three applicants per year to utilize density bonus provisions, with at least one application per year in the City's southwest quadrant which is a TCAC area of high opportunity.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

| Program **19818: Hawthorne Boulevard Specific Plan** Lot Consolidation Program

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The Hawthorne Boulevard Specific Plan ([HBSP](#)) includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. [Program 11 directs the City to prepare an update to the HBSP to significantly increase the development potential of sites within the Specific Plan area to allow for new residential development to accommodate the City's remaining RHNA at all income levels. As part of this update, the City will comprehensively modify existing incentives and include new incentives to promote residential development at the realistic capacity identified for sites within the Specific Plan area. These revisions include amending the way incentives are reviewed and approved to make the process more objective and administrative.](#)

[The City has identified 16 sites outside of the HBSP that could also benefit from lot consolidation incentives. These sites range in size from 0.16 acres to 0.91 acres. To encourage the consolidation of these lots, new lot consolidation incentives will be created and adopted for sites outside of the Specific Plan area. It is expected that the existing lot consolidation incentives included in the HBSP will be expanded to sites throughout the City and that new incentives will be identified and applied to sites inside and outside of the Specific Plan to further encourage the consolidation of sites and the redevelopment of nonvacant properties.](#)

[Of the 84 sites identified in the Housing Element \(see Figure 5-1\), approximately 83% \(70 sites\) are contiguous with at least one other site. In approximately 10 cases, several parcels less than 0.50 acres in size are adjacent to each other; if consolidated, these areas could transform from smaller development sites more suitable to accommodate above-moderate income households to larger sites that can accommodate a range of income levels. The City has identified the following groupings of sites where targeted lot consolidation education will be conducted \(all sites are less than 0.50 acres\):](#)

- [Sites 17 and 18](#)
- [Sites 37 through 39](#)
- [Sites 43 through 46 \(Priority Site: TCAC High Resource Area\)](#)
- [Sites 47 through 53](#)
- [Sites 55 through 59 \(Priority Site: TCAC High Resource Area\)](#)
- [Sites 65 and 66 \(Priority Site: TCAC High Resource Area\)](#)
- [Sites 67 and 68](#)
- [Sites 70 through 72 \(Priority Site: TCAC High Resource Area\)](#)
- [Sites 74 and 75 \(Priority Site: TCAC High Resource Area\)](#)
- [Sites 76 and 77](#)
- [Sites 78 and 79](#)
- [Sites 81 and 82](#)

Through the consolidation of these lots, the City believes that the development potential could increase above the realistic capacity assumptions, and be more likely to allow for the development of units affordable to lower income households. Five of the groups of sites are a priority for consolidation because they are located in a TCAC area of high opportunity and have the highest potential to introduce new affordable housing in areas of high opportunity. These groups of sites are identified above; the City will contact the property owners of these sites by December 2023 to highlight the new zoning designations and discuss lot consolidation incentives available to support redevelopment of these sites.

The following incentives may be provided at the discretion of the City Council: Existing lot consolidation incentives that are expected to continue in the Specific Plan and be expanded to other sites throughout the City include:

- ~~Parking Reduction: Required parking may be reduced up to a maximum of 20 percent, subject to finding that adequate parking will be available to serve the subject project;~~
- ~~Signage Bonus: Area of permitted signs may be increased by a maximum of 10 percent, subject to finding that the increased area does not detract from beautification and pedestrian oriented objectives of the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels; and~~

Additional incentives to encourage and facilitate lot consolidation and residential development ~~in the HBSP and throughout the City that will be considered will~~ include:

- ~~Alternative or Reduced Parking Options : Tandem, shared, and off site parking options may be allowed, subject to finding that adequate parking will be available to serve the subject project.~~
- ~~Graduated Density: A graduated density bonus may be granted for lot consolidation (e.g., parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of parcels to achieve a one acre lot).~~
 - Alternative or Reduced Open Space
 - Processing Times
 - Vacation of Alleys
 - Fee reductions including processing fees, in-lieu fees, and utility connection fees

The City will continue to advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan and new provisions applicable citywide to existing property owners, with a priority on the property owners of the sites identified above, and prospective mixed-use and affordable and/or special needs housing developers. Advertisement actions will include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development within the Hawthorne Boulevard Specific Plan corridor.

~~The Neighborhood Commercial (NC) district is intended for smaller scale, pedestrian-oriented developments. While lot consolidation is permitted, no additional incentives would be offered by the City.~~

~~As part of Program 1211, the City will critically evaluate the Hawthorne Boulevard Specific Plan lot consolidation program and seek ways to further encourage lot consolidation throughout the project area.~~

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget
2021-2029 Objectives:	Continue Revise and to implement the lot consolidation program identified in the Hawthorne Boulevard Specific Plan and prepare and adopt new incentives for lot consolidation for sites outside of the Specific Plan area by October 2024. Provide incentives to encourage the consolidation of at least two sites per year. Contact property owners of priority lot consolidation sites to educate them on lot consolidation incentives and solicit input on incentives that should be included in the Specific Plan Update or citywide Zoning Code by December 2023.
Timing:	Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 201919: California Accessibility Standards Compliance Program

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, and commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

~~The prioritization of public infrastructure improvement projects to improve accessibility for persons with disabilities will consider areas of the city with higher proportions of persons with disabilities, such as the northeast quadrant. Special targeted outreach will be conducted in this area by March 2024 to understand the types of public improvements more needed, so that the feedback can be incorporated into the City's next budget and implemented through the CIP.~~

Responsible Agency:	City of Lawndale, Community Development Department and Building and Safety Division.
Financing:	Department Budget
2021-2029 Objectives:	Continue to place information about the City's reasonable accommodation procedures at public counters and on the City's website. Continue to monitor development codes and

procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints. Conduct targeted outreach to residents in the northeast quadrant, which has a higher proportion of residents with disabilities, to identify the most desired public improvements and utilize this input in prioritization and decision-making in the next budget cycle and programmed for implementation through the CIP; implement at least two capital improvement projects during the planning period in areas of the City with higher proportions of persons with disabilities targeted at helping this special needs population.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Affirmatively Further Fair Housing

To adequately meet the housing needs of all segments of the community, the Housing Plan must include program(s) that promotes housing opportunities for all persons regardless of race, religion, sex, family size, marital status, ancestry, national origin, color, age, or physical or mental disability, or other protected characteristics.

Program 21020: Fair Housing Services

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The City will continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution.

The program will be advertised through placement of fair housing services brochure (English and Spanish) at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper, and through online efforts such as webinars or social media posts. The City will also work with its fair housing service provider to identify any specific geographic areas in the City which have higher levels of discrimination claims and will target outreach and education to these areas and to areas most susceptible to gentrification and displacement, including the northwest quadrant by making hard copies of material available at local gathering places, such as shops and restaurants or through neighborhood-targeted social media posts like NextDoor. The City will continue to refer 100% of fair housing complaints to appropriate agencies.

Responsible Agency: City of Lawndale, Community Development Department; Housing Rights Center

Financing: CDBG funds

2021-2029 Objectives: Assist the Housing Rights Center in distributing increasing the distribution of fair housing brochures at public counters, at the

local library and Lawndale Senior Center, on the City website, ~~and~~in the City newsletter and community newspaper, ~~and~~online by 20% over the planning period. Refer 100% of fair housing complaints to the Housing Rights Center or future fair housing service~~s~~ provider under contract with the County CDC.

Timing:

Ongoing implementation and annual monitoring and reporting throughout the planning period.

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Program 22121: Affirmatively Furthering Fair Housing ~~Outreach and Coordination Program~~

~~Under State law, affirmatively further fair housing means "taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics". These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:~~

~~The biggest fair housing issues facing Lawndale are: lack of private investment in specific neighborhoods; availability of affordable units in a range of sizes; high demand for affordable housing, due to the high housing costs in the region; community opposition; location and type of affordable housing; displacement of residents due to economic pressures; land use and zoning laws; lack of resources for fair housing agencies and organizations; and lack of fair housing outreach and enforcement. The new Affirmatively Furthering Fair Housing (AFFH) component of the Housing Element connects these fair housing issues with programs in the Housing Element, as well as additional meaningful actions that the City will undertake to help address them. Table 1 on the following pages presents a summary of the issues, contributing factors, and the City's planned actions to address these issues. Facilitate equal and fair housing opportunities by taking meaningful actions to affirmatively further fair housing and address impediments identified in the AFFH analysis located in the Background Report. In summary, the City offers higher opportunity areas but faces challenges in promoting and providing a range of housing types and prices suitable for lower income households. Providing a range of affordable housing can help foster more inclusive communities and increase access to opportunities for persons of color, persons with disabilities, and other protected classes. Table 1 summarizes fair housing issues, contributing factors, and implementing actions.~~

~~The actions listed below, along with the other programs identified in this Housing Plan, were developed to cumulatively address the AFFH goals to counteract the disparities and issues that were identified in the AFFH analysis located in the Background Report. The timeframes and priority levels are added to ensure the implementation of these actions in a timely manner. The priority levels for these actions are defined as follows:~~

- **High Priority** contributing factors are those that have a direct and substantial impact on fair housing, and are core municipal functions that the City can control;
- **Medium Priority** factors are those that have a direct and substantial impact on fair housing, but the City has limited capacity to control their implementation;
- **Low Priority** factors may have a direct and substantial impact on fair housing choice,

but the City lacks capacity to address it, or the factor may have only a slight or indirect impact on fair housing choice.

As shown in Table 1, the City intends to complete the necessary actions to meet the State AFFH requirements. These actions are integrated into the Housing Plan for the overall 6th Cycle Housing Element with the specialized timeframes for expedited implementation. The rationale for identifying these actions is to ensure they are implemented in a timely manner to better serve the Lawndale community. These actions are intended to alleviate the main issues identified in the AFFH analysis and the City intends to implement these and all the programs outlined above during the 2021-2029 planning period. In addition, the City intends to monitor the AFFH actions on an annual basis in conjunction with the preparation of the Annual Progress Report (APR) to ensure the goals are being met. If any action items are not being achieved, the City will adjust its metrics, timeframes, and commitments as necessary to ensure it meets its AFFH goals.

Responsible Agency:	City of Lawndale, Community Development Department; City Manager's Office; Housing Rights Center
Financing:	General Fund, CDBG, grant funding
2021-2029 Objectives:	Implement measures to affirmatively further fair housing.
Timing:	Ongoing for the 2021-2029 planning period, and as further outlined in Table 1.

Table 1: Fair Housing Issues, Factors, Actions, and Outcomes Program Action Items

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Housing Mobility Enhancement					
Accessory Dwelling Units (ADUs)	Encourage the development of accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) throughout the City to expand housing opportunities for all income levels and special needs groups. (Program 7)	<ul style="list-style-type: none"> Survey and evaluate methods to encourage ADU production throughout the community; Adopt appropriate procedures, policies, and regulatory provisions; Host bilingual public ADU workshops; Identify opportunities to prepare and adopt permit ready ADU plans; Monitor the production and affordability of ADUs annually to ensure the City is meeting the assumption of 4 ADUs per year as outlined in this Housing Element. 	<ul style="list-style-type: none"> High priority/within 18 months of Housing Element adoption 	<ul style="list-style-type: none"> Citywide; target marketing in higher opportunity areas 	<ul style="list-style-type: none"> Evaluate methods to encourage ADU production (2023); Adopt procedures, policies, and regulations (2024); Host one bilingual public ADU workshop per year; Identify opportunities to prepare and adopt permit ready ADU plans (2025); Annually monitor ADUs permitted at the time of the Annual Progress Report (APR); Target 20% of

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Housing Choice Voucher Program	Promote the Housing Choice Voucher Program, with a special emphasis on promoting the program to the City's special needs populations. (Program 3)	<ul style="list-style-type: none"> Continue to provide Housing Choice Vouchers to a minimum of 212 Lawndale households and increase voucher usage, particularly in higher opportunity areas; Expand promotion of the Housing Choice Voucher Program; Work with the City's fair housing services provider to encourage property owners to participate in the Housing Choice Voucher Program. 	<ul style="list-style-type: none"> Medium priority/within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> Increase the number of voucher recipients in higher opportunity areas; Target education and marketing efforts throughout the community with an emphasis on higher opportunity areas. 	<ul style="list-style-type: none"> ADUs in higher opportunity areas. Expand promotion of Housing Choice Voucher Program by 20% (2023); Increase the number of recipients receiving voucher assistance by 5% (2025).
New Housing Choices and Affordability in Higher Opportunity Areas					
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Affordable and Special Needs Housing Development (Program 6)	<ul style="list-style-type: none"> Collaborate with affordable housing and special needs housing developers to identify potential sites, help secure governmental and private sector 	<ul style="list-style-type: none"> Medium priority/within 24 months of Housing Element 	<ul style="list-style-type: none"> Target affordable housing throughout the City with an emphasis on higher 	<ul style="list-style-type: none"> Host focus group with developers to explore financial and regulatory incentives

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<p>funding, and offer technical assistance with City incentive programs;</p> <ul style="list-style-type: none"> • Provide regulatory concessions and incentives on a case-by-case basis; • Assist developers in gaining funding for the development of affordable housing through the Low Income Housing Tax Credit (LIHTC) program; • Allocate funding for infrastructure improvements citywide including, but not limited to, pedestrian and bicycle improvements, complete streets and corridor beautification, ADA improvements, and Safe Routes to School enhancements with a priority in the most economically impacted neighborhoods. 	<p>adoption</p> <ul style="list-style-type: none"> • Prioritize funding for infrastructure improvements in areas of concentrated poverty. 	<p>opportunity areas and areas of concentrated poverty;</p> <ul style="list-style-type: none"> • Provide ongoing assistance to interested affordable housing and special needs housing developers; • Support two funding applications per year for projects that provide affordable housing and/or special needs housing; • Target 30% of new affordable housing in areas of concentrated poverty. 	<p>(2023);</p> <ul style="list-style-type: none"> • Amend Zoning Code to include incentives (2024);

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Hawthorne Boulevard Specific Plan (HBSP) Update (Program 11)	<ul style="list-style-type: none"> Comprehensively update the HBSP to promote additional residential development in the City; Promote opportunity sites within the Specific Plan Area to developers. 	<ul style="list-style-type: none"> High priority/within 18 months of Housing Element adoption 	<ul style="list-style-type: none"> Target development within the Specific Plan Area, along transit corridors and near activity centers. 	<ul style="list-style-type: none"> Adopt an update to the HBSP by October 2024; Annual outreach to developers to discuss opportunity sites.
Provide Housing Opportunities in Higher Opportunity Areas for all Members of the Community	Implement Housing Overlay Zones that significantly increase residential densities. (Program 9)	<ul style="list-style-type: none"> Amend the General Plan and Zoning Code to establish the Housing Overlay Zones (100 and 150) in order to designate adequate candidate sites to meet the City's remaining RHNA and to increase housing density. 	<ul style="list-style-type: none"> Medium priority/within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> Citywide but largely within moderate to high resource areas. 	<ul style="list-style-type: none"> Adopt General Plan and Zoning Code updates by October 2024.
Place-Based Strategies for Community Preservation and Revitalization					
Public Investment in Specific Neighborhoods, Including Services and Amenities	Residential Rehabilitation Programs (Program 1)	<ul style="list-style-type: none"> Subject to the availability of funding, provide housing rehabilitation assistance to low and mod-income homeowners to make exterior home improvements through loan and grant 	<ul style="list-style-type: none"> Medium priority/within 24 months of Housing Element adoption 	<ul style="list-style-type: none"> Citywide with focus on census tracts with highest concentrations of LMI households. 	<ul style="list-style-type: none"> As funding is available, assist up to 76 low and moderate-income homeowners during the

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<p>programs;</p> <ul style="list-style-type: none"> Identify and secure additional funding sources. 			<p>planning period (approx. 10 annually).</p>
Education and Outreach	<p>Reduce fair housing discrimination by landlords resulting from a lack of local fair housing education and outreach, resources for fair housing agencies and organizations, and state or local fair housing laws to support strong enforcement. (Program 20)</p>	<ul style="list-style-type: none"> Allocate funding to creating locally hosted educational workshops on fair housing to reduce the amount of discrimination; Provide social media and factsheets regarding fair housing/equal housing opportunity requirements with links to the City website; Collaborate with HRC for continued tracking of fair housing enforcement for discrimination cases. 	<p>• Medium priority/within 24 months of Housing Element adoption</p>	<p>• Citywide</p>	<ul style="list-style-type: none"> Allocate funding for an annual educational workshop and provide social media and factsheets on fair housing beginning in FY 23/24.
Displacement Protection					
Displacement Risk of Lower Income Residents Due to Economic Pressures	<ul style="list-style-type: none"> Economic Displacement Risk Analysis (Program 22) Conservation of Existing and Future Affordable Units (Program 4) 	<ul style="list-style-type: none"> Conduct an analysis to determine if individuals and families may be displaced as a result of new residential development in the City's Housing Overlay 	<p>• Medium priority/within 24 months of Housing Element adoption</p>	<p>• Focus analysis where development is anticipated to occur (e.g., along Hawthorne Blvd) and in</p>	<ul style="list-style-type: none"> Conduct analysis by December 31, 2023 and establish resulting programs (if any) by

Action Area	Programs	Specific Commitment	Timeframe	Geographic Targeting	Metrics
		<p>areas.</p> <ul style="list-style-type: none"> Monitor the status of affordable projects at risk of converting to market rate; work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock. 	<p>the census tracts identified as "Vulnerable to Displacement" per the fair housing analysis.</p> <ul style="list-style-type: none"> Promote the preservation of affordable units throughout the City. 	<p>December 31, 2024. Annually monitor program effectiveness.</p> <ul style="list-style-type: none"> Ongoing implementation and annual monitoring and reporting throughout the planning period. 	

Fair Housing Issue	Contributing Factor	Priority Level	Actions and Outcomes
<u>Disparities in Access to Opportunity</u> <u>(New Opportunities, Housing Mobility)</u>	<u>Lack of private investment in specific neighborhoods</u> <u>High demand for affordable housing due to the high housing costs in the region</u> <u>Location and type of affordable housing</u> <u>Community opposition</u>	<u>High</u>	<u>Implement Program 3</u> <u>Implement Program 6</u> <u>Implement Program 7</u> <u>Implement Program 8</u> <u>Implement Program 9</u> <u>Implement Program 11</u> <u>Implement Program 15</u> <u>Implement Program 17</u> <u>Implement Program 18</u> <u>Implement Program 21</u>

<u>Disproportionate Housing Needs, including Displacement Risks</u> <u>(New Opportunities, Displacement)</u>	<u>Availability of affordable units in a range of sizes</u> <u>Displacement of residents due to economic pressures</u> <u>Land use and zoning laws</u> <u>Increased demand of affordable housing with supportive services to serve special needs populations</u>	<u>High</u>	<u>Implement Program 20</u> <u>Implement Program 21</u> <u>Implement Program 22</u>
<u>Segregation and Integration</u> <u>(Place-based Strategies)</u>	<u>Location and type of affordable housing</u> <u>Lack of public resources</u>	<u>Medium</u>	<u>Implement Program 1</u> <u>Implement Program 4</u> <u>Implement Program 21</u>
<u>Disparities in Access to Opportunity for Persons with Disabilities</u> <u>(New Opportunities)</u>	<u>Increased demand of affordable housing with supportive services to serve special needs populations</u> <u>Inaccessible sidewalks, pedestrian crossings, or other infrastructure</u>	<u>Medium</u>	<u>Implement Program 6</u> <u>Implement Program 16</u> <u>Implement Program 19</u>
<u>Fair Housing Enforcement and Outreach</u> <u>(Housing Mobility, Displacement)</u>	<u>Lack of resources for fair housing agencies and organizations</u>	<u>High</u>	<u>In conjunction with the City's comprehensive General Plan Update, educate the community on what</u>

	<p><u>Lack of local private fair housing outreach and enforcement</u></p>	<p><u>affordable/attainable housing means and who it benefits.</u></p> <p><u>Annual training of City staff, including through coordination with local advocacy groups or the Housing Rights Center, on how to receive, log, refer, and follow up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.</u></p> <p><u>Biennial fair housing update to the City Council.</u></p> <p><u>Work with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.</u></p> <p><u>On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated</u></p>
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			<p><u>areas of poverty into areas of opportunity without displacement.</u></p> <p><u>Assist alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.</u></p> <p><u>Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.</u></p> <p><u>Provide education to the community on the importance of participating in the planning and decision making process and completing Census questionnaires.</u></p> <p><u>Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of Lawndale that need infrastructure improvements.</u></p>
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Education and Outreach

- In conjunction with the City's comprehensive General Plan Update, educate the community on what affordable/attainable housing means and who it benefits.
- Annual training of City staff, including through coordination with local advocacy groups or the Housing Rights Center, on how to receive, log, refer, and follow up on fair housing complaints. If resolution was not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.
- Biennial fair housing update to the City Council.

Integration/Segregation

- Work with local organizations to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and working to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Assess to Opportunity

- Assist alleged victims of violence or discrimination in obtaining access to appropriate State or federal agency programs.
- Actively recruiting residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- Provide education to the community on the importance of participating in the planning and decision making process and completing Census questionnaires.
- Use information contained in the Housing Element Background Report and TCAC resources map, along with information from the City, to create a targeted improvement program for portions of Lawndale that need infrastructure improvements.

Responsible Agency: City of Lawndale, Community Development Department; Housing Rights Center.

Financing: CDBG funds

2021-2029 Objectives: Improve fair housing opportunities and response to complaints through implementing above actions. Follow up on 100% of complaints.

Timing: Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 2322: Economic Displacement Risk Analysis

Economic displacement can occur when new development, particularly residential development, changes the market conditions in an existing area so much that current residents can no longer afford to live there. While more intensive development in Housing Overlay areas carry with it the risk of displacement of existing low-income populations, existing neighborhoods north of Manhattan Beach Boulevard have already been identified as vulnerable to displacement given existing socioeconomic characteristics (see Figure 6-32). The City of Lawndale can reduce the impact of economic displacement when it occurs by preventing practices that increase or enable displacement. To ensure that new development serves all economic levels, provisions need to be in place to protect against the risk of both direct and indirect displacement.

To help prevent direct displacement risk caused by demolition, including for areas already identified as vulnerable, the City has avoided applying the Housing Overlay to sites with existing residential development (all sites are developed exclusively with nonresidential uses). The City will also continue to work with its fair housing service providers and the South Bay Council of Governments to educate residents regarding their rights and will refer all potential unlawful eviction cases to the appropriate parties for review and resolution (see Program 20). As described in Program 2, the City has an existing condominium conversion ordinance, which includes a number of tenant provisions such as relocation assistance.

To determine if indirect (market-force) economic displacement is occurring could occur due to development of new housing, increased housing costs, or other factors, the City will conduct an analysis that expands upon the identification of existing communities sensitive to displacement to determine if individuals and families may be displaced as a result of new residential development in the City's Housing Overlay areas. The analysis will consider gentrification locally, especially the areas in north Lawndale that are particularly vulnerable, and will assess how new development and community investments may potentially influence indirect displacement. If this study shows that displacement is expected as a result of new development in the City's Housing Overlay areas, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement such as options to stabilize existing lower income residents/housing. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agency: City of Lawndale, Community Development Department; Housing Rights Center.

Financing: General Fund, grant funding

2021-2029 Objectives: Understand the potential for market force economic direct and indirect displacement and consider evaluate and implement programs to address the issue, if necessary.

Timing: Conduct analysis by December 31, 2023 October 2023 and establish resulting programs (if any) by December October 31,

2024. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

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C. Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in the table below represent a portion of the City's overall RHNA for the 2021-2029 planning period for all income levels. The objective identified for each income level is based on historic trends and patterns of development; units affordable to lower-income households are historically more difficult to develop due to extremely limited available funding for affordable housing projects. Moderate- and above-moderate income units are more likely to be developed by the private market. The City does not build housing and is not in direct control of the number of units that are constructed during the planning period; the private market is responsible for developing new projects in Lawndale.

The City of Lawndale has established the following quantified objectives for the 2021-2029 Housing Element:

Table 2: Quantified Housing Objectives: 2021-2029

	New Construction	Rehabilitation	Conservation/ Preservation*
Extremely Low Income	55	816	All existing
Very Low Income	55	424	Minimum of 56 units
Low Income	47	424	All existing
Moderate Income	297	912	All existing
Above Moderate Income	650	0	All existing
Total	1,104	1,676	All existing units including at least 56 deed-restricted affordable units

* It is the City's intent to promote conservation/preservation of all of the City's existing units. The only known income level is for the 56 units located at the City's single affordable housing development. Due to high levels of overpayment and overcrowding, it is difficult for the City to determine the income category of the remaining existing units.

PART 2

BACKGROUND REPORT



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1. Background Report Introduction

The City of Lawndale is a small but highly urbanized community located in the South Bay portion of Los Angeles County, approximately 10 miles southwest of downtown Los Angeles. Lawndale is bounded by the City of Hawthorne to the north and west, by unincorporated areas of Los Angeles County and the City of Gardena to the east, by the City of Torrance to the south, and by the City of Redondo Beach to the south and west. Regional access to the City is provided by Interstate 405, a major north-south highway which provides access to Lawndale and the greater Los Angeles region.

The City was incorporated in December 28, 1959, although the community's history dates back to the Rancho Era. The "town" of Lawndale was founded in 1905 and remained a predominantly agricultural community until major growth occurred after the conclusion of World War II. Lawndale incorporated in large part to fend off annexation attempts by adjoining cities. Since that time, it has progressed from a bedroom community consisting primarily of single-family homes to a highly urbanized community, with older single-family homes being replaced by duplexes and multi-family developments of three or more units. Due to its built-out status, the City expects future growth to be accommodated through infill development.

State Housing Law (Government Code Section 65583) requires that a "housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community." This report is an update of the Housing Element adopted by the City in January 2014.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this housing element identifies the nature and extent of Lawndale's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housing resources, and constraints, the City can then determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's last Housing Element in 2014, statutory changes have occurred that must be included in the 2021-2029 Lawndale Housing Element. These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2. Accomplishments under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2014 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2013 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2014 Housing Element

The 2014 Housing Element program strategy focused on the accomplishment of policies and implementation of programs to ensure that a broad range of housing types are provided to meet the needs of the existing and future residents, ensure that housing is maintained and preserved, increase opportunities for homeownership, ensure the availability of housing-related services for special needs groups, and promote equal housing opportunity. The 2014 Housing Element identified the following goals:

Goal 1: Provide for a Range of Housing Types

Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.

Goal 2: Provide Adequate Residential Sites

Provide adequate housing sites through appropriate land use, zoning, and specific plan designations to accommodate the City's share of regional housing needs.

Goal 3: Promote Homeownership

Provide increased opportunities for lower and moderate income households to become first-time homebuyers.

Goal 4: Maintain and Preserve Existing Housing

Use public and private resources to preserve existing residential neighborhood characteristics and to ensure adequate infrastructure for housing needs.

Goal 5: Promote Equal Housing Opportunities

Provide housing opportunities for all, regardless of race, color, ancestry, national origin, religion, age, gender, marital status, familial status, disability, source of income, sexual orientation, or any other arbitrary factor.

2B. Housing Production During 5th Cycle RHNA Period

The City's 5th Cycle Housing Element specifically addressed housing needs for the City from 2014 through 2021, in line with the Regional Housing Needs Allocation (RHNA) planning period adopted by the Southern California Association of Governments (SCAG). This 5th Cycle Housing Element began to be implemented in 2014 and will continue to be implemented, under this revised 5th Cycle Housing Element, through 2021.

Table 2-1 shows the total number of housing units built in the City during the 5th RHNA cycle to date and compares these units with the units required to be accommodated under the Regional Housing Needs Allocation.

During the 2014-2021 RHNA period, 73 units were constructed in the City, all of which were in the above moderate market rate category, as shown in Table 2-1.

TABLE 2-12-1: REGIONAL HOUSING NEEDS ALLOCATION – 5TH CYCLE PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	48	48	57	62	166	381
Units Permitted	0	0	0	0	73	73
<i>Remaining Allocation</i>	<i>48</i>	<i>48</i>	<i>57</i>	<i>62</i>	<i>93</i>	<i>308</i>

Source: SCAG, 2014; City of Lawndale, 2019

2C. Appropriateness and Effectiveness of 2014 Housing Element

The overarching goals and policies of the 2014 Housing Element continue to be appropriate to encourage the City's housing goals. While the majority of goals, policies, and programs included in the 2014 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan will be updated to provide clearer guidance, to remove redundancies, and to provide more specific direction to encourage affordable and special needs housing. The Housing Plan will also be updated to streamline programs so that they are easier for staff to implement and to include a matrix of programs that includes timing to make it easier to identify the applicability and timing of programs. In order to improve the ease of use of the Housing Plan, the housing programs will be presented as a user-friendly table. While this change is visual, it is anticipated to simplify the implementation and tracking of the programs.

As discussed in Table 2-2, the majority of housing programs have been effective or are necessary. The intent of these programs will be kept in the Housing Plan, with revisions to address identified specific housing needs, constraints, or other concerns identified as part of this update. The City implemented many of the housing programs in the last several years and anticipates that these changes will encourage affordable and special needs housing, particularly when combined with the strengthened outreach the City has begun to conduct to encourage interest from the affordable housing development community in the City's sites identified for lower income housing.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan provided in the Housing Element policy document for the goals, policies, and programs of this Housing Element.

While the City took a number of significant steps to promote housing, the experience of Lawndale and other communities throughout the State demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate income housing working alone. All cities, including Lawndale, have limited financial and staffing resources and require substantial state and/or federal assistance, which is not available at the levels necessary to support the City's housing needs, as well as the technical assistance of area non-profit housing developers and agencies. As discussed below, the City has strengthened its outreach programs in the updated Housing Plan to provide additional information to affordable housing developers to demonstrate the readiness of the City's lower income sites and also to demonstrate the minimal permitting requirements.

As shown in Table 2-1, no lower or moderate-income housing units were constructed in the City during the 2014-2021 RHNA period. The lack of progress toward the lower and moderate-income RHNA can be attributed to a variety of factors, many of which are outside of the City's control, including market forces, lack of funding for City programs, the built-out nature of the City, and other factors described throughout this background report. Nonetheless, the City has since taken a more proactive approach to encourage

housing development, establishing collaborative relationships with local developers, and is dedicated to addressing any past deficiencies through this 6th Cycle Housing Element.

CUMULATIVE EFFORTS TO ADDRESS SPECIAL HOUSING NEEDS

Government Code Section 65588 requires that local governments review the effectiveness of the housing element goals, policies, and related actions to meet the community's special housing needs (e.g., low-income households, elderly, persons with disabilities, large households, female headed households, farmworkers, persons experiencing homelessness, and non-English speakers). As shown in Table 2-2, during the 2014-2021 RHNA period, the City worked diligently to continuously promote housing for special needs groups in a variety of ways by:

- Adoption of the City's Residential Planned Development (RPD) Overlay to expand housing opportunities for **extremely low, very low, and low income households**;
- Continuing to permit emergency shelters in accordance with State law and providing resources to **persons experiencing homelessness** seeking shelter;
- Assisting **extremely low, very low, and low income households and elderly residents** that apply for Section 8 rental assistance;
- Amending the Municipal Code to require that **transitional/supportive housing** be subject to the same permit processing procedures as other housing in the same zone;
- Updating the Accessory Dwelling Unit Ordinance to allow for the development of a unique housing option well-suited to meet the needs of the City's **lower-income and elderly populations**;
- Continuing the Reasonable Accommodation process and supporting and providing resources for individual homeowners requesting exemptions to zoning and development standards in order to accommodate a disability, thereby assisting **persons with disabilities**;
- Providing bilingual handouts and other materials on fair housing to assist **non-English speakers**.

The City has considered the cumulative efforts to address special housing needs and finds that the City's existing programs to address the community's special housing needs, particularly for lower income households, the elderly, persons experiencing homelessness, persons with disabilities, and non-English speakers, continue to be relevant and will be continued in the next planning period. Through this review, the City has identified the need to amend specific Housing Programs to more thoroughly address the needs of large households, female headed households, and farmworkers. Programs 6 (Affordable and Special Needs Housing Development), 9 (Housing Sites), 176 (Zoning Code Amendments – Housing Constraints), 2049 (California Accessibility Standards Compliance Program), 210 (Fair Housing Services), and 224 (Affirmatively Furthering Fair Housing Outreach and Coordination Program), and 23 (Economic Displacement Risk Analysis) have been added or amended to further address the community's special housing needs. The City will continue to review progress towards addressing these needs as part of each Housing Element Annual Progress Report.

TABLE 2-22-2: EVALUATION OF THE 2014 LAWNDALE HOUSING ELEMENT PROGRAMS

Program	Accomplishments
<p>Program 1: Residential Rehabilitation Programs. Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The primary source of funding for the City's residential rehabilitation programs was Redevelopment Agency Housing Set-Aside funds. With the dissolution of the Redevelopment Agency, these programs have been put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.</p>	<p>Result/Evaluation: Prior to dissolution of the Redevelopment Agency, this program provided assistance to at least 27 households in Lawndale, including extremely low- and very low-income households. However, this program was effectively placed on hold due to the dissolution of the Redevelopment Agency. The City was ultimately unable to secure funding during the reporting period.</p> <p>Continue/Modify/Delete Continued Appropriateness: The City recognizes the importance of preserving and maintaining the quality of its housing stock. Residential Rehabilitation Programs were effective in Lawndale when funding was available and continue to be appropriate. Modify This program has been modified to direct the City to identify alternative funding sources in order to restart the program, if feasible, and/or implement other programs to support the rehabilitation of residential units.</p>
<p>Program 2: Rental Rehabilitation. The City uses Redevelopment Housing Set-Aside funds to facilitate the rehabilitation of properties as affordable rental housing for lower income households. Specifically, the City has set aside \$800,000 to rehabilitate dilapidated units as affordable rental housing for lower income households.</p>	<p>Result/Evaluation: This program was effectively placed on hold due to the dissolution of the Redevelopment Agency.</p> <p>Continue/Modify/Delete: Modify to direct the City to identify alternative funding sources in order to restart the program, if feasible.</p>
<p>Program 32: Acquisition and Rehabilitation Program. The City, through its former Redevelopment Agency, established an Acquisition and Rehabilitation Program, the purpose of which is to acquire and rehabilitate existing housing units, and resell them to low and very low income households. Without redevelopment funding, the City no longer has the financial resources to engage in acquisition and rehabilitation activities. This program has been put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.</p>	<p>Result/Evaluation: This program was effectively placed on hold due to the dissolution of the Redevelopment Agency. The City was unable to secure funding for its Residential Rehabilitation Programs during the reporting period.</p> <p>Continue/Modify/Delete Continued Appropriateness: Modify to direct the City to identify alternative funding sources in order to restart the program, if feasible. Rehabilitation of the City's housing stock continues to be appropriate. This program has been consolidated into Program 1, Residential Rehabilitation Programs.</p>

<p>Program 43: Condominium Conversion Ordinance. Due to the lack of vacant residential land and the high proportion of rental housing units in the community, opportunities to build owner-occupied dwelling units within Lawndale are extremely limited. Since converted rental units offer a more affordable housing alternative than newly constructed units, the City adopted a condominium conversion ordinance in 2000 that permits the conversion of two or more multi-family properties to condominium ownership. Included in the ordinance are a number of tenant provisions such as relocation assistance. The ordinance aims to provide additional homeownership opportunities for low moderate income households.</p>	<p>Result/Evaluation: The City continues to provide for tenant ownership through provisions for condominium conversions. During the reporting period, no rental housing units were converted for homeownership.</p> <p>Continue/Modify/DeleteContinued Appropriateness: This program <u>is continued</u>continues to be appropriate and is <u>included</u> in the 2021-2029 Housing Element.</p>
<p>Program 54: Housing Choice Vouchers. The Housing Choice Voucher program (formerly Section 8) extends rental subsidies to very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. A portion of the vouchers is reserved for household with extremely low incomes.</p> <p>The Los Angeles County Housing Authority administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. As of March 2013, 212 households were receiving Housing Choice Voucher assistance in the City. Given the continued need for rental assistance for very low income households, the City will continue to promote this program through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.</p>	<p>Result/Evaluation: The City continues to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.</p> <p>Continue/Modify/DeleteContinued Appropriateness: Rental assistance programs such as the Housing Choice Voucher program remains an important resource for very low-income households. This program <u>is continued</u>continues to be appropriate and is <u>included</u> in the 2021-2029 Housing Element.</p>

<p>Program 65: Conservation of Existing and Future Affordable Units. Between October 15, 2013, and October 15, 2023, one federally assisted multi-family apartment development with 56 Section 8 units is at-risk of converting to market rate housing. The City will work with the property owner of South Bay Co-Op, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.</p>	<p>Result/Evaluation: The City continues to monitor the status of 56 at-risk units within the Lawndale Senior Housing development, although it is now unclear how the City would be able to prevent the development from switching to market rate since Redevelopment Agency Housing Set-Aside funds are no longer available. The City will continue to encourage the project to pursue refinancing and apply for a long-term Section 8 contract. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units. Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of at risk units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> This program <u>continues to be appropriate and is included in</u> <u>continued</u> in the 2021-2029 Housing Element.</p>
<p>Program 76: Affordable Housing Development. To facilitate affordable housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. Due to the State's decision to eliminate redevelopment in 2012, the City can no longer afford to provide gap financing. However, City staff has been providing technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions and how the provisions can be applied to affordable housing developments. Pursuant to AB 1484, the City expects to receive funds for housing beginning in FY 2014-2015 with loan payments from the Successor Agency.</p> <p>The City is also a participant of the Urban County program and therefore housing development in the City may apply for funds through the County's Multifamily Rental Housing Program, which assists with the creation of affordable rental housing for special needs populations.</p>	<p>Result/Evaluation: The City continues to explore financial aid regulatory incentives with private developers to increase the supply of affordable housing in Lawndale; provide technical assistance to developers in application for affordable housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives; and provide technical assistance to developers with regard to the City's mixed-use zoning and density bonus provisions.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> <u>In order to encourage and facilitate affordable housing construction and housing that addresses populations with special housing needs, the City has modified this program for the 2021-2029 Housing Element to provide financial assistance (when funding is available), regulatory concessions and incentives, removal of regulatory constraints, and administrative support.</u><u>Continue and modify once funding source becomes available to provide gap financing.</u></p>

<p>Program 87: Second Units. Second dwelling units are permitted by right in all residential zones in Lawndale, subject to the following conditions consistent with State law:</p> <ul style="list-style-type: none"> • An attached second residential dwelling unit shall contain not less than 400 square feet of enclosed floor area nor shall it be larger than 30 percent of the existing single-family dwelling unit that is to be attached to. • A detached second residential dwelling unit shall be located at least 20 feet from the closest habitable structure. It shall contain not less than 400 square feet of enclosed floor area nor shall it contain more than 1,200 square feet of enclosed floor area. <p>The majority of the City's residential land is zoned R-2, which allows two units on a lot without the need to complete a discretionary subdivision process. This flexibility has resulted in the development of larger, more marketable and attractive units than what could be built wider the Second Unit Program. Furthermore, few R-1 lots are large enough to accommodate secondary dwelling units. As such, second units are not a popular housing option for Lawndale property owners. Nevertheless, the City will continue to promote second dwelling units through distribution of a brochure at public counters and to the South Bay Board of Realtors. The City will also post information about the program on the City's website and in the City newsletter.</p>	<p>Result/Evaluation: The City continues to promote second unit opportunities within the City and place information about the program on the City website and on public counters.</p> <p>Continue/Modify/Delete<u>Continued</u> Appropriateness: <u>Accessory dwelling units (ADUs) provide opportunities for affordable housing development and a variety of housing types, particularly in the built-out City of Lawndale.</u> This program <u>continues to be appropriate and is included in</u> <u>continued</u> in the 2021-2029 Housing Element.</p>
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Program 98: Homeownership Programs. The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes. However, Lawndale residents are eligible to participate in homeownership programs offered by the County of Los Angeles Community Development Commission (LACDC).

The HOP program is financed with HOME funds provided through HUD and has been designed to meet the needs of low-income families. The program provides a 2nd Trust Deed loan at zero percent interest with all payments deferred until sale, transfer, refinancing, no longer owner-occupied, or full repayment of the first mortgage. HOP loans provide up to \$60,000 for first-time buyers to assist with down payment and closing costs.

The MCC Program offers the first-time homebuyer a federal income tax credit. This credit reduces the amount of federal taxes recipients would pay and can help the first-time homebuyer qualify for a loan by allowing a lender to reduce the housing expense ratio by the amount of tax savings. The qualified homebuyer who is awarded an MCC may take an annual credit against their federal income taxes paid on the homebuyer's mortgage. The credit is subtracted dollar-for-dollar from the recipient's federal income taxes. The qualified buyer is awarded a tax credit of up to 15 percent.

In addition, the Southern California Home Financing Authority (SCHFA), a joint powers authority between Los Angeles and Orange Counties formed in June 1988 to issue tax-exempt mortgage revenue bonds for low to moderate-income First-Time Homebuyers, provides qualifying homebuyers with a competitive 30-year fixed rate loan and grant for down payment and closing costs assistance. All unincorporated areas and incorporated cities in Los Angeles County, with the exception of the City of Los Angeles, are eligible.

Result/Evaluation: The City continues to advertise the availability of homeownership programs by providing information at the public counter, in the City newsletter, and on the City's website.

Continue/Modify/DeleteContinued **Appropriateness:** This program continues to be appropriate and is included in continued in the 2021-2029 Housing Element.

Program 109: Residential Development on Vacant and Underutilized Sites. The City of Lawndale is almost entirely developed and few vacant residentially zoned sites remain in the City. Recent and future residential development relies primarily on the redevelopment of underutilized properties, particularly along the City's major corridors where mixed use development is permitted.

Recognizing the need to create additional capacity to accommodate the community's housing needs, the City amended the Hawthorne Specific Plan to allow mixed-use development of properties within the Neighborhood Commercial (NC), General Commercial (GC), and Office Commercial (OC) districts in the specific plan subject to the approval of a Special Use Permit (SUP). The amendment is intended to facilitate promotes redevelopment of underutilized commercial properties with a mix of high-density residential uses above ground-floor commercial uses.

Given the City's small size, Lawndale is able to monitor the status of vacant and underutilized sites and will continue to provide sites information to interested developers. To facilitate mixed use development, the Hawthorne Boulevard Specific Plan offers incentives (reduced parking, increased sign area, etc.) for lot consolidation and the provision of public facilities and pedestrian amenities. The City has also assisted developments with public improvements. In addition, mixed-use development is permitted in commercial zones other than those within the Hawthorne Boulevard Specific Plan area.

Result/Evaluation: The City continues to provide information on vacant and underutilized sites to potential developers. This strategy has proven at least partially effective, with 73 units being constructed in the City during the 2014-2021 RHNA period. Although incentives were available to facilitate mixed-use development within the Hawthorne Boulevard Specific Plan area, no developers took advantage of them during the planning period. The proposed amendment to the Hawthorne Boulevard Specific Plan has been placed on hold while staff prepares for an all-encompassing amendment to the mixed-use regulation. The City initiated a comprehensive update to the Hawthorne Boulevard Specific Plan in 2019; Program 11, Hawthorne Boulevard Specific Plan Update, in the updated Housing Plan commits to its adoption within two years of Housing Element adoption. This update will promote higher density, mixed-use and address existing development standards that may have constrained development along Hawthorne Boulevard during the 2014-2021 RHNA period.

Continue/Modify/Delete **Continued Appropriateness:** This program is continued in continues to be appropriate and has been modified for inclusion in the 2021-2029 Housing Element. Program 9, *Housing Sites*, in the updated Housing Plan continues to monitor status of residential and mixed-use sites and provide this information to developers; continues to provide incentives in the Hawthorne Boulevard Specific Plan area; as feasible, provides assistance to developers for making public improvements; and commits to an amendment to the Lawndale General Plan and Municipal Code to establish Housing Overlay Zones (100 and 150 du/ac) in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA.

Program 1410: Residential Development Monitoring. To ensure adequate sites are available throughout the planning period to meet the City's RHNA, and to assist developers in identifying appropriate sites for residential and mixed use developments, the City will continue to annually update an inventory that details the amount, type, and size of vacant and underutilized parcels. The City will also record the number of extremely low, very low, low, and moderate income units constructed annually. If the inventory indicates a shortage of available sites, the City shall provide additional incentives for affordable housing development which could include changes to the zoning code or direct financial assistance for sufficient sites to accommodate the City's RHNA.

The City has identified residential capacity within the mixed use zone to accommodate 174 units of the City's RHNA for lower income households. The parcels identified in the sites inventory represent only a portion of the Hawthorne Boulevard Specific Plan area where mixed use developments are permitted. To ensure sufficient residential capacity is maintained within the Specific Plan area to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should the approval of a commercial development occur on the parcels identified in the sites inventory that results in a reduction of capacity below the potential residential capacity anticipated in this Housing Element, the City will identify additional sites within the Hawthorne Specific Plan area and the R-3 zone to ensure adequate capacity is available. As part of the Transit-Oriented Development (TOD) grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments (see detailed discussions in the Housing Constraints section of this Housing Element).

Result/Evaluation: The City annually reviews residential development and rehabilitation activities for progress towards the RHNA. The City continues to monitor residential sites inventory for its ability to accommodate the RHNA.

Continue/Modify/Delete **Continued Appropriateness:** This program continues to be appropriate and is included in continued in the 2021-2029 Housing Element.

<p>Program 4211: Density Bonus Ordinance. Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. A Density Bonus Ordinance, in compliance with State law, was adopted in October 2011.</p>	<p>Result/Evaluation: The City continues to promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> Incentives such as density bonuses can help encourage affordable housing development. This program continues to be appropriate and is included in the 2021-2029 Housing Element.</p>
<p>Program 4312: Lot Consolidation Program. The Hawthorne Boulevard Specific Plan includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. The following incentives may be provided at the discretion of the City Council:</p> <ul style="list-style-type: none"> • Parking Reduction: Required parking may be reduced up to a maximum of 20 percent, subject to finding that adequate parking will be available to serve the subject project; • Signage Bonus: Area of permitted signs may be increased by a maximum of 10 percent, subject to finding that the increased area does not distract from beautification and pedestrian-oriented objectives of the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels; and <p>Additional incentives to encourage and facilitate lot consolidation and residential development will include:</p>	<p>Result/Evaluation: One hotel project took advantage of the lot consolidation program; however, the project has not been built. The City continues to advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan to existing property owners and prospective mixed-use and affordable housing developers; however, brochures still need to be developed and a working session needs to be held. The City anticipates specified advertisement actions, including the preparation and distribution of brochures with information related to program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, to be completed during the 2021-2029 planning period. In addition, the City is currently preparing an update to the Hawthorne Boulevard Specific Plan to further encourage redevelopment along this key community corridor.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> This program continues to be appropriate and has been modified for inclusion in the 2021-2029 Housing Element. Lot consolidation has the potential to result in larger mixed-use projects typifying the higher densities anticipated along Hawthorne Boulevard. The City initiated a comprehensive update to the Hawthorne Boulevard Specific Plan in 2019; this specific plan will be adopted within two years of Housing Element adoption (Program 11). As part of the update, the City will evaluate the lot consolidation program and provide additional incentives, as necessary, to further encourage lot consolidation. In addition, 16 sites outside the Specific Plan area have been identified, and new lot consolidation incentives will be created and adopted for</p>

<ul style="list-style-type: none"> • Alternative Parking: Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the subject project. • Graduated Density: A graduated density bonus may be granted for lot consolidation (e.g., parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of parcels to achieve a one acre lot). <p>The City will advertise the lot consolidation provisions of the Hawthorne Boulevard Specific Plan to existing property owners and prospective mixed-use and affordable housing developers. Advertisement actions will include preparation and distribution of a brochure with information about program incentives and an invitation to attend a working session to discuss opportunities for lot consolidation and mixed-use residential development, including affordable housing development within the Hawthorne Boulevard Specific Plan corridor.</p> <p>The Neighborhood Commercial (NC) district is intended for smaller scale, pedestrian oriented developments. While lot consolidation is permitted in the NC District, no additional incentives would be offered by the City.</p>	<p>sites outside of the Specific Plan area. Targeted lot consolidation education will be conducted on the sites identified in the revised program (refer to Program 18, <i>Lot Consolidation Program</i>).</p>
<p>Program 1413: Zoning Ordinance Monitoring. In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints.</p>	<p>Result/Evaluation: The City continues to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. <u>The City amends its Zoning Ordinance yearly, sometimes even several times per year, to quickly address issues as they are identified and to ensure consistency with State regulations.</u> When constraints are identified, the City will work to mitigate or eliminate such constraints.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> It is important for the City to regularly review its land use controls to minimize governmental constraints that could limit affordable housing development. Multiple programs are included in the 2021-2029 Housing Element to monitor and mitigate potential governmental constraints, including Programs 11, 14, 16, and 18. <u>This program is continued, with minor modifications, in the 2021-2029 Housing Element.</u></p>

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<p>Program 1514: Housing for Persons with Disabilities. Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City amended its Zoning Ordinance in 2002 to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities, consistent with SB 520. Requests for reasonable accommodation are reviewed and decided by the Community Development Director unless the applicant seeks a permit or approval that is reviewed by the Planning Commission. The City will place information regarding procedures for requesting reasonable accommodation at public counters and on the City's website. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.</p>	<p>Result/Evaluation: The City continues to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities and to permit minor variances to reasonably accommodate people with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.</p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> This program <u>continues to be appropriate and is included with modifications</u> <u>is continued</u> in the 2021-2029 Housing Element.</p>
<p>Program 1615: Permit Processing. The City currently requires a Special Use Permit (SUP) for multi-family housing in R-3 and R-4 zone districts and all development within RPD districts. The City's SUP process and Design Review process run concurrently and there is only one fee for the two processes. Therefore, there is no time delay or additional costs involved with a SUP. As part of the TOD grant study, the City will consider a range of incentives to encourage mixed use affordable housing developments, including removal of the SUP requirement.</p>	<p>Result/Evaluation: The City continues to look for efficiencies in the way that development proposals are reviewed and processed (e.g., standard conditions of approval for projects) to prevent time delay or additional costs to permit processing. <u>The current mixed-use regulations are not appropriate or competitive in today's housing market and generally result in proposals with bad designs.</u> <u>The City initiated a comprehensive update to the Hawthorne Boulevard Specific Plan in 2019; Program 11, Hawthorne Boulevard Specific Plan Update, in the updated Housing Plan commits to its adoption within two years of Housing Element adoption.</u></p> <p>Continue/Modify/Delete<u>Continued Appropriateness:</u> This program <u>was completed and deleted from</u> <u>is continued</u> in the 2021-2029 Housing Element; however, the reduction of potential governmental constraints and development of mixed-use affordable housing units continues to be appropriate and is included in several programs in the 2021-2029 Housing Element. The City commits to working with developers to provide regulatory concessions and incentives for affordable and special-needs housing, which include fee reductions or deferral and expedited permit processing. (Program 6, Affordable and Special Needs Housing)</p>

Development). The City's General Plan, Zoning Code, and the Hawthorne Boulevard Specific Plan are in the process of being updated to accommodate the RHNA, streamline development review and remove governmental constraints, and provide incentives and concessions to developers that provide affordable and special-needs housing (Programs 9, 11, 16, 17, and 18).

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<p>Program 1716: Fair Housing Program. Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. The City will continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will be advertised through placement of fair housing services brochure at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. The City will continue to refer fair housing complaints to appropriate agencies.</p>	<p>Result/Evaluation: The City continues to offer fair housing services as a participating jurisdiction under Los Angeles County's arrangement with the Housing Rights Center. Further, the City continues to assist the Housing Rights Center in distributing fair housing brochures at public counter, at the local library and Lawndale Senior Center, on the City website, and in the City newsletter and community newspaper. The City continues to refer fair housing complaints to appropriate agencies.</p> <p>Continue/Modify/Delete Continued Appropriateness: This program <u>continues to be appropriate and is included in</u> the 2021-2029 Housing Element.</p>
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3. Housing Needs Assessment

3A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Lawndale, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at-risk of converting to market rate projects. The Housing Needs Assessment is intended to assist Lawndale in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Pre-Certified Local Housing Data package for the City of Lawndale developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2000 and 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Other sources of economic data such as information from the websites Zillow.com and Apartments.com, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Countywide data and resources, including the Los Angeles Continuum of Care (LACoC) Greater Los Angeles Homeless Task Force Point-in-Time Homeless Census.

3B. Population Trends and Characteristics

POPULATION GROWTH

Table 3-1 shows population growth for Lawndale and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of Lawndale in 2020 was 32,873 persons, an increase of approximately 0.3% since 2010. Lawndale's growth is outpaced by Countywide growth; Los Angeles County experienced significantly higher population growth rates during the 2010 to 2020 period (3.2%), as shown in Table 3-1. Of neighboring jurisdictions, Long Beach had the greatest numeric change in population (9,795 persons) and Hawthorne had the largest percentage change in population (3.9%).

TABLE 3-1: POPULATION TRENDS - NEIGHBORING JURISDICTIONS

Jurisdiction	2010	2020	Change	% Change
Lawndale	32,769	32,873	104	0.3%
Torrance	145,438	145,783	345	0.2%
Gardena	58,829	60,732	1,903	3.2%
Hawthorne	84,293	87,571	3,278	3.9%
Redondo Beach	66,748	66,900	152	0.2%
Long Beach	462,257	472,052	9,795	2.1%
Los Angeles County	9,818,605	10,135,614	317,009	3.2%

Source: DOF 2010 and 2020

AGE

Changes in the age groups can indicate future housing needs. Table 3-2 compares age group sizes in 2019 for Lawndale. Children under fifteen comprise 19.7% of the City's population, teens and young adults (15 to 24) represent 13.0%, and adults in family-forming age groups (25 – 44) comprise 31.6%. Adults aged 45 to 64 represent 18.8% of the population and seniors (65 and over) comprise 16.1%. In 2019, the median age in Lawndale (35.5 years) was one year lower than the median age of both Los Angeles County and the Statewide median age of 36.5 years.

TABLE 3-2: POPULATION BY AGE

Age	Lawndale		Los Angeles County	
	Number	Percent	Number	Percent
Under 5 Years	2,147	6.5%	611,485	6.1%
5 to 9	2,110	6.4%	596,485	5.9%
10 to 14	2,228	6.8%	627,199	6.2%
15 to 19	1,953	6.0%	641,814	6.4%
20 to 24	2,303	7.0%	717,692	7.1%
25 to 34	5,386	16.4%	1,623,246	16.1%
35 to 44	4,983	15.2%	1,379,814	13.7%
45 to 54	4,376	13.3%	1,355,625	13.4%
55 to 64	1,821	5.5%	629,508	6.2%
65 to 74	2,134	6.5%	562,724	5.6%
75 to 84	2,088	6.4%	758,833	7.5%
85 and Over	1,046	3.2%	393,364	3.9%
TOTAL	32,819	100%	10,081,570	100%

Source: US Census, 2015-2019 ACS

RACE/ETHNICITY

Table 3-3 shows the ethnic composition of Lawndale's population. The slight majority of the City's population are White (46.1%). The next largest racial group is "Other Race" (33.0%), followed by Asian (12.6%), Black and African American (11.6%), "two or more races" (4.3%) and American Indian and Alaskan Native and Native Hawaiian and Pacific Islander (0.8%). Just over half of the population (61.5%) is of Hispanic origin.

TABLE 3-3: RACE AND ETHNICITY

Race/Ethnicity	Lawndale		Los Angeles County	
	Number	Percent	Number	Percent
White	15,129	46.1%	5,168,443	51.3%
Black and African American	3,734	11.4%	820,478	8.1%
American Indian and Alaskan Native	257	0.8%	73,393	0.7%
Asian	4,121	12.6%	1,473,221	14.6%
Native Hawaiian and Pacific Islander	354	1.1%	27,720	0.3%
Some Other Race	10,827	33.0%	2,115,548	21.0%
Two or More Races	1,404	4.3%	402,767	4.0%
TOTAL	32,819	100%	10,081,570	100%
Hispanic Origin (of any race)	20,195	61.5%	4,888,434	48.5%

Source: US Census ACS, 2015-2019

EMPLOYMENT

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3-4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2019. In 2019, ACS data indicated that there were 16,993 employed persons in the Lawndale labor force and that the unemployment rate was approximately 4.2%, a significant decrease from 11.3% in 2010 as the City (and country) emerged from the Great Recession. According to the labor report data compiled by the California EDD, Lawndale's average annual unemployment rate in 2020 was estimated at 4.1%, lower than both Los Angeles County's rate of 6.0% and California's rate of 7.9%.

TABLE 3-4: JOB GROWTH AND EMPLOYMENT STATUS

	2010		2019	
	Number	Percent	Number	Percent
Total Persons in Labor Force	15,995	100%	17,746	100%
Employed	14,189	88.7%	16,993	95.8%
Unemployed	1,806	11.3%	747	4.2%

Source: US Census, 2006-2010 ACS; US Census, 2015-2019 ACS

INDUSTRY AND OCCUPATION

The 2015-2019 ACS data identified 16,993 employed persons in the Lawndale labor force. Table 3-5 shows 2019 employment by industry for the City. Of Lawndale's employed residents, the "Educational, Health and Social Services" industry employed the most people at 15.9%. The second largest employment sector was the "Retail Trade" industry, which had 12.1% of the total employed persons in Lawndale.

The City's workforce holds a variety of types of jobs as shown in Table 3-6, with the largest sector (28.4%) working in service occupations, followed by 22.9% in the management, business, science, and arts occupations. Employment and occupation trends play an important role in defining housing needs. This relationship extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in Lawndale. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

TABLE 3-5: JOBS BY INDUSTRY (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	47	0.3%
Construction	1,147	6.7%
Manufacturing	1,517	8.9%
Wholesale trade	312	1.8%
Retail trade	2,057	12.1%
Transportation, warehousing, and utilities	1,668	9.8%
Information, finance, insurance, real estate, rental and leasing	1,397	8.2%
Professional, scientific, management, administration	1,714	10.1%
Educational, health and social services	2,700	15.9%
Arts, entertainment, recreation, and services	2,407	14.2%
Other services	1,538	9.1%
Public administration	489	2.9%
TOTAL (Civilian Labor Force)	16,993	100%
Armed Forces	0	-

Source: US Census, 2015-2019 ACS

Table 3-6: Jobs by Occupation (2019)

	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	3,895	22.9%	\$52,940
Service occupations	4,834	28.4%	\$20,750
Sales and office occupations	3,761	22.1%	\$31,754
Natural resources, construction, and maintenance occupations	1,670	9.8%	\$35,913
Production, transportation, and material moving	2,833	16.7%	\$31,051

*Median earnings in previous 12 months prior to survey

Source: US Census, 2015-2019 ACS

3C. Household Characteristics

According to the Census, a household is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A housing unit is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The

occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the County.

Table 3-7 below identifies the ages of householders in Lawndale and Los Angeles County in 2019 based on ACS data from 2015-2019. In the City, homeowner households are generally headed by residents early middle-aged to middle-aged, with 56.8% of homeowner households headed by a resident 35-59 years of age; however, 15.1% of homeowner households are headed by someone 65-74 years. Renter households are generally headed by younger residents, with 42.8% of renter households headed by a resident 25-44 years old; nearly four-fifths (78.8%) are under 60 years of age.

TABLE 3-7: HOUSEHOLD BY TENURE (2019)

	Lawndale		Los Angeles County	
	Number	%	Number	%
Total:	9,902	--	3,316,795	--
Owner Occupied:	3,400	34.3%	1,519,516	45.8%
15 to 24 years	20	0.6%	6,614	0.4%
25 to 34 years	238	7.0%	97,029	6.4%
35 to 44 years	805	23.7%	234,281	15.4%
45 to 54 years	606	17.8%	338,212	22.3%
55 to 59 years	520	15.3%	188,854	12.4%
60 to 64 years	417	12.3%	178,657	11.8%
65 to 74 years	513	15.1%	267,673	17.6%
75 to 84 years	176	5.2%	142,275	9.4%
85 years and over	105	3.1%	65,921	4.3%
Renter Occupied:	6,502	65.7%	1,797,279	54.2%
15 to 24 years	165	2.5%	78,541	4.4%
25 to 34 years	1,358	20.9%	431,854	24.0%
35 to 44 years	1,422	21.9%	412,986	23.0%
45 to 54 years	1,669	25.7%	356,065	19.8%
55 to 59 years	510	7.8%	139,565	7.8%
60 to 64 years	555	8.5%	117,733	6.6%
65 to 74 years	592	9.1%	148,435	8.3%
75 to 84 years	218	3.4%	75,593	4.2%
85 years and over	13	0.2%	36,507	2.0%

Source: US Census ACS 2015-2019

3D. Income

HOUSEHOLD INCOME

From 2010 to 2019, the median household income increased by 28.2% to \$62,013 and the per capita income increased by almost 27.9% to \$24,233. From 2010 to 2019, there was an increase in both median per capita and median household incomes. Table 3-8 identifies the per capita and median household income.

TABLE 3-8: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

	2010	2019
Median Household Income	\$48,357	\$62,013
Per Capita Income	\$18,948	\$24,233

Source: US Census, 2015-2019 ACS

In 2019, the majority (61%) of Lawndale's households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was lower among owner households (13.9%) than renter households (30.1%). Table 3-9 identifies household income by tenure. As shown in Table 3-9, the average income of owner households is almost \$35,000 more than renter households.

TABLE 3-9: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	163	1.6%	13	0.4%	150	2.3%
\$5,000 to \$9,999	160	1.6%	52	1.5%	108	1.7%
\$10,000 to \$14,999	401	4.0%	59	1.7%	342	5.3%
\$15,000 to \$19,999	275	2.8%	103	3.0%	172	2.6%
\$20,000 to \$24,999	540	5.5%	80	2.4%	460	7.1%
\$25,000 to \$34,999	894	9.0%	166	4.9%	728	11.2%
\$35,000 to \$49,999	1,428	14.4%	425	12.5%	1,003	15.4%
\$50,000 to \$74,999	2,220	22.4%	541	15.9%	1,679	25.8%
\$75,000 to \$99,999	1,476	14.9%	576	16.9%	900	13.8%
\$100,000 to \$149,999	1,494	15.1%	810	23.8%	684	10.5%
\$150,000 or more	851	8.6%	575	16.9%	276	4.2%
Median Household Income	\$62,013		\$87,500		\$54,272	

Source: US Census, 2015-2019 ACS

HOUSEHOLDS BY INCOME GROUP

A special aggregation of 2015-2017 ACS data performed by HUD— the Comprehensive Housing Affordability Strategy (CHAS) data – provides a breakdown of households by income group by tenure, as shown in Table 3–10. The number of households in Extremely Low, Very Low, Low, and Moderate/Above Moderate income groups is shown in Table 3–10. The majority of households (57.1%) are below median income. The HUD CHAS data indicates the extremely low income group represents 8.4% of households and a higher proportion are renters (220) than owners (205). The very low income group represents 16.3% of households and the low income group represents 20.5% of households. The City's RHNA (see Table 3–25) identifies the City's share of regional housing needs of the extremely low, very low, and low income households, as well as for moderate and above moderate income households.

As shown in Table 3–10, there is a larger proportion of renters in the extremely low, very low, and low income groups, while there is a larger rate of moderate and above moderate income groups in owner households. The high incidence of lower income renter households is of particular significance as market rents in Lawndale exceed the level of affordability for 75% of lower income households (see Table 3–22). Moreover, as indicated by Table 3–22, 71% of lower income households, including both renter and homeowner households, pay more than 30% of their income for housing.

TABLE 3–10: HOUSEHOLDS BY INCOME GROUP (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low	1,605	16.3%	310	9.7%	1,295	19.4%
Very Low	2,025	20.5%	425	13.3%	1,600	23.9%
Low	2,000	20.3%	635	19.9%	1,365	20.4%
Moderate and Above Moderate	4,245	43.0%	1,815	56.9%	2,430	36.4%
TOTAL	9,875	100%	3,190	100%	6,685	100%

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

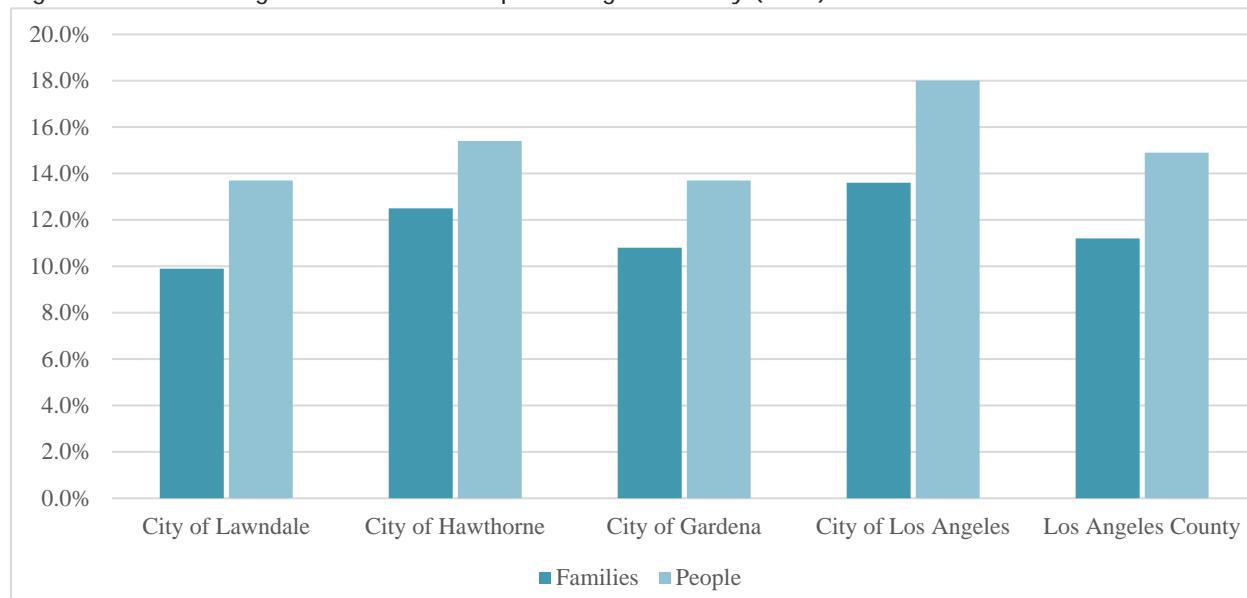
POVERTY LEVELS

The 2015-2019 ACS data indicates that 727 (9.9%) of all Lawndale families and 4,468 individuals (13.7%), had incomes at or below the poverty level. Approximately 11.2% of all Los Angeles County families were classified at or below the poverty level in 2019.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (Source: U.S. Census Bureau, 2019).

Poverty rates in neighboring cities within Los Angeles County are shown in Figure 3–1, which compares the numbers of families living in poverty in the County to those living in the nearby cities. Of nearby cities, the City of Los Angeles had the highest percentage of both families and individuals under the poverty line. Of the neighboring cities identified in Figure 3–1, the City of Lawndale had the lowest percentage of families under the poverty line (9.9%), as well as the lowest percentage of individuals under the poverty line (13.7%, tied with Gardena).

Figure 3-1: Percentage of Families & People Living in Poverty (2019)



Source: U.S. Census ACS 2015-2019

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Los Angeles County, the area median household income in 2019 was \$68,044. For ELI households in Los Angeles County (including those in the City of Lawndale), this results in an income of \$33,800 or less for a four-person household or \$23,700 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security insurance or disability insurance, are considered ELI households.

According to HUD CHAS data (2013-2017), most (80.7%) ELI households are renters and experience a high incidence of housing problems. For example, 84.7% of ELI households faced housing problems (defined as cost burden greater than 30% of income and/or overcrowding and/or without complete kitchen or plumbing facilities) and 84.7% were in overpayment situations. Further, 80.1% of ELI households severely overpay for housing (pay over 50% of their monthly income), compared to 22.8% for all households.

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 732 units, the City has a projected need of 366 units for extremely low-income households. Based on current figures, extremely low-income households will most likely be facing an overpayment, overcrowding, or substandard housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer to the Housing Plan for more detailed descriptions of these programs):

- Program 1: Residential Rehabilitation Program
- Program 3: Housing Choice Vouchers
- Program 4: Conversion of Existing and Future Affordable Units
- Program 6: Affordable and Special Needs Housing Development
- Program 9: Housing Sites
- Program 1211: Hawthorne Boulevard Specific Plan Update
- Program 1413: Replacement of Affordable Units
- Program 2020: Fair Housing Services
- Program 2124: Affirmatively Furthering Fair Housing Outreach and Coordination
- Program 223: Economic Displacement Risk Analysis

3E. Housing Characteristics

HOUSING TYPE

Table 3-11 identifies the types of housing units in Lawndale in 2020. The table summarizes total housing stock according to the type of structure, total occupied units, and the vacancy rate. As shown in the table, the majority of housing in Lawndale is single-family detached housing, which accounted for 52.3% of units in 2020. Mobile homes represent 2.4% of the housing stock. Multifamily units represent 31.3% of the housing stock, with duplex through fourplex units accounting for less than 9.0% and multifamily developments with five or more units accounting for 22.3%. Single family attached homes represent 14.0% of housing units.

TABLE 3-11: HOUSING STOCK BY TYPE AND VACANCY (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 - 4	5 + Units			
Units	10,171	5,315	1,422	917	2,272	245	9,652	519
Percent	100%	52.3%	14.0%	9.0%	22.3%	2.4%	94.9%	5.1%

Source: State of California Department of Finance (DOF), 2020.

VACANCY RATE

Table 3-12 shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Lawndale is shown as relatively steady vacancy rate over the last decade, at 5.1% in 2020 compared to 4.6% in 2010. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 5.1% vacancy in Hawthorne is considered average (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy).¹

The 2019 ACS data indicates that there were 539 vacant units in 2019. As shown in Table 3-12, of the total vacant units in 2019, 249 (46.2%) were for rent, 105 (19.5%) were rented or sold but not yet occupied, 85 (15.8%) were classified as “other vacant”, 65 (12.1%) were for seasonal, recreational, or occasional use, 35 (6.5%) were for sale, and none were for migrant workers. The overall vacancy rate in Lawndale was 5.1%.

TABLE 3-12: VACANCY BY TYPE

Vacancy Type	Number	Percent
For rent	249	46.2%
Rented or sold, not occupied	105	19.5%
For sale only	35	6.5%
For seasonal, recreational, or occasional use	65	12.1%
For migrant workers	0	0%
Other vacant	85	15.8%
<i>TOTAL</i>	539	100%

Source: US Census, 2015-2019 ACS

HOUSING CONDITIONS

The U.S. Census provides only limited data that can be used to infer the condition of Lawndale's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

-The 2015-2019 ACS data indicates that about two-thirds (67.5%) of the housing in the City is more than 50 years old (i.e., built before 1970). Another 10.9% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 3-13 indicates that all but 26 owner (0.8%) and 16 rental (0.2%) units had complete plumbing facilities in 2019.

¹ “California’s low residential vacancy rates signal more construction,” *first tuesday Journal* (February 15, 2021).

TABLE 3-13: HOUSING STOCK CONDITIONS (2019)

Year Structure Built	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	0	0.0%	0	0.0%	0	0.0%
2010 to 2013	0	0.0%	0	0.0%	0	0.0%
2000 to 2009	144	4.2%	243	3.7%	387	3.9%
<u>1999-1990</u> to 1999	211	6.2%	430	6.6%	641	6.5%
1980 to 1989	402	11.8%	701	10.8%	1,103	11.1%
1970 to 1979	360	10.6%	716	11.0%	1,076	10.9%
1960 to 1969	474	13.9%	1,360	20.9%	1,834	18.5%
1950 to 1959	1,116	32.8%	2,087	32.1%	3,203	32.3%
1940 to 1949	429	12.6%	526	8.1%	955	9.6%
1939 or earlier	264	7.8%	439	6.8%	703	7.1%
TOTAL	3,400	100%	6,502	100%	9,902	100%
Plumbing Facilities						
Units With Complete Plumbing Facilities	3,374	100%	6,486	100%	9,860	100%
Units Lacking Complete Plumbing Facilities	26	0.8%	16	0.2%	42	0.4%

Source: US Census, 2015-2019 ACS

As noted, the City's housing stock is aging with only 21.5% of dwelling units in Lawndale having been constructed since 1980. As such, structural deterioration and maintenance problems that require rehabilitation may exist. The homes in Lawndale were built post World War I and post-World War II. Many of the existing homes are older and date back to the 1920's and 1940's. Most of these homes are located within R-2 zoning which allow for the development of two-single family homes. Based on the conditions of these homes, developers have opted to demolish the existing deteriorated homes and many of these homes are being redeveloped with two units on a lot.

To supplement the Census information regarding housing conditions, the City of Lawndale included specific questions pertaining to the quality of the City's housing stock in its Housing Element Update community survey, which was available on the City's website from October 6, 2020 through November 22, 2021 (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (35%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco, while 28% indicated that their home was in excellent condition. Another 28% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and only 10% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (30% to 23%).

Community members were also asked to report the type of home improvements they have considered making to their homes. The most popular answers that applied were "does not apply" (meaning they are not considering any improvements at this time), other, painting, roofing, solar, and new heating and air conditioning (HVAC).

OVERCROWDING

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3-14 summarizes overcrowding data for Lawndale. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 1,484 housing units (15% of the total occupied units) were overcrowded, which represents 12.4% of owner units and 16.3% of renter units.

TABLE 3-14: OVERCROWDING BY TENURE (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	2,979	87.6%	5,439	83.7%	8,418	85.0%
1.01 to 1.50	300	8.8%	590	9.1%	890	9.0%
1.51 or more	121	3.6%	473	7.3%	594	6.0%
<i>TOTAL</i>	3,400	100%	6,502	100%	9,902	100%
Overcrowded	421	12.4%	1,063	16.3%	1,484	15.0%

Source: US Census, 2015-2019 ACS

As shown in Table 3-15, the average household size in Lawndale was 3.30 persons. The average household size is higher for owners (3.42 persons); renter households have an average size of 3.24 persons. The most commonly occurring household size is between three to five persons (48.4% for owners, 48.9% for renters). Approximately 42.7% of owner households and 44.9% of renter households are two persons or less in size. Table 3-16 identifies bedrooms by tenure. Although larger owner households (5 or more persons) are slightly higher than larger renter households (20% vs. 18.8%), the proportion of larger homes (4 or more bedrooms) is significantly higher for owner households (11.2% vs. 2.4%).

TABLE 3-15: HOUSEHOLD SIZE BY TENURE (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	575	16.9%	1,479	22.7%	2,054	20.7%
2-person	878	25.8%	1,444	22.2%	2,322	23.4%
3-person	884	26.0%	1,316	20.2%	2,200	22.2%
4-person	383	11.3%	1,080	16.6%	1,463	14.8%
5-person	378	11.1%	789	12.1%	1,167	11.8%
6-person	149	4.4%	169	2.6%	318	3.2%
7-or-more-person	153	4.5%	225	3.5%	378	3.8%
<i>TOTAL</i>	3,400	100% (34.3% of total)	6,502	100% (65.7% of total)	9,902	100%
Median Household Size	3.42		3.24		3.30	

Source: US Census, 2015-2019 ACS

TABLE 3-16: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	51	1.5%	343	5.3%	50	0.5%
1-bedroom	74	2.2%	1,481	22.8%	112	1.1%
2-bedroom	1,152	33.9%	3,401	52.3%	532	5.4%
3-bedroom	1,740	51.2%	1,124	17.3%	2,168	21.9%
4-bedroom	331	9.7%	127	2.0%	1,912	19.3%
5 or more bedroom	52	1.5%	26	0.4%	709	7.2%
<i>TOTAL</i>	3,400	100%	6,502	100%	9,902	100%

Source: US Census, 2015-2019 ACS

3F. Housing Costs

FOR SALE HOUSING

Home sales in Lawndale have fluctuated significantly over the past decade. As shown in Figure 3-2, median housing prices in Lawndale have risen over the past seven years, increasing from approximately \$347,000 in April 2011 to a high of \$674,000 in February 2021.

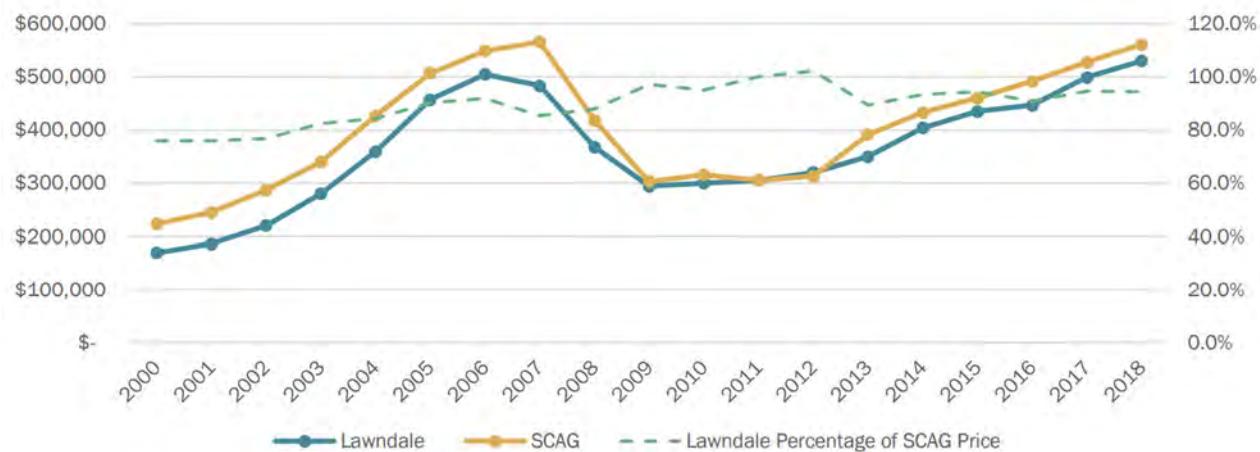
TABLE 3-17: HOMES FOR SALE (MARCH 2021)

Rent Range	Number	Percent
\$700,000 and more	5	55.6%
\$600,000 - \$699,999	2	22.2%
\$500,000 - \$599,999	1	11.1%
\$400,000 - \$499,999	0	0.0%
\$300,000 - \$399,999	1	11.1%
\$200,000 - \$299,999	0	0.0%
\$100,000 - \$199,999	0	0.0%
\$0 - \$99,999	0	0.0%

Source: Zillow.com, 2021

In March 2021, there were 9 homes listed for sale on Zillow.com with prices ranging from \$360,000 to \$1,300,000 in price. Of these homes, there was a detached single-family home with a sales price of \$729,000 and 5 multi-family homes with a starting price of \$675,000. As shown in Table 3-17, the majority of homes for sale are in the \$700,000+ price ranges, with 22.2% of homes in the \$600,000 to \$699,999 range and 2 priced under \$600,000. Zillow identifies the February 2021 median sales prices as \$674,372. While the median sales price is not affordable to lower and moderate income households, the City's home sales prices are relatively low compared to the Greater Los Angeles Area (Zillow reported a median home sales price of \$826,566 for the Los Angeles metropolitan area in February 2021), which may result in demand for the City's housing units, which are significantly more affordable than comparable homes in the greater Los Angeles area.

FIGURE 3-2: MEDIAN HOME SALES PRICE



Source: SCAG 6th Cycle Data Package

RENTAL HOUSING

Table 3-18 summarizes rents paid in Lawndale by rental range. There were 153 units (2.4%) renting for less than \$500 dollars and almost half (47.9%) rented for \$1,500 or more. Approximately 13.0% of units were in the \$500 to \$999 range and another 36.8% were in the \$1,000 to \$1,499.

Based on the 2015-2019 ACS, the median rent in Lawndale is \$1,475 per month. Table 3-18 summarizes rental rates by bedrooms citywide in 2019, based on ACS data.

TABLE 3-18: RENTAL COSTS (2019)

Rent Range	Number	Percent
Less than \$500	153	2.4%
\$500 to \$999	828	13.0%
\$1,000 to \$1,499	2,350	36.8%
\$1,500 to \$1,999	2,140	33.5%
\$2,000 to \$2,499	600	9.4%
\$2,500 to \$2,999	135	2.1%
\$3,000 or more	187	2.9%
Median (dollars)	\$1,475	

Source: 2015-2019 ACS

TABLE 3-19: MEDIAN RENT BY BEDROOMS

Bedroom Type	Median Rent (2019)
Studio	\$1,475
1 bed	\$852
2 bed	\$1,107
3 bed	\$1,555
4 bed	\$1,908
5 bed or more	-

Source: 2015-2019 ACS

INCOME GROUPS

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3–20 shows the maximum annual income level for each income group adjusted for household size for Los Angeles County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the state Department of Housing and Community Development (HCD).
- *Very Low Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 3–20: STATE INCOME LIMITS – LOS ANGELES COUNTY (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150	\$107,600	\$115,000	\$122,450
Above Moderate	\$64,900+	\$74,200+	\$83,500+	\$92,750+	\$100,150+	\$107,600+	\$115,000+	\$122,450+

Source: *Housing and Community Development Department, 2020*

HOUSING AFFORDABILITY

Table 3–21 shows the maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3–20). The annual income limits established by HCD are like those used by the US Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment, and 15% monthly affordable cost for taxes and insurance.

Comparing the maximum affordable housing costs in Table 3–21 to the rental rates in Table 3–18, rental rates in Lawndale are generally affordable to moderate income households of two or more persons and to above moderate income households. While there are some units affordable to extremely low, very low, and low income households, there is a very limited number of the more affordable units. The median rental rates reported by 2015–2019 ACS (Table 3–19) are in the affordability range of low, moderate, and above moderate income households.

According to RentCafe.com, the average rent in Lawndale in March 2021 was \$1,591 per month across unit sizes. According to Zillow, the median home price for a single-family home was \$674,372. Local housing trends indicate that rents and home prices will continue to rise in Lawndale during the planning period.

TABLE 3-21: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	One Person		Two Person		Four Person		Six Person	
	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost	Home Sale Price*	Monthly Rent or Housing Cost
Extremely Low	\$48,320	\$326	\$54,486	\$373	\$92,148	\$655	\$122,011	\$879
Very Low	\$82,141	\$544	\$92,473	\$621	\$113,138	\$776	\$129,636	\$900
Low	\$130,970	\$869	\$147,553	\$993	\$180,888	\$1,241	\$207,354	\$1,439
Moderate	\$199,820	\$1,303	\$224,908	\$1,489	\$274,915	\$1,860	\$314,988	\$2,158
Above Moderate	\$199,820+	\$1,303+	\$224,908+	\$1,489+	\$274,915+	\$1,860+	\$314,988+	\$2,158+

*Maximum affordable sales price is based on the following assumptions: 4.5% interest rate, 30-year fixed loan, 10% down payment; property tax, utilities, and insurance as 15% of monthly housing cost. Utilities based on Los Angeles County Utility Allowance; utilities allowance and taxes and insurance are included in Affordable Monthly Housing Costs. Affordable home purchase prices are rounded to nearest \$100.

Source: De Novo Planning Group, 2021

OVERPAYMENT

As with most communities, the location of the home is one of the biggest factors with regards to price. Compared to the rest of the state, housing in Hawthorne-Lawndale is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households.

As shown in Table 3-22, 53% of renters in Lawndale and 36% of homeowners overpay for housing. While overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households, with 25% of all very low, low, and moderate income homeowners and 48% of all very low, low, and moderate income renters in Lawndale overpaying. Almost half of all very low, low, and moderate income households overpay for housing.

TABLE 3-22: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2017)

Household Overpayment	Owners	Renters	Total	% of Income Category
Extremely Low Income Households	310	1,295	1,605	100%
With Cost Burden >30%	225 / 73%	1,135 / 88%	1,360	85%
With Cost Burden >50%	210 / 68%	1,075 / 83%	1,285	94%
Very Low Income Households	425	1,600	2,025	100%
With Cost Burden >30%	250 / 59%	1,315 / 82%	1,565	77%
With Cost Burden >50%	150 / 35%	540 / 34%	690	34%
Low Income Households	635	1,365	2,000	100%
With Cost Burden >30%	310 / 49%	750 / 55%	1,060	53%
With Cost Burden >50%	130 / 20%	95 / 7%	225	11%
Total Extremely Low, Very Low, and Low Income Households Paying >30%	785 / 57%	3,200 / 75%	3,985	71% of lower income households
Moderate and Above Moderate Income Households	1,815	2,430	4,245	100%
With Cost Burden >30%	360 / 20%	370 / 15%	730	17%
With Cost Burden >50%	55 / 3%	0 / 0.0%	55	8%
Total Households	3,190	6,685	9,875	100%
With Cost Burden >30%	1,145 / 36%	3,570 / 53%	4,715	48%
With Cost Burden >50%	545 / 17%	1,710 / 26%	2,255	23%

*Note: Data is rounded to the nearest 5.

Source: HUD, 2017 (special aggregation of 2013-2017 ACS data)

AFFORDABLE HOUSING INVENTORY

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Lawndale include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3-23 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2020, Lawndale had 55 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property, and ensures the property will remain available for low to moderate-income persons through the foreseeable future.

TABLE 3-23: DEED RESTRICTED AFFORDABLE HOUSING UNITS

Project Name	Address	Type	No. of Restricted Units	No. of Total Units
Lawndale Senior Housing	4702 W 153rd Pl	HUD subsidized housing	55	56

Sources: National Housing Preservation Database, 2020; US Department of Housing and Urban Development, 2020

MOBILE HOME PARKS

Mobile homes offer a more affordable option for those interested in homeownership. The median value of a mobile home in Los Angeles County in 2019 was \$63,400 (2019 ACS 5-Year Estimates Data Profile). Overall, 245 mobile homes are located in Lawndale (DOF, Table 2: E-5, 1/1/2019). As shown by Table 3-24, there are five mobile home parks in the City with a total of 82 permitted spaces. The mobile home parks are located throughout the City.

In addition to the cost of a mobile home, owners must either purchase a residential site or rent a mobile home space. And although they present a more affordable alternative, mobile home rents have risen steadily throughout southern California since 2009.²

TABLE 3-24: MOBILE HOME PARKS IN LAWNDALE

Park Name/Address	Operator	MH Spaces
CHETS TRAILER PARK (19-0001-MP) 4630 W ROSECRANS AVE #OFFICE LAWNDALE, CA 90260	DOSHI, NAVINCHANDRA	49
LIR TP (19-0298-MP) 14524 HAWTHORNE BLVD LAWNDALE, CA 90260	CLAYTON, DAVID	17
ALVAREZ TP (19-0439-MP) 4150 MARINE AVE LAWNDALE, CA 90260	ALVAREZ, DESI	14
PETES TP (19-0535-MP) 14306 FIRMONA LAWNDALE, CA 90260	WILSON, JAMES	12
GRAD'S TRAILER PARK #1 (19-1345-MP) 14315 KINGSDALE AVE LAWNDALE, CA 90260	GRAD'S TRAILER PARK'S MARTIN GRAD & SHARON BRESSLER	18
<i>Total Mobile Home Spaces</i>		82

Source: HCD 2019 Mobile Home Park Listings

² Jeff Collins, "Soaring rents jolt senior tenants at mobile home park," OC Registrar (July 20, 2018).

3G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Lawndale is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that local jurisdictions address not only the needs of their immediate areas but also that needs for the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City's fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG's RHNA schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 2,497 new units, which includes 366 extremely low income units, 366 very low, 311 low, 371 moderate, and 1,083 above moderate income units. Pursuant to Government Code Section 65583(a)(1), 50% of Lawndale's very low-income regional housing needs assigned by HCD are extremely low-income households, and hence the 366 ELI units. Table 3-25 summarizes Lawndale's fair share, progress to date, and remaining units.

TABLE 3-25: REGIONAL HOUSING NEEDS ALLOCATION – 6TH CYCLE

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	366	366	311	371	1,083	2,497
Built	-	-	-	-	3	3
Under Construction/ Permitted	-	-	-	-	2	2
<i>Remaining Allocation</i>	-	-	-	-	1078	2492

Source: Southern California Association of Governments, 2020; City of Lawndale, 2021

3H. Special Needs Groups

Government Code Section 65583(a)(7) requires a Housing Element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for this group.

Where data is available, estimates of the population or number of households in Lawndale falling into each group is presented. The special housing needs are a subset of the overall housing needs.

SENIORS

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior population growth in Lawndale from 2010 to 2019 is shown in Table 3-26. The large increase in elderly persons is likely due to the residential growth experienced in Hawthorne as well as aging in place of Hawthorne's residents. While seniors represent approximately 10.3% of the City's population, senior households represent approximately 16.3% of total households, which is primarily due to the smaller senior household size.

Table 3-27 summarizes senior households by age and tenure. Most senior households are renters, 823 or 50.9%. Approximately 49.1% of senior households, 794, are owners. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

TABLE 3-26: SENIOR POPULATION

Population	2010	2019
Number	1,888	3,378
Percent Change	-	78.9%
Annual Percent Change	-	8.7%

Source: US Census, 2015-2019 ACS

The 2015-2019 ACS survey indicates that 250 seniors in Lawndale are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$38,021, significantly less than the median household income of \$62,013.

TABLE 3-27: HOUSEHOLDER AGE BY TENURE (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	513	64.6%	592	71.9%
75-84 years	176	22.2%	218	26.5%
85 plus years	105	13.2%	13	1.6%
TOTAL	794	49.1%	823	50.9% (of total)

Source: US Census, 2015-2019 ACS

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living – Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living – Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living – Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

Residential care facilities can be described as any family home, group care facility, or similar facility, including transitional housing, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Lawndale permits residential care facilities serving six or fewer persons by right in all residential zones, as well as in C-1 and C-2 commercial zones. Residential care facilities serving more than six persons are not permitted in residential zones, but are allowed in the Light Manufacturing (M-1) and Parking (P) zones. The California Department of Social Services Community Care Licensing Division reports that as of May 2021, two assisted living facilities serve the elderly in Lawndale:

- Americare Assisted Living, 15422 Roselle Avenue – residential care facility with six beds offering assisted living, memory care, and hospice services
- 4219 W. 162nd Street Home, 4219 W. 162nd Street – assisted living facility with three beds

Several programs address the non-housing needs of seniors in Lawndale. Additional support for senior residents is provided by the city-operated Harold E. Hofmann Lawndale Community Center (Community Center), which serves as the primary site for senior services programs offered by the City and non-profits. Some of the programs and services provided include nutrition/meal programs, health screening and general medical exams, a senior newsletter, transportation programs, library and computers with internet access, and recreational activities. The City also offers a Dial-a-Ride service that provides free transportation to seniors in Lawndale.

DISABLED PERSONS

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e., group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (e.g., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.
- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 6,652 persons with one or more disabilities in Lawndale. Of the disabled population, 59.3% are aged 5 to 64 and 40.7% are aged 65 and over. No disabilities were reported in the population aged five and under. Table 3–28 identifies disabilities by type of disability.

TABLE 3-28: DISABILITIES BY DISABILITY TYPE

Type of Disability	Persons Ages 5-64		Persons Ages 65 +		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	310	7.9%	435	16.1%	745	11.2%
Vision Difficulty	591	15.0%	292	10.8%	883	13.3%
Cognitive Difficulty	797	20.2%	387	14.3%	1,184	17.8%
Ambulatory Difficulty	939	23.8%	706	26.1%	1,645	24.7%
Self-Care Difficulty	507	12.9%	387	14.3%	894	13.4%
Independent Living Difficulty	800	20.3%	501	18.5%	1,301	19.6%
Total Persons with One or More Disabilities ¹	3,944	100% / 59.3% of disabled	2,708	100% / 40.7% of disabled	6,652	100%

¹A person may have more than one disability, so the total disabilities may exceed the total persons with a disability.

Source: US Census ACS, 2015-2019

As shown in Table 3-29, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 1,012 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 3-29: DISABLED PERSONS BY AGE AND EMPLOYMENT STATUS

	Ages 16 to 64	Percent
Employed with Disability	740	41.0%
Unemployed with Disability	55	3.0%
Not in Labor Force	1,012	56.0%
Total	1,807	100%

Source: US Census ACS, 2015-2019

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2015-2019 ACS data indicates that 640 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 321 households receiving food stamps or similar assistance have a disabled member. The 2015-2019 ACS data indicates that the median earnings for males 16 years and over with a disability were \$26,414 compared with \$36,012 for males with no disability. Median earnings for females 16 years and over with a disability were \$23,292, compared to \$22,272 for females with no disability.

The persons in the “with a disability” category in Tables 30-29 and 31 includes persons with developmental disabilities. “Developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Lawndale; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Lawndale. The DDS/SCAG data indicates that 634 developmentally disabled persons reside in Lawndale. Table 3-30 breaks down the developmentally disabled population by residence type and age. Of these persons, the majority (335) live at home with a parent or guardian and only 15 live independently. Most (65.9%) are under the age of 18. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 492 persons in the City of Lawndale with developmental disabilities based on the 2019 population.

The City of Lawndale is served by the Harbor Regional Center and the Westside Regional Center, which provides services for persons with developmental disabilities in zip codes 90260. As of January 2019, the Westside Regional Center served approximately 8,000 persons and the Harbor Regional Center served nearly 15,000 as of 2020.

TABLE 3-30: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE IN LAWNDALE (2019)

<u>By Residence</u>						<u>By Age</u>		<u>Total</u>
<u>Home of Parent/Guardian</u>	<u>Independent/Supported Living</u>	<u>Community Care Facility</u>	<u>Intermediate Care Facility</u>	<u>Foster/ Family Home</u>	<u>Other</u>	<u>0-17 Years</u>	<u>18+ Years</u>	
<u>335</u>	<u>15</u>	<u>45</u>	<u>13</u>	<u>5</u>	<u>5</u>	<u>418</u>	<u>216</u>	<u>634</u>

* CA DDS consumer count by CA ZIP, age group and residence type for the end of June 2019

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low/very low/low income housing (both rental and ownership), Section 8/housing choice vouchers, and single room occupancy-type units.

The California Department of Social Services Community Care Licensing Division reports that as of May 2021, there are 11 residential facilities serving adults with special needs, including physical, mental, and developmental disabilities. A list of residential care facilities in Lawndale as of June, 2021 is show in Table 3-31 below.

TABLE 3-31: ADULT (AGES 18-59) RESIDENTIAL CARE FACILITIES IN LAWNDALE

Name	Address	Number of Beds
Altius II Adult Residential	3745 W 157 th St	6
Bianca Residential Care	4600 W 166 th St	4
CN Home #8	4743 W 166 th St	4
Coello's Residential Care	4325 W 168 th St	6
JR Residential Care	4565 W 167 th St	4
Lumiere Villa Inc	4167 W 168 th St	4
Matharu Home #1	15227 Roselle Ave	6
Matharu Home #4	15330 Eastwood Ave	6
Seabreeze Homes	4558 W 163 rd St	6
Sunwest Garden Home I	4534 W 161 st St	6
Sunwest Garden Home II	4532 W 161 st St	6

Source: California Department of Social Services, June 2021

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 5.0% of the total population of Lawndale has an ambulatory difficulty, 2.7% have vision difficulty, 2.3% have a hearing difficulty, and 4.0% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons may also need housing with universal design measures or special features to allow better physical mobility for occupants.

LARGE FAMILY HOUSEHOLDS

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four-bedrooms, and a seven-person household would require four to six bedrooms.

In Lawndale, 1,863 or 18.8% of all households, have five or more persons as described in Table 3-15. Of the large households, 36.5% own their home and 63.5% rent. Typically, there are more owner occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2015-2019 ACS survey does not provide data regarding overpayment for large households. Table 3-32 compares the median income for households with five or more persons to the Citywide median income. The median income is slightly higher for five persons households (\$65,602 versus the Citywide median of \$62,013), and is also higher for six person and seven or more person households.

TABLE 3-32: MEDIAN INCOME BY HOUSEHOLD SIZE

Size	Median Income
Five Person Households	\$65,602
Six Person Households	\$78,750
Seven or More Person Households	\$69,808
<i>Median Household Income (All Households)</i>	<i>\$62,013</i>

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Lawndale, there appears to be an adequate amount of housing available to provide units with enough bedrooms for large families consisting of five person households that own their home and that rent, as well as for large families with six person or larger households that own their home; however, there is a shortage for large families with six person or larger households who rent. Table 3-33 identifies the number of large households by household size versus the number of large owner and rental units. While there are adequate units in Lawndale to accommodate most large owner and renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3-14, 12.4% of owner-occupied homes and 16.3% of renter-occupied homes are overcrowded.

TABLE 3-33: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2019)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		Households	Shortfall/Excess		Households	Shortfall/Excess
Owner	1,740	378	1,362	383	302	81
Renter	1,124	789	335	153	394	-241

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child-care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 18.8% of the RHNAs will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are available to large households.

SINGLE PARENT AND FEMALE-HEADED HOUSEHOLDS

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care and other supportive services.

While the majority of households in Lawndale are either two-spouse couples or single person households, 35.7% of family households are headed by a single male or single female. There are 1,079 (14.7%) male heads of household with no wife present and 475 (6.5%) of these households have children under 18. There is a larger number of female householders with no husband present, 1,544 households or 21.0% of households, and 471 (6.4%) of these female-headed households have children under 18. Table 3-34 identifies single parent households by gender of the householder and presence of children.

TABLE 3-34: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2019)

Category	Number	Percent
Total Families	7,341	100%
Male householder, no wife present:	1,079	14.7%
With children under 18	475	6.5%
Female householder, no husband present:	1,544	21.0%
With children under 18	471	6.4%

Source: ACS, 2015-2019

As Lawndale's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive service needs of female-headed households, additional multifamily housing should be developed that includes childcare facilities (allowing single mothers to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

FARMWORKERS

Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm workers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farm workers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Because of these factors, farm worker households have limited housing choices and are often forced to double up to afford rents.

According to the 2015-2019 ACS Census, there are approximately 36 people employed in the "agriculture, forestry, fishing and hunting, and mining" industry. This represents 0.2% percent of the City's population. It is possible (although statistics are not available) that the number of residents employed in agriculture as opposed to those employed in forestry, fishing and hunting, or mining is smaller than 36. In addition, it is possible (although statistics are not available) that a number of active farmworkers are not full-time residents of Lawndale, and migrate into the area depending on seasonal crop harvest. The United States Department of Agriculture (USDA) estimates that there were 395 migrant farmworkers in Los Angeles County in 2017. USDA estimates that 1,517 farmworkers worked seasonally (hired for a period of less than 150 days) in Los Angeles County in 2017, while 1,749 farmworkers in Los Angeles County were permanent (hired for a period of greater than or equal to 150 days).

Lawndale is an urbanized community with no parcels zoned for agricultural use. Because so few residents are employed in agricultural occupations and there is little potential for this occupational category to expand within the City, the overall housing programs and policies to facilitate development of affordable housing can address the needs of Lawndale residents employed in the agricultural occupations.

HOMELESS PERSONS

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, State law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to "transition" from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

Homeless Estimates

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Los Angeles Continuum of Care (LACoC) estimates have been developed. The LACoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Los Angeles County (LACoC excludes the cities of Glendale, Pasadena and Long Beach). The LACoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders.

As the primary coordinating body for homeless issues and assistance for the entire County, the LACoC accomplishes a host of activities and programs vital to the County, including an annual point-in-time "snapshot" survey to identify and assess the needs of both the sheltered and unsheltered homeless. The Greater Los Angeles 2020 Point-in-Time (PIT) Count was conducted in January, 2020 and was planned, coordinated, and carried out by County agencies, city municipalities, non-profit service providers, and volunteers.

The 2020 PIT Count identified 37 people in the City of Lawndale experiencing homelessness, representing less than one percent of LACoC's total homeless count (63,706 individuals). Table 3-35 shows that the number of unsheltered individuals has increased by 164% over the time period 2016 to 2020. The number of sheltered individuals fell by 100%, from 29 individuals to zero, over the same period.

TABLE 3-35: HOMELESSNESS IN LAWNDALE - 2016-2020*

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	0	37	37
Homeless Point-in-Time Survey 2018	6	26	34
Homeless Point-in-Time Survey 2016	29	14	43
Change: 2016 to 2020	-29/-100%	+23/+164%	-6/-14%

Source: Greater Los Angeles Continuum of Care Survey, 2020

*Some data are excluded from Community/City totals, including unaccompanied minors (under 18 years old), unsheltered transitional age youth (18 – 24 years old), persons in domestic violence shelters, and persons receiving motel vouchers.

For the LACoC area, the number of sheltered individuals increased by 45.6% and the number of unsheltered individuals increased by 33.7% during the period 2016 to 2020 (Table 3-36).

TABLE 3-36: HOMELESSNESS IN LOS ANGELES COUNTY - 2016-2020

	Sheltered	Unsheltered	TOTAL
Homeless Point-in-Time Survey 2020	17,616	46,090	63,706
Homeless Point-in-Time Survey 2018	12,385	37,570	49,955
Homeless Point-in-Time Survey 2016	11,073	32,781	43,854
Change: 2016 to 2020	6,543 / 45.6%	13,309 / 33.7%	19,852 / 36.9%

Source: Greater Los Angeles Continuum of Care Survey, 2020

Data is available regarding certain characteristics of the Countywide homeless population. As shown in Table 3-37, subpopulations of the homeless include the chronically homeless, severely mentally ill persons, persons with chronic substance abuse, and veterans. The largest subpopulations in Los Angeles County are chronically homeless (24,482 homeless), chronic substance abusers (15,203 homeless), and severely mentally ill (14,125 homeless), and veterans (3,681). Data is not available at the city-level regarding population and household characteristics of the homeless population.

TABLE 3-37: HOMELESS POPULATION CHARACTERISTICS IN LOS ANGELES COUNTY (2020)

Characteristics	Sheltered	Unsheltered	Total
Chronically Homeless	2,425	22,057	24,482
Veterans	877	2,804	3,681
Chronic Substance Abuse	919	14,284	15,203
Mentally Ill	2,414	11,711	14,125
Household Type	Sheltered	Unsheltered	Total
Persons in households without children	3,635	1,359	4,994
Persons in households with at least one adult/one child	3,068	839	3,907
Unaccompanied Minors	25	44	69

Source: Greater Los Angeles Continuum of Care Survey, 2020.

Housing Accommodations

In 2013, the City adopted an amendment to the Zoning Ordinance permitting emergency shelters with a ministerial permit in the Light Manufacturing (M-1) zone and in the Commercial Manufacturing Zone (C-M) via a Special Use Permit. Transitional and supportive housing are allowed by right in all residential zones, subject only to the same requirements for residential uses of the same type (e.g., single-family) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are no emergency shelters operating within the City; however, Lawndale supports a regional effort to provide emergency shelters and transitional and supportive housing among the various local agencies in the region. The most recent inventory of resources available within LACoC for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory Count by the LACoC.

- **Emergency Shelters** – An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Furthermore, no individual or household may be denied emergency shelter because of an inability to pay. A total of 14,887 emergency shelter beds are provided in the LACoC region.
- **Transitional Housing** – Sometimes referred to as “bridge” housing, provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months. In the LACoC region, a total of 4,147 transitional housing beds are provided.
- **Permanent Supportive Housing** – Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community. A total of 22,731 permanent supportive housing beds are provided in the LACoC region.
- **Rapid Re-Housing** – Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed. A total of 6,045 rapid re-housing beds are provided in the LACoC region.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3-38 provides a list of emergency and transitional shelters and available services for the homeless population in and around Lawndale.

TABLE 3-38: EMERGENCY SHELTERS

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
1736 Family Crisis Center	Emergency shelter, counseling services	Families, children, survivors of domestic violence	N/A
Hathaway-Sycamores Child and Family Services	Adoption services, transitional housing, mental health services	Children	N/A
Harbor Interfaith Services	Emergency shelter, transitional housing	All	N/A
House of Yahweh	Food and health care services, social service programs	All	N/A
People Assisting the Homeless (PATH)	Permanent supportive housing, case management	All	N/A
South Bay Cities Council of Governments	Homeless and mental health services	All	N/A
Union Station Homelessness Services	Emergency shelter	All	106
Volunteers of America, Los Angeles	Emergency shelter, transitional housing, substance abuse services	All	N/A

Assessment of Need

Based on the available information, there is a LACoC homeless population of 63,706 persons and 49,965 beds, indicating insufficient supply for homeless persons. It is noted that the 2020 point-in-time survey identified 17,616 sheltered homeless persons and 63,706 unsheltered homeless persons. The discrepancy between sheltered homeless persons and the county's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources.

3I. Units At-Risk of Conversion

California housing element law requires jurisdictions to include a study of low-income assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years due to termination of subsidy contracts, mortgage payment, or expiration of restricted use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State Law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

ASSISTED HOUSING AT-RISK OF CONVERSION

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next 10 years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Lawndale. Table 3-39 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents. Projects that are at risk of conversion to market rate within the next five years (2021-2026) are considered high risk, and projects at risk of conversion in six to ten years are considered moderate (medium) risk.

TABLE 3-39: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	At-Risk
Lawndale Senior Housing	55 / Senior	HUD	LAWNDALE SENIOR HOUSING INC	2030	Medium

Source: National Housing Preservation Database, 2021

PRESERVATION OPTIONS

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's at-risk units could be preserved as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Lawndale to manage without large amounts of subsidy from federal and/or state resources.

Replacement through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multifamily rental housing ADD ESTIMATE OF per unit development cost including construction, soft costs, financing and legal fees, entitlement costs, etc., but excluding land acquisition. At that value, replacement of the 55 units at risk of conversion within a ten-year period (2021-2031) would require approximately \$11XX million, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Lawndale's current stock of units at risk of conversion is \$13,750,000XX (\$250,000XX per unit). This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$30,250 in rent subsidies would be required monthly (or \$363,000 annually). Assuming a 55-year affordability period, the total subsidy is about \$19.97 million.

Cost Comparisons

In terms of cost effectiveness for preservation of the 55 at-risk units, 55 years' worth of rent subsidies (\$19.97 million) is fairly comparable to exceeds the cost of construction of replacement units (\$11XX million); however, the cost identified to construct replacement units excludes the price of land, which can add a significant expense to the overall project. While the cost of purchasing the affordability covenants is unknown, it is possible that it would provide a cost-effective strategy for preserving the at-risk units and should be explored further to support the City's preservation objectives. The following are strategies the City will undertake to work towards preservation of the 55 at-risk units in these projects:

- Monitor At-Risk Units: Contact property owners within at least one year of the affordability expiration date to discuss City's desire to preserve as affordable housing.
- Explore Funding Sources/Program Options: As necessary, contract with the California Housing Partnership Corporation to explore outside funding sources and program options for preservation.
- Purchase of Affordability Covenants: Proactively identify potential partners interested in purchasing and extending expiring affordability covenants.
- Tenant Education: Property owners are required to give a twelve-month notice of their intent to opt out of low-income use restrictions. The City will work with tenants, and as necessary contact specialists like the California Housing Partnership to provide education regarding tenant rights and conversion procedures.

3J. Estimates of Housing Need

Several factors influence the degree of demand, or “need,” for housing in Hawthorne. State law requires that cities quantify existing housing need in their Housing Element. Table 3–40 summarizes the findings. The major needs categories considered in this Element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of “special needs groups” such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

TABLE 3–40: SUMMARY OF NEEDS

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	53%
% of Owner Households Overpaying	36%
% of Extremely Low-income Households (0-30% AMI) Overpaying	85%
% of Very Low-income Households (0-30% AMI) Overpaying	77%
% of Low-income Households (0-30% AMI) Overpaying	53%
Overcrowded Households:	
Overcrowded Renter Households	16.3%
Overcrowded Owner Households	12.4%
All Overcrowded Households	15.0%
Special Needs Groups:	
Elderly Persons/Households	1,617
Disabled Persons	6,652
Developmentally Disabled Persons	492
Large Households	1,863
Female-Headed Households	1,544
Female-Headed Households with Children	471
Farmworkers	36
Homeless	37
Affordable Housing Units At <u>High</u> Risk of Conversion to Market Rate Costs	<u>055</u>

Sources: US Census, 2015-2019 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can potentially constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) cover land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Lawndale in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Lawndale. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and non-profit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and available to the public, consistent with the requirements of AB 1483.

4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within Lawndale as a potential governmental constraint.

GENERAL PLAN

The General Plan Land Use Element sets forth land use designations that guide the location, type, and intensity or density of permitted uses of land in the City of Lawndale. The Zoning Code (Title 17 of the Municipal Code) implements the General Plan by providing specific direction and development standards for each general land use category. Table 4-1 shows residential land uses, the corresponding zoning designation, and permitted densities allowed for housing.

TABLE 4-14-1: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description	Zone Symbol	Zoning Description
Single-Family Low Density	Intended for single-family residential with detached units on a minimum 5,000-square foot lot. This designation allows a maximum density of 0 – 8.9 du/ac.	R-1	Single-Family Residential (max. 8.7 du/ac)
Single-Family Medium Density	Intended for single-family residential with detached units on a 2,500-square foot lot. This designation allows a maximum density of 8.9 – 17.6 du/ac.	R-2	Multi-Family Residential (8.9-17.42 du/ac)
Multi-Family Low Density	For a combination of single-family, duplex, condominiums, and townhouses and allows two units on a minimum 5,000-square foot lot. This designation allows a maximum density of 8.9 – 17.6 du/ac.	R-2	Multi-Family Residential (8.9-17.42 du/ac)
Multi-Family Medium Density	For a combination of single-family, duplex, condominiums, townhouses, apartments, and manufactured homes on a minimum 5,000-square foot lot. This designation allows a maximum density of 17.6 – 33 du/ac.	R3, R4	High Density Residential (17.6-33.0 du/ac);

Sources: City of Lawndale General Plan, 2009; City of Lawndale Zoning Code, 2021; City of Lawndale Residential Development Standards and Design Guidelines, 2019.

SPECIFIC PLANS

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council adopted the Hawthorne Boulevard Specific Plan (Specific Plan) on December 17, 1999. The Specific Plan contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Lawndale and is intended to implement the General Plan. The adopted Specific Plan is consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes the Specific Plan, which may accommodate a significant portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Hawthorne Boulevard Specific Plan

The purpose of the Hawthorne Boulevard Specific Plan is to establish a blueprint for the Hawthorne Boulevard corridor, which serves as the City's primary transportation corridor and central focal point for commerce, employment, and social activity. The Plan outlines a framework for growth and redevelopment of the 103.3-acre project site, which is generally bounded by an area of one-half block depth along Hawthorne Boulevard, the north side of Redondo Beach Boulevard, Artesia Boulevard and along the sides of Rosecrans Avenue, west of Hawthorne Boulevard. The Specific Plan creates four zoning districts – General Commercial (GC), Office Commercial (OC), Retail Commercial (RC) and Neighborhood Commercial (NC) – all of which allow residential mixed-use and boarding and lodging facilities as conditionally permitted uses with the approval of a Special Use Permit (SUP). Table 4-2 outlines the site development standards established for residential units within the Specific Plan area.

TABLE 4-24-2: RESIDENTIAL DEVELOPMENT STANDARDS –
HAWTHORNE BOULEVARD SPECIFIC PLAN

Development Standard	GC	OC	NC
Minimum Lot Area (square feet)	10,000		5,000
Minimum Lot Dimensions (width/depth) (feet)	50'x100'		
Maximum Lot Coverage (% of lot area)	90%	90%	
Setbacks (feet)	Front and Street-side	3	3
	Side ¹	0	0
	Rear ¹	0	0
Maximum Building Height	50 (4 stories)	75 (6 stories)	30 (2 stories)
Landscape Area	5% ²	5% ²	N/A

Source: Hawthorne Boulevard Specific Plan, 2006

1. When any property in the GC, OC, or NC zoning districts adjoins, or is adjacent to, a residentially zoned property development on the nonresidential property shall observe the following setback requirements and height limitations:

- a. When a parcel located in a GC, OC, or NC zoning district adjoins a parcel in a residential zoning district, and the parcels are not separated by a street or alley, a minimum building setback of 10 feet shall be provided for the first 15 feet of building height. The setback shall increase by one foot for each two additional feet of building height, above 15 feet, to a maximum setback of 20 feet;
- b. When a parcel located in a GC, OC, or NC zoning district is adjacent to a parcel in a residential zoning district, but is separated by a street or alley, the following setback and height standards shall apply. If the parcels are separated by a street, a minimum building setback of 10 feet shall be provided. If the parcels are separated by an alley, no additional setback is required for the first 30 feet of building height. Structures over 30 feet in height shall be setback 20 feet from the property line adjacent to the alley.

2. In addition, 2% of the parking area shall be landscaped in compliance with chapter 17.72 of the Zoning Ordinance.

ZONING CODE

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These include density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes the production of housing to meet the needs of different types of households with incomes ranging from low to above moderate. The Housing Element is the City's plan for achieving this objective.

As shown in Table 4-3, the City's Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, residential care facilities (small and large), and transitional and supportive housing.

TABLE 4-34-3: PERMITTED RESIDENTIAL USES BY ZONE

Housing Type	Residential Zones			Overlay	Light Manufacturing	Commercial-Manufacturing	Commercial	Mixed-Use
	R-1	R-2	R-3/R-4			RPD	M-1	C-M
Single-Family Dwelling	P	P	P	SUP	--	--	P	--
Two-Family Dwelling (Duplex)	--	P	P	SUP	--	--	P	--
Multifamily Dwelling (3 or more unit)	--	P ²	SUP	SUP	--	SUP	SUP	SUP
Accessory Dwelling Unit	P	P	P	SUP	--	--	SUP	--
Mobile/Manufactured Housing	P	P	P	SUP	--	--	P	--
Lodging, Boardinghouse	--	--	--	--	--	--	--	SUP
Residential Care Facility --6 or fewer clients	P	P	P	SUP	--	--	--	--
--7 or more clients ¹	--	--	--	--	--	--	--	--
Caretaker facilities	--	--	--	--	--	--	--	SUP
Emergency Shelter	--	--	--	--	P	SUP	--	--
Transitional Housing	P	P	P	SUP	--	--	--	SUP
Supportive Housing	P	P	P	SUP	--	--	--	SUP
Single Room Occupancy (SRO)	--	--	--	--	--	--	SUP	SUP

Source: City of Lawndale Zoning Code, 2021

Notes: "P" = Permitted; "SUP" = Special Use Permit; and "--" = Not Permitted

1. Residential care facilities for more than six persons are permitted in the M (Industrial) and P (Parking) zones

2. Two residential dwelling units on a lot or parcel of land having an area of not less than five thousand square feet, provided that one additional attached or detached dwelling unit may be constructed for each three thousand square feet of lot area in excess of five thousand square feet.

Single-Family: Single-family dwellings are permitted by right within the R-1, R-2, R-3, and R-4 zones and permitted in the RPD overlay zone with approval of a Special Use Permit (SUP). Single-family projects are subject to an administrative review. Projects proposing a two or more dwelling units on a single parcel of land are reviewed by the Planning Commission.

Two-Family Dwelling Unit (Duplex): A duplex is generally defined as a two-unit housing structure with separate entrances for each unit. Two-family attached or detached dwellings are permitted by right in the R-2, R-3, R-4 and RPD zones. Two-family projects are subject to review by the Planning Commission.

Multifamily: Multifamily apartments and condominiums of three or more units are permitted in the R-3, R-4 and RPD zones with approval of a SUP. In mixed-use zones, residential uses are allowed if developed on the second floor in combination with commercial/retail uses within the same project area.

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 17.21 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

Lawndale Municipal Code (LMC) Section 17.08.020 was amended to define an accessory dwelling unit as "an attached or a detached residential dwelling unit which provides complete independent living facilities for one or more persons and is located on a lot with a proposed or existing primary residence. It shall include permanent provisions for living, sleeping, eating, cooking, and sanitation and shall be constructed on the same parcel as the single-family or multifamily dwelling unit that is the primary dwelling unit is or will be situated. An accessory dwelling unit also includes the following: (1) an efficiency unit, as defined in Section 17958.1 of the Health and Safety Code; and (2) a manufactured home, as defined in Section 18007 of the Health and Safety Code. This definition shall be interpreted as consistent with and including the definition of accessory dwelling unit found in Government Code Section 65852.2."

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in a residential or mixed-use zone that allows residential uses and includes a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in LMC Section 17.48.056 and 17.48.057. Construction of ADUs shall be permitted on any zone that allows residential units, subject to the following criteria, which include (but are not limited to):

- Sites developed or proposed to be developed with a single-family residence shall not be permitted more than one ADU.
- Sites developed with a multifamily building may convert existing non-habitable square footage within the building to a minimum one ADU and a maximum that shall not exceed twenty-five percent of the number of units on the site. Sites developed with a multifamily building are also permitted to construct two ADUs or to convert detached accessory buildings, garages, carports, or covered parking structures to a maximum of two ADUs.
- A maximum of one JADU shall be permitted on a site developed or proposed to be developed with a single-family residence, unless the subject site proposes or contains an attached ADU. In such cases, a JADU shall not be permitted.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

TABLE 4-44-4: ADU AND JADU DEVELOPMENT STANDARDS

Specific Regulations	ADU ¹		JADU	Additional Provisions
	Attached	Detached		
<u>Minimum Size</u>	<u>220 SF</u>	<u>220 SF</u>	<u>220 SF</u>	<u>Adhere to California Building Standards Code</u>
<u>Maximum Size</u>	<u>50% of existing primary dwelling or at least 800 SF; 850 SF for 1 bdrm; 1,000 SF for more than 1 bdrm</u>	<u>1,000 SF for more than 1 bdrm</u>	<u>500 SF</u>	
<u>Maximum Height</u>	<u>16 feet</u>	<u>16 feet</u>	<u>--</u>	<u>Unless the units are within the existing space of a single-family dwelling, an accessory structure or multifamily dwelling.</u>
<u>Minimum Side/Rear Yard Setback²</u>	<u>4 feet</u>	<u>4 feet</u>	<u>--</u>	
<u>Maximum Lot Coverage</u>	<u>Same as zone ADU is located</u>	<u>Same as zone ADU is located</u>	<u>--</u>	
<u>Separation from Primary/Accessory Buildings</u>	<u>6 feet³</u>	<u>6 feet³</u>	<u>--</u>	

Source: City of Lawndale Zoning Code, 2021

1. The ADU shall comply with the lot coverage and open space requirements of the zone in which the parcel is located, except that application of this standard shall not preclude the construction of an ADU of at least eight hundred square feet with four-foot side and rear yard setbacks, in compliance with all other local development standards.
2. No setbacks are required for either: (i) those portions of ADUs that are created by converting existing living area or existing accessory structures to new ADUs; or (ii) constructing new ADUs in the same location and to the same dimensions as an existing structure.
3. An accessory dwelling unit shall comply with the building separation requirements of the underlying zone including the twenty foot building separation requirement in the Single Family Residential (R-1) zone, but in no case shall said requirement prohibit an accessory dwelling unit that is a minimum of eight hundred square feet, maximum of sixteen feet in height with four-foot side and rear yard setbacks.

Manufactured Housing: State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards as a single-family residential dwelling on the same lot would require, except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

Lodging, Boardinghouse: Lodging and boarding houses mean the same except that meals are provided in a boarding house. The Zoning Code defines boardinghouse as “a residence in which lodging with meals is provided for people other than members of the resident family, for compensation, and the occupancy for the people other than members of the resident family is for not less than thirty days.” Does not include rest homes or convalescent homes. Lodging and boarding houses are allowed in the mixed-use zones subject to a SUP.

Residential Care Facility: “Small” residential care facilities (those serving six or fewer clients) are allowed by right in the residential zones and in the R-1, R-2, R-3, R-4, and RPD zones subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. “Large” residential care facilities (those serving seven or more clients) are permitted in the M (Industrial) and P (Parking) zones

Senior Housing: Senior housing can include a variety of housing types, including but not limited to, independent living (single-family or multifamily development), residential care facilities, and mobile or manufactured housing.

Emergency Shelter: Emergency shelters are allowed in the M-1 zone, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4), and in the C-M zone subject to a SUP. The City's Zoning Code does not identify additional requirements or development standards for emergency shelters.

The M-1 and C-M zones are suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the light industrial and commercial manufacturing zones (e.g., treatment facility for the abuse of controlled substances, light industrial, manufacturing, service uses, etc.);
- The C-M zone is located along major corridors (Manhattan Beach Boulevard, Marine Avenue, Rosecrans Avenue) with easy access to public transit. The M-1 zone is largely concentrated around Manhattan Beach Boulevard, also well served by public transportation;
- Although hazardous materials may be present and used on some of the properties within the M-1 and C-M zones, the majority of parcels are not known to be constrained by the presence of hazardous materials.

There are currently no emergency shelters located within Lawndale. The 2020 PIT Count identified a citywide unhoused population of 37. The sites inventory identifies 32 sites with M-1 zoning (totaling 11.52 acres). Assuming a gross floor area of 125 square feet per bed, 28 of the sites identified, totaling 11.21 acres, would be adequate to accommodate the 37 emergency shelter beds needed to serve Lawndale's unhoused population, based on the latest point-in-time count.

The City has included Program 16, *Zoning Code Amendments – Housing Constraints*, to amend the Zoning Code to require sufficient parking to accommodate all staff working in an emergency shelter, provided that the standards will not require more parking for emergency shelters than other residential or commercial uses within the same zone, in compliance with AB 139.

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting

multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 1676 in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as "buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code Section 53260(d), and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses.

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Lawndale Zoning Code permits SROs in the C-1 and Mixed-Use zones (GC, OC, NC) subject to a SUP.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multifamily housing (three or more units) in the R-2, R-3, R-4, Mixed-Use zones, and RPD Overlay Zone subject to Special Use Permit. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City of Lawndale permits small residential care facilities in all zones that allow single or multifamily uses subject to the same permit processing requirements and development standards, in compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are not addressed in the Zoning Code; the City will amend the Zoning Code to conditionally permit residential care facilities for seven or more persons in the R-4 and MU Overlay zones. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in all residential zoning districts and the MU Overlay zone and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within Lawndale are required to conform to the 2019 California Building Code as amended by Title 26 the Los Angeles County Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 17.26 of the Zoning Code.

The Community Development Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. Whether the accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought;
2. Whether the accommodation is necessary to afford the applicant equal opportunity to enjoy and use a dwelling;
3. Whether the accommodation will have only incidental economic or monetary benefits to the applicant, and the primary purpose of the accommodation is not to assist with real estate speculation or excess profit taking;
4. That the accommodation does not create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated;
5. Whether the accommodation is reasonably feasible considering the physical attributes of the property and structures;
6. That there are no alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the city;
7. In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents;
8. That the requested accommodation does not impose an undue financial or administrative burden on the city; and
9. That the requested accommodation does not require a fundamental alteration in the nature of a program.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities. Additionally, the City does not have a definition of "family" thereby providing maximum flexibility.

The City complies with federal and state fair housing laws and does not distinguish between related and unrelated persons or impose limitations on the number of people that may constitute a family for the purposes of land use and zoning decisions. The City has not denied any applications for a reasonable accommodation request. However, the City has concluded that approval Finding 4, which considers the accommodation request's impact on surrounding land uses, could be considered a constraint to housing for persons with disabilities; therefore, the City has included Program 16 to modify reasonable accommodation approval findings to create a more objective standard.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 4-5 summarizes development standards in the residential zones (R-1, R-2, R-3, and R-4) and in the Mixed-Use Overlay zone, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

TABLE 4-~~54~~⁵: BASIC RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard	R-1	R-2	R-3/R-4	RPD
Density Maximum (units per acre)	8.7 ¹	17.4	33.0	33.0
Minimum Lot Area (square feet)	5,000	5,000 ²	5,000 ³	20,000
Minimum Lot Dimensions (width/depth)		50x100		--
Maximum Lot Coverage (% of lot area)	50%	60%	70%	50%
Setbacks (feet)	Front (First Story)	20	15	
	Front (Second Story)	40% of the 2nd story structures linear frontage must be set back an additional 4 ft.		--
	Street Side Yard	10 (20 ft. minimum for parking spaces facing a side street)		--
	Interior Side Yard	3 3ft. for 1-2 du; 5 ft. for 3+ du	5	--
	Rear	5 ⁴ minimum 10 foot average ⁵	15	--
Building Separation (feet between structures)	6 ⁶	6		--
Maximum Dwelling Height (feet)	30	30	35	35
Private Open Space (square feet)	N/A	200/du (10 ft. min. dim.) in side/rear setbacks ⁷		--
Common Open Space (square feet)	N/A	200/du (10 ft. min. dim.) in front yard setback		100

Sources: City of Lawndale Zoning Code, 2021; City of Lawndale Development Standards and Design Guidelines, 2019

1. Maximum one (1) unit per lot.
2. Two (2) units per 5,000 square feet and one (1) additional unit per additional 3,000 square feet.
3. One (1) unit per 1,320 square feet.
4. 5 feet except for garages with access from an alley, in which case the rear yard setback shall be 10 feet.
5. Minimum 5-foot clearance with an average 10-foot setback.
6. Detached second dwelling unit to be set back 20 ft. from habitable structure(s).
7. 50% of required open space may be provided on the second floor (7ft. min. dim.)

The City has analyzed development standards as outlined in Table 4-5 and concluded that they do not pose a significant constraint to housing supply, affordability, and timing. The maximum height of 35 feet in the R-3 and R-4 zones and RPD overlay zone allows for three-story dwellings suitable for multifamily uses. The City has not received feedback from the development community that height limits in these zones are a constraint to multifamily development. The City's minimum lot size is similarly not unduly restrictive and would reasonably allow for multifamily development at the maximum allowable density. As previously stated, the majority of the City is zoned R-2 and allows for the development of two single-family homes on a single lot, in addition to any accessory dwelling units developed in compliance with State law. The R-2

zone allows for two units per 5,000 square feet and one additional attached or detached unit per 3,000 square feet in excess of 5,000 square feet. This has resulted in Lawndale having one of the highest housing densities in the region, despite being composed of primarily single-family units.³ In the R-3 and R-4 zones, minimum lot sizes are 5,000 square feet; however, a single-family unit may be constructed on a legally created lot or parcel with less than 5,000 square feet. Multiple units are permitted, provided the density does not exceed 33 dwelling units per acre (density shall not exceed one dwelling unit per 1,320 square feet of net land area. Since one acre is 43,560 square feet, $43,560/1,320=33$).

The City receives a small number of variance requests for single-family housing remodels or building additions on existing non-conforming (undersized) lots, particularly in the R-1 zone in the north of the City. These undersized lots are typically too small and narrow to fit any additional housing units than what exists currently. It is rare to see lot line adjustments or mergers in the City due to its built out nature.

It is important to note that the majority of denser multi-family residential development and mixed-use projects occurs in the Hawthorne Boulevard Specific Plan area and is subject to the development standards of that plan. As stated in Table 4-2, building heights are permitted up to 75 feet (six stories) in the Hawthorne Boulevard Specific Plan. Moreover, in order to accommodate its 6th Cycle RHNA, the City is proposing the creation of two new land use mechanisms (Housing Overlay Zones 100 and 150) to allow for residential development of up to 100 and 150 dwelling units per acre (see Section 5 for additional information). The City will create new land use and/or zoning requirements to implement these mechanisms. As part of this process, the City will consider and adopt specific development standards to support development of residential uses at densities up to 100 or 150 dwelling units per acre. Program 9 is included in the Housing Plan to commit the City to complete this work in accordance with State law.

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City's parking requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project's appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4-6.

³ TownCharts. Lawndale, California Housing Data. Available at: <https://www.towncharts.com/California/Housing/Lawndale-city-CA-Housing-data.html>.

TABLE 4-64-6: RESIDENTIAL PARKING REQUIREMENTS

Use	Requirement	Additional Regulations
Single-Family Dwelling	<ul style="list-style-type: none"> 2 enclosed spaces + 1 space for each bedroom in excess of three 	On legal lots of record, less than thirty feet in width, where there is an alley at the side or the rear of the lot, each required parking space shall be independently accessible to the alley; provided, however, that where no such alley exists, the director may, without notice or hearing, approve two independently accessible or two tandem parking spaces in the front, with access from the street; provided, the parking space does not encroach into any required front setback.
Two-family Dwelling	<ul style="list-style-type: none"> 2 enclosed + 1 space for each bedroom in excess of three bedrooms per unit 	<ul style="list-style-type: none"> 1/2 additional space per unit for guest parking
Multifamily Dwelling	<ul style="list-style-type: none"> 2 enclosed spaces per du + 1 space for each bedroom in excess of three bedrooms per unit 	<ul style="list-style-type: none"> Minimum 10'x20' provided for each parking space 1/2 additional space per unit for guest parking
Mixed-Use Zone	<ul style="list-style-type: none"> 2 enclosed spaces + 1 space for each bedroom in excess of three bedrooms per unit 	<ul style="list-style-type: none"> 1/2 additional space per unit for guest parking
Accessory Dwelling Unit	<ul style="list-style-type: none"> 1 space per ADU¹ No spaces required for JADU 	<p>No parking is required if ADU is:</p> <ul style="list-style-type: none"> Located within 0.5 mile walking distance of public transit Located within an architecturally and historically significant historic district Part of the proposed or existing primary residence or an accessory structure When on-street parking permits are required but not offered to the occupant of the ADU When there is a car share vehicle located within one block of the ADU
Transitional and Supportive Housing	2 enclosed spaces + 1 space for each bedroom in excess of three	1/2 additional space per unit for guest parking
Affordable Housing Projects Using Density Bonus	<ul style="list-style-type: none"> 0 - 1 bdrm: 1 on-site parking space 2 - 3 bdrm: 2 on-site parking spaces 4+ bdrm: 2.5 on-site parking spaces 	<ul style="list-style-type: none"> Handicapped and guest parking are included and are not in addition to the required parking A development may provide "on-site parking" through tandem parking without requiring a CUP or uncovered parking, but not through on-street parking

Sources: City of Lawndale Zoning Code, 2021; City of Lawndale Development Standards and Design Guidelines, 2019

1. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

The City has provisions to waive or reduce the parking requirements for projects that include affordable housing units, and also allows for parking reductions for senior housing developments. A parking reduction is also available through the SUP process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law.

Within the Hawthorne Boulevard Specific Plan area, the City provides a number of flexible parking provisions to encourage mixed-use development, including: an in-lieu parking fee as an alternative to on-site parking; allowing on-street parking spaces immediately adjacent to a development to be counted towards the required number of off-street parking spaces; shared parking; and alternative parking requirements, including reductions in the number of required parking spaces, with a parking study or where it is not practicable to provide the required number of off-street parking spaces. The City has not received feedback from the development community that its parking requirements are difficult to meet. The City is currently engaged in discussions with a small number of potential mixed-use developments that have expressed interest in parking reductions and/or concessions in exchange for affordable units. Further, no residential development has been denied due to an inability to meet parking requirements. Therefore, the City finds that its current parking requirements do not pose a significant constraint to housing supply, affordability, and timing. However, as part of this Housing Element Update, the City will consider and adopt modified development standards, including but not limited to parking requirements for multifamily housing developments, to support development of residential uses at densities up to 100 or 150 dwelling units per acre. Program 9 is included in the Housing Plan to commit the City to complete this work. In addition, although the City is not aware of any instances where parking requirements have prevented the development of housing units, existing parking requirements for multifamily housing could disincentivize the development of smaller (i.e., studio and one-bedroom) multifamily housing units. The City has included Program 16 to research and adopt modified parking standards to provide greater flexibility and remove potential constraints throughout the City.

On/Off-Site Improvements

Lawndale's Circulation Element establishes the City's street width standards of 40 feet for collector streets. Since the City is already developed, streets, sidewalks and curbs are already in place. The City's street standards are consistent with those of surrounding areas. The City allows deviation from these standards in certain cases due to physical constraints or where circumstances dictate special treatment.

4A.2 Development Review Process

The time and cost of permit processing and review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction proceeds in an orderly manner. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental issues. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large mixed-use projects or residential subdivision maps, subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals – ministerial, discretionary actions (either with or without a public

hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Design Review, Special Use Permits (CUP), Subdivision Maps, etc. Given the development activity during the 5th Cycle RHNA period, the City's processing and permit procedures do not appear to unduly constrain the development of housing.

TIMEFRAMES

Processing times for applications in Lawndale vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with the City's ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes plan check and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily unit is 3-6 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and 1-2 public hearings with the Planning Commission and/or City Council will occur.

The length of time between the project approval and request for a building permit is minimal. Specifically, there is a 15-day appeal period following delivery or mailing of a notice of the Planning Commission's action on a discretionary permit. In certain circumstances, a "hold harmless" letter may be filed and an applicant may submit their building plans with the understanding that fees may be lost if an appeal results in denial of the project. The length of time between project approval and submittal of an application for building permits for a new housing development is approximately 4-6 months. Otherwise, an applicant can submit for building permits immediately following the end of the appeal period. The City typically sees applications for building permits submitted immediately after the 15-day appeal period; therefore, the length of time between receiving approval for a housing development and submittal of an application for building permits is typically between two to three weeks and does not unduly constrain housing supply, costs, or timing.

outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

TABLE 4-7: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Review Authority			
	Director	PC	CC	Public Hearing
Administrative Plan Review	D	A	A	No
Design Review	D ¹	D ¹	A	If PC is deciding body
Special Use Permit	R	D	A	Yes
Variance	R	D	A	Yes
Zoning Amendment or Zone Change	R	R	D	Yes
General Plan Amendment	R	R	D	Yes
Tentative Map/Parcel Map	R	D	D	Yes
Reasonable Accommodation	D	A	A	No

Source: City of Lawndale, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

1. A development project that consists of or results in a maximum of one detached or attached dwelling unit on a single parcel of land shall be submitted to the community development director or his or her designee for review and approval. A development project that consists of or results in two or more dwelling units located on a single parcel of land shall be submitted to the planning commission for review and consideration at a duly noticed public hearing. Additionally, any development proposal that consists of or results in two or more dwelling units and is to be located on a lot or parcel of land that has less than forty feet of street frontage or a lot area of less than five thousand square feet shall be submitted to the planning commission for review and consideration at a duly noticed public hearing.

Site Plan Review/Planning Plan Check (Administrative Review)

If the project involves a site plan review only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action and is typically processed within 10 business days. No public hearing is required. Two or more units would require design review in addition to site plan review.

Design Review

In accordance with Chapter 17.30 of the Zoning Code, Design Review is intended to support orderly development by ensuring that proposed new residential structures meet all aspects of the Zoning Code, are harmonious with the surrounding area within all R-1, R-2, R-3 and R-4 zones, and do not pose a threat to the public health, safety and general welfare of the city and its citizens. The Design Review procedure is decided upon by either the community development director or planning commission, depending on the type of development. Per Section 17.30.020, a development project that consists of or results in a maximum of one detached or attached dwelling unit on a single parcel of land shall be submitted to the community development director or his or her designee for review and approval. No public hearing is required. A development project that consists of or results in two or more dwelling units located on a single parcel of land shall be submitted to the planning commission for review and consideration at a duly noticed public hearing. This type of project would typically require 1-2 hearings and be approved within a timeframe of 3-4 months. Additionally, any development proposal that consists of or results in two or more dwelling units and is to be located on a lot or parcel of land that has less than forty feet of street frontage or a lot area of less than five thousand square feet shall be submitted to the planning commission for review and

consideration at a duly noticed public hearing.

In approving or conditionally approving an application for a design review, all the following findings must be made:

1. That the proposed development site plan and the building design features will integrate harmoniously and enhance the character and design of both the immediate neighborhood and the surrounding area;
2. That the site plan and building design will improve the community appearance by preventing extremes of building bulk and mass;
3. That the site plan and design of the buildings, parking areas, landscaping, illumination and other design features demonstrate that proper consideration has been given to both the functional aspects of the site development and the visual effects as seen from public spaces; and
4. That the site plan and building design substantially conform to the City's adopted design guidelines.

Additionally, the following design criteria shall be applied:

1. The building height, bulk and other design features shall be proportionate to the site and the surrounding area;
2. The site layout, orientation, and location of structures, and their relationship to one another and to open spaces, parking areas, pedestrian walks, illumination and landscaping should be interrelated and arranged to achieve a safe, efficient and harmonious development;
3. The grading and development of sites should respect the qualities of the natural terrain and landscape—mature trees and other natural features;
4. Building sites should be developed to achieve a harmonious relationship with existing and proposed adjoining developments;
5. Each building shall reflect due consideration of a total site design program that reflects quality contemporary design practices;
6. The proposed project shall substantially comply with the design elements set forth in the City's adopted design guidelines; and
7. The mechanical equipment or machinery, trash storage areas and other exterior service areas shall be screened from view from all public spaces.

The City's Residential Development Standards and Design Guidelines are presented in a standalone document adopted November 4, 2019. Design guidelines for buildings within the Hawthorne Boulevard Specific Plan area are included within the Specific Plan. These documents are easily accessible on the City's website and include transparent criteria in order to assist property owners, developers, and contractors navigate and comply with the City's design standards. The design guidelines address: consideration of adjacent development; building scale and mass; architectural detailing; roof articulation; garage placement; landscaping; building materials; and lighting, shielding of trash enclosures, and mechanical equipment. Definitions for terminology, photographs, and figures illustrate design concepts and provide appropriate examples. The guidelines were developed in direct response to resident feedback, and by specific intent, are designed to be illustrative rather than prescriptive. This flexibility prevents unreasonable constraints in project design by allowing developers to identify the best means of compliance and not precluding other design solutions.

City staff has been proactive in assisting developers with high-quality designs and navigate the design process. No residential project in Lawndale has been rejected due to design review. The initial site plan

review process provides an opportunity for the City to provide direction and feedback to developers in order to identify any potential issues with a proposed design. This helps to ensure transparency and provides developers with a greater degree of approval certainty. Because site plan review occurs early in the development review process, developers are generally able to revise project plans without significant delays. Reactions to the design guidelines have generally been positive and the City has not received any feedback from the development community that the City's discretionary design guidelines are unclear or that the design review process is difficult to navigate. Therefore, the City finds that the design review process does not unduly constrain housing supply, cost, timing, and/or approval certainty.

In addition, Program 16 in the Housing Plan is included to update the City's Zoning Code ensure that eligible multi-family projects with an affordable housing component are provided streamlined review and are subject only to objective design standards, consistent with State law.

Special Use Permit (SUP)

Chapter 17.28 of the Zoning Code regulates the issuance of Special Use Permits (SUP). Land uses that require a SUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a SUP:

- Single Family Dwelling in the RPD Overlay Zone;
- Two-Family Dwelling in the RPD Overlay Zone;
- Multifamily Dwelling in R-3, R-4 and mixed-use zones (GC, OC, NC) as well as the RPD Overlay Zone;
- Mobile/Manufactured Housing in the RPD Overlay Zone;
- Residential Care Facility (6 or fewer clients) in RPD Overlay Zone;
- Emergency Shelter in the CM zone;
- Single Room Occupancy in the C-1 zone and mixed-use zones (GC, OC, NC); and
- Lodging, Boarding House in the mixed-use zones (GC, OC, NC).

The Planning Commission may approve, conditionally approve, or deny a SUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the following findings prior to approval, pursuant to Section 17.28.014 of the Zoning Code:

1. That the granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;
2. That the use applied for at the location indicated is properly one for which a special use permit is authorized;
3. That the site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood;
4. That the site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and
5. That the granting of such special use permit is consistent with the city's general plan.

These findings apply to all uses that require a SUP; no special or unique findings are required for residential uses.

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the Lawndale Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodation to meet the needs of persons with disabilities are approved administratively, and a use permit is not required. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures intended to accommodate persons with disabilities. Information regarding the approval of these structures is included within all public notices and agendas, as applicable. Lawndale's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

FACILITATED ENVIRONMENTAL REVIEW

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Design Review, Special Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

STREAMLINING APPROVALS

Lower Income Sites Included in Previous Elements

While the Design Review process is not considered a constraint to housing, Program 1676 has been included to comply with Government Code 65583.2. This program will provide for ministerial approval (e.g., Planning Director approval of Design Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA and timely submittal of the Housing Element Annual Progress Report. When jurisdictions have insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report, these jurisdictions are subject to the streamlined ministerial approval process (SB 35 (Chapter 366, Statutes of 2017) streamlining) for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Lawndale is currently subject to SB 35 streamlining provisions when proposed developments include 10% affordability. Program 1676 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 10% of units affordable to lower income households and that meet the criteria specified by State law.

FLEXIBILITY IN DEVELOPMENT STANDARDS

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Residential Density Bonus

In 2021, the City updated the Zoning Code in accordance with State Density Bonus law. Chapter 17.50 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

Short-Term Rentals

Chapter 17.48 of the LMC addresses short-term rentals. Short-term rentals are prohibited in the City. There were 14 short-term rentals in Lawndale listed on *Airbnb.com* in August 2021; however, only four of the rentals were for an entire residential unit. The other ten rentals were limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy. The City will continue to monitor short-term rentals.

BUILDING CODES AND ENFORCEMENT

New construction in Lawndale, including additions and remodels, must comply with the 2019 California Building Code as amended by Title 26 the Los Angeles County Building Code. The City adopted the 2019 California Building Code and County Building Code with all required updates. The Building Code establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Title 15 of the City's Municipal Code and subject to the amendments contained in that Title.

No local amendment to the Building Code has either been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by the City and is based upon issues identified by the community and reported to City staff. The City maintains general records of neighborhoods where code complaints are most prevalent and works proactively with these neighborhoods to address potential issues before they become significant concerns. The City enforces its code requirements equitably throughout the community, as necessary. Program 1 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Department works with property owners and renters to assist in meeting State health and safety codes.

4A.3 Development Fees

The City of Lawndale charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in Lawndale may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of Lawndale charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, Special Use Permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses CDBG, as well as other funding sources to gap-finance affordable housing development.

Table 4-7 details the City's Planning Department processing fees for development project entitlements. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

TABLE 4-7: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 7/1/2021)

Entitlements ¹	
Planning and Application Fees	
Site Plan Review/Planning Plan Check	\$2,500 deposit
Design Review	\$2,000 deposit
Development Permit	\$6,500 deposit
General Plan Amendment	\$8,000 deposit
Specific Plan Amendment / Zone Change / Planning Text Amendment	\$8,000 deposit
Land Use Determination	\$3,500 deposit
Special Use Permit	\$8,000 deposit
Variance	\$5,000 deposit
Subdivision Fees	
Lot Line Adjustment	\$1,500 deposit
Tentative Parcel/Tract Map	\$5,000 deposit
Environmental Fees	
Negative/Mitigated Negative Declaration	\$5,000 deposit
Environmental Impact Report	\$10,000 deposit

Source: City of Lawndale, 2021

Note: This is only a partial list of typical Planning fees.

1. Billing rates for fee-related services (hourly): Director of Community Development \$231; Administrative Assistant II \$89; Senior Planner \$151; Associate Planner \$146; Uniform Hourly Billing Rate \$154

Based on City data, typical impact fees for single and multifamily residential development include a parks and recreation fee of \$400 and future sewer fee of \$69.82. The total development cost of both single and multifamily residential dwellings is estimated to be approximately \$194 per square foot. The total development cost for a typical 2,000 square foot single family residential dwelling would be approximately \$388,469.82. Total development costs for a typical 1,500 square foot multifamily dwelling would be approximately \$291,469.82. Therefore, development fees for a typical single-family and multifamily dwelling represent less than one percent of total cost of development.

As part of this Housing Element Update, the City has considered all fees incurred by the development community and considered these fees as a potential constraint on housing supply and affordability. The City continues to see applications for housing development and provides incentives for the production of affordable housing, including fee deferral and/or reimbursement (see Housing Program 6). The City has reviewed its fees and considered the fees of neighboring jurisdictions and, in concert with ongoing development and input from development community, has determined that the City's fees do not constrain housing supply or affordability.

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

DEVELOPMENT COSTS

Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Los Angeles County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found no vacant lots zoned for residential use in Lawndale.

A number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$650,000 to \$930,000 or approximately \$114 to \$179 per square foot, largely depending on the location within the community.

Multifamily development sales in Lawndale include: a 4-unit property (quadplex) at 4628 W 149th Street sold in July 2021 for \$1,450,000 or \$107 per square foot (\$362,500 per unit); a 2-unit property (duplex) at 4735 W 169th Street sold in July 2021 for \$800,000 or \$138 per square foot (\$400,000 per unit); and a 36-unit property (multifamily apartment) at 15209 Prairie Avenue sold in July 2021 for \$ 9,500,000 or \$433 per square foot (\$263,889 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the Lawndale area was approximately \$113 for multifamily housing and \$139 – \$206 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase construction costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today's record lows. For homebuyers, it is necessary to pay a higher down payment than in the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's zoning regulations identify minimum and maximum densities that can be developed in Lawndale, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Lawndale that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Hawthorne Boulevard Specific Plan, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

AFFORDABLE HOUSING DEVELOPMENT CONSTRAINTS

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

4C. Environmental Constraints

According to the City's 2016 Local Hazard Mitigation Plan, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, and hazardous materials release, including pipeline rupture. These natural hazards may constrain residential development by threatening public safety and infrastructure. To protect the health, safety, and welfare of residents in Lawndale, the City has adopted regulations that limit development within areas of high risk and/or require design standards that can withstand natural hazards. In preparing the City's inventory of sites designated for residential development (Appendix A), the City considered the extent to which sites were constrained by hazards, and potential hazards are accounted for as part of the capacity study. There are no known environmental constraints or other constraints that would preclude housing development on identified sites in the planning period or reduce the potential capacity of a site to a level lower than what has been assumed in Appendix A. The following hazards may impact development of residential units in Lawndale.

Seismic Hazards

Similar to other southern California cities, the City of Lawndale is located in an area of high seismic activity. Although no active or potentially active faults traverse the City, Lawndale is located within five miles of two faults: the Palos Verdes Fault and the Newport-Inglewood-Rose Canyon Fault. In addition, the City is close to other major fault zones including the Elsinore Fault Zone (Whittier section), East Montebello Fault, Hollywood Fault, and the San Andreas Fault. Surface rupture in Lawndale is unlikely since no faults have been identified within the city boundaries. However, the City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

Pipeline Rupture/Hazardous Materials Release

Situated at the hub of a major arterial traffic network, the City of Lawndale is highly susceptible to the danger of hazardous materials spills. This danger is somewhat mitigated, however, by various State and Federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Lawndale's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units

affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Planning Department will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

Water Capacity

Water supply and distribution in Lawndale is provided by Golden State Water Company (GSWC) in the Southwest System. Water delivered to customers in the City is a combination of groundwater from the West Coast Basin and Central Basin and imported purchased water from the Central Basin Municipal Water District (CBMWD) and the West Basin Municipal Water District (WBMWD), imported and distributed by the Metropolitan Water District of Southern California (MWD).

The GSWC Southwest Service Area 2020 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Lawndale in normal, single-dry and multiple-dry years. Because of this, the projected purchases from CBMWD and WBMWD are assumed to make up differences between demand and other projected (groundwater) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (25 years).⁴

The GSWC Southwest Service Area 2020 UWMP projected service area population is based on the current estimated population and projected growth from SCAG. The RHNA falls within SCAG's projected population estimates through 2045.⁵ Therefore, the RHNA falls within UWMP's projected service area population throughout the planning period. GSWC facilities currently serving the Southwest Service Area, including the City of Lawndale, are adequate to meet anticipated service demands associated with the RHNA. In addition, the City has outlined a series of goals and policies in the General Plan to ensure the continued protection of its water resources. These measures, along with the conservation and management efforts by MWD and GSWC to protect future water supplies, will help ensure adequate water capacity to accommodate the RHNA.

Sewer Capacity

The City of Lawndale is located within the County of Los Angeles Consolidated Sewer Maintenance District (CSMD). The CSMD operates and maintains the large trunk sewers serving the regional wastewater conveyance system. Wastewater is collected through a citywide network of gravity sewers and lift stations and conveyed to the County Sanitation District's Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. Wastewater conveyed to the plant receives secondary treatment before it is released through an ocean outfall. The JWPCP has a design capacity of 400 million gallons per day (mgd) and currently processes an average daily flow (DWF) of 263.4 mgd. The plant has a remaining capacity of about 100 mgd.⁶

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. Within Lawndale, there are 34 miles of gravity sewer ranging in diameter from 8-12 inches. No deficiencies presently exist in the regional facilities that serve Lawndale.

As part of the existing conditions research conducted for the City's ongoing General Plan and Hawthorne Blvd Specific Plan update, the City completed an analysis of the existing sewer facilities and capacity. The

⁴ "Southwest Service Area: 2020 Urban Water Management Plan," *Golden State Water Company* (July 2021).

⁵ "Connect SoCal Technical Report: Demographics and Growth Forecast," *Southern California Association of Governments* (September 2020).

⁶ "City of Lawndale Sewer System Management Plan," *City of Lawndale* (2014).

City has reviewed the available sewer capacity and has determined that in general, the existing system (which is managed via three separate entities, including the City of Lawndale, the Los Angeles County Department of Public Works, and the Los Angeles County Sanitation Districts), does not have sufficient capacity to accommodate the City's 2021-2029 RHNA.

To address this issue, the City is evaluating available capacity for various infrastructure facilities, including sewer, as part of its General Plan and Hawthorne Blvd Specific Plan update to determine what improvements are needed to support buildout of the General Plan Land Use Map and Specific Plan Land Use Map, both of which will reflect future growth projections consistent with the City's 2021-2029 RHNA. As such, future infrastructure improvements will be identified and addressed as part of the General Plan Update and, Specific Plan Update, and program Environmental Impact Report being prepared to support these documents; (refer to Program 9 in the Housing Plan).

Electric, Gas, and Telecommunications

Southern California Edison (SCE) provides electrical service and Southern California Gas Company (SoCalGas) provides natural gas services to residences and businesses throughout the City. Infrastructure to deliver electricity and natural gas throughout Lawndale is currently in place. SCE and SoCalGas can generally provide these services to newer development on request.

Telecommunications services in Lawndale are provided by a variety of service providers including AT&T and Spectrum. Infrastructure to deliver telecommunications throughout Lawndale is currently in place and can generally be provided to newer development upon request.

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5. Resources

This section of the Housing Element describes resources available for housing development. Resources include land designated for housing development and financial resources to assist with the development of housing.

5A. Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The SCAG region encompasses six counties (Imperial, Los Angeles, Orange, Riverside, San Bernardino, and Ventura) and 191 cities in an area covering more than 38,000 square miles. The major goal of the RHNA is to assure a distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation is not a building requirement; rather, it creates planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocations are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

This RHNA covers an 8-year planning period (2021 through 2029) and is divided into four income categories: very low, low, moderate, and above moderate. Pursuant to State law (AB 2634), local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% Area Median Income (AMI)). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City's very low income RHNA of 732 units can be split into 366 extremely low-income and 366 very low-income units.

TABLE 5-15-1: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	732	29%
Low	311	12%
Moderate	371	15%
Above Moderate	1,083	44%
Total	2,497	100%

Source: Southern California Association of Governments, 2021

5B. Development Credits

In planning to accommodate its RHNA, the City can identify the potential development of future accessory dwelling units (ADUs) as a credit towards meeting its targets.

ACCESSORY DWELLING UNITS

Since 2017, State laws have been passed that substantially relax development standards and procedures for the construction of ADUs. The City approved ten ADUs in 2018, one ADU in 2019, and two ADUs in 2020. Development of ADUs is expected to modestly increase as a result of new State legislation and updated City standards, but the City has assumed a conservative approach for production of ADUs based on an average production of the past three years, multiplied by the 8 year planning period (an average of 4 units per year x 8 years = 34 ADUs). The development of ADUs throughout the planning period is expected to help meet a modest portion of the City's RHNA obligation.

The City will monitor the number of permitted ADUs and affordability every year and continue to evaluate whether these ADU trends and assumptions are consistent. The monitoring of ADUs in the City has been added to the Housing Plan Program 7.

TABLE 5-25-2: ADU PROJECTIONS AND AFFORDABILITY

Income Group	Units	SCAG ADU Affordability
Extremely Low	5	15%
Very Low	3	8.5%
Low	15	44.6%
Moderate	1	2.1%
Above Moderate	10	29.8%
Total	34	100%

Source: Southern California Association of Governments (SCAG) Regional Accessory Dwelling Unit Affordability Analysis – LA County 2, 2020.

REMAINING RHNA

Based on the anticipated ADUs shown in Table 5-1, the City has a remaining RHNA of 2,463 units. The remaining RHNA is presented by income category in Table 5-3 below. The City is required to provide adequate sites for the remaining RHNA of 1,020 lower income units (724 extremely/very low income units and 296 low income units), 370 moderate income units, and 1,073 above moderate income units.

TABLE 5-35-3: CREDITS AND REMAINING RHNA

Income Group	ADUs	RHNA	Remaining RHNA
Extremely/Very Low	8	732	724
Low	15	31	296
Moderate	1	371	370
Above Moderate	10	1,083	1,073
Total	34	2,497	2,463

5C. Residential Sites Inventory

The RHNA period extends from June 30, 2021, to October 15, 2029. A jurisdiction may meet the RHNA requirement using potential development on suitable vacant and/or nonvacant sites within the community. A jurisdiction must document how zoning and development standards on the sites facilitate housing to accommodate the remaining RHNA identified in Table 5-3. The City has no vacant land or underutilized land within existing residential zones to accommodate its RHNA. Sites are considered suitable for residential development if zoned appropriately and available for residential use during the planning period. To accommodate the RHNA for each income category, the City is introducing two new mechanisms to allow for residential development, to be created within three years of Housing Element adoption (and no later than October 2024) on sites considered viable for housing development. The first is “**Housing Overlay 100**”, which will be applied to 16 nonresidential sites outside of the Hawthorne Boulevard Specific Plan area, totaling 7.62 acres. The second is “**Housing Overlay 150**” which will be applied to 68 nonresidential sites inside of the Hawthorne Boulevard Specific Plan area, totaling 32.36 acres.

These sites are illustrated on Figure 5-1 and detailed in Appendix A, Sites Inventory. In order to assess the viability of potential sites, the City considered the following factors:

- Site size and ownership patterns
- Existing/past uses on the site
- Surrounding development and densities
- Development trends
- Improvement to land value ratio
- Site utilization/lot coverage/floor area ratio
- Access to infrastructure, goods, services, and transportation facilities

Moreover, only sites between 0.50 acres and 3 acres in size (there are no sites larger than 3 acres suitable for development as residential uses) have been considered as appropriate sites to accommodate the City's lower income RHNA. While the inventory does include the potential development of smaller sites, these sites (those less than 0.50 acres) have been identified as only helping to meet a portion of the City's moderate- and above-moderate income RHNA.

HOUSING AFFORDABLE TO LOWER-INCOME HOUSEHOLDS

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 units per acre for Lawndale), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdictions' share of regional housing need for lower-income households. Per Government Code Section 65583.2(c)(3)(B), the proposed Housing Overlays (Housing Overlay 100 and Housing Overlay 150) will allow for densities up to 100 du/ac and 150 du/ac, respectively, and are consistent with the default density standard (30 units per acre) for Lawndale and therefore are considered appropriate to accommodate housing for lower-income households. It should be noted that the City has also assumed that a percentage of the units at these sites will be affordable to moderate and above-moderate income households, proportionate to the City's RHNA household income level distribution. Moreover, only sites larger than 0.50 acres have been identified as appropriate to accommodate a portion of the City's lower-income RHNA.

SUITABILITY OF NONVACANT SITES

Since nonvacant sites comprise more than half of Lawndale's sites inventory, Government Code Section 65583.2(g)(2) requires that the City analyze the extent to which existing uses may constitute an impediment to additional residential development, past experience in converting existing uses to higher density residential development, market trends and conditions, and regulatory or other incentives to encourage redevelopment. Furthermore, the City must make findings based on substantial evidence that the existing use is not an impediment and will likely discontinue during the planning period.

The City of Lawndale is entirely built out. There is no vacant unentitled land remaining to accommodate new multifamily residential development. In order to accommodate its fair share of regional housing growth, the City must identify nonvacant sites to meet its remaining RHNA for all income levels (not only its lower income requirements).

Assessment of Sites (Appendix A)

The City has completed a detailed assessment of the suitability of all nonvacant sites identified to accommodate its RHNA. Included in Appendix A, the City has described the existing uses located at each site, any known constraints to development, any contact with property owners and tenants, and any other relevant information which supports the City's finding that all sites identified in its inventory are suitable for redevelopment during the planning period at densities and intensities consistent with the realistic capacity assumptions identified for the site, by income level. In particular, the City has identified six key trends prevalent in the redevelopment of occupied sites in Lawndale and the South Bay area of Los Angeles County, more generally. As described in Appendix A, all sites identified in the City's inventory exhibit at least one of these trends. There are no known constraints that would preclude development of residential uses on the identified sites during the planning period.

Development Trends

In addition to the site characteristics described above, the City has specifically considered six trends present in the region that have been identified as factors contributing to the likelihood of a site's redevelopment. These factors, which are described below, are identified by their application to each site anticipated to accommodate a portion of the City's lower-income RHNA in Appendix A. The factors include:

- 1) Oversupply of Retail
- 2) Discontinuation of Office Uses
- 3) Known Vacancies/Buildings for Rent or Sale
- 4) Opportunity for Infill Development
- 5) Expressed Interest from Property Owners/Developers
- 6) Unique Site Characteristics (Low Utilization/Blighted Conditions)

Oversupply of Retail: Regional market trends reflect that store closures and e-commerce are driving changes at malls and retail centers and that retail downsizing is being replaced by new blended use, including residential. Lawndale is considered "over-retailed" and the quality of existing retail centers continues to diminish. There is no evidence that commercial development will expand in Lawndale; in fact, pressure to redevelop commercial property into mixed-use or residential projects is extremely high. Areas of commercial activity in Lawndale must compete with newer commercial centers in El Segundo, Torrance, and Redondo Beach, including the planned mixed-use revitalization of the South Bay Galleria. Faced with this strong retail competition in neighboring jurisdictions and aging and dated commercial centers within the City, property owners have expressed strong interest in transitioning to residential and mixed-use projects.

On January 25, 2022 the OC Register published an article titled “*Malls adding apartments to offset dwindling numbers of shoppers*”, cataloging a series of at least 10 southern California malls which have plans to add residential development to their footprint. As described in the article, malls in southern California planning to add residential uses are following national trends whereby at least 192 malls across the country have proposals to add housing. Consumer preferences have shifted away from traditional big-box retail environments to more experience-based shopping areas and online retail, a trend that has been exacerbated by the COVID-19 pandemic. Regional development trends include the addition of residential uses to MainPlace Mall in Santa Ana, the mixture of residential and nonresidential uses at Huntington Beach’s Bella Terra and Glendale’s The Americana on Brand, and plans to develop residential uses at malls in Woodland Hills, Laguna Hills, Redondo Beach, and Studio City (among others).

The article lists the following apartments at southern California malls, included here to demonstrate the development trend and potential for the redevelopment of retail uses in the City of Lawndale:

- Bella Terra, Huntington Beach: The mall has 467 units, built in 2013, according to CoStar.
- The Americana on Brand, Glendale: Has 242 luxury units on the mall's west side.
- Village at Laguna Hills Mall: Owner Merlone Geier Partners is seeking city approval to build 1,200 to 1,500 apartments, plus a boutique hotel and 390,000 to 520,000 square feet of office space.
- Promenade mall, Woodland Hills: Won city approval in December for a \$1 billion project to build 1,432 apartments, a 28-story office tower, two hotels with 572 rooms, and a 10,000-seat entertainment and sports center.
- Baldwin Hills Crenshaw Plaza in South L.A.: New owner Harridge Development Group, which acquired the mall in August, is evaluating a new redevelopment plan that will include “some sort of residential,” a company official said.
- South Bay Galleria, Redondo Beach: The first phase of a redevelopment plan includes a 300-unit apartment building, plus a 150-room boutique hotel, 75,000 square feet of office space, a new plaza and a new open-air retail and dining area. Timing for construction of the apartments has yet to be determined, a spokesman said.
- Buena Park Mall: Merlone Geier Partners acquired the Sears building at the mall and is working with the city to develop a plan that will have a residential component, said Managing Partner Scott McPherson. The initial plan included 1,300 apartments and townhomes, “but that’s subject to change,” he said.
- The Shops at Sportsman’s Lodge, Studio City: Developers transforming the iconic 1960s hotel into a retail center announced in August they plan to raze the last remnants of the hotel and build a mixed-use housing development with 520 apartments units.
- NoHo West, North Hollywood: Apartment developer Trammell Crow plans to build 642 apartments on a part of the parking lot in the mall’s northeast corner it acquired from mall owner Merlone Geier Partners.
- Santa Monica’s Third Street Promenade: A plan developed last year encourages the city to consider rezoning parts of the retail district for housing and hotels among other strategies to revitalize an area that’s seeing rising vacancies in the face of online shopping and the pandemic, according to online news reports.

Discontinuation of Office Uses: The City finds that the COVID-19 pandemic will have a real impact on commercial real estate and that office use will decline in demand as businesses maintain a long-term work from home option. A Cushman & Wakefield market report prepared for the Greater Los Angeles (GLA) market indicates office vacancies have been on the rise since the start of the pandemic and are presently

at a record-high 20.6% (*Cushman & Wakefield, MarketBeat, Los Angeles Office, Q3 2021*). Moreover, regional trends demonstrate that the market is ready to take advantage of the opportunity to repurpose sites for residential uses, including affordable housing.

A 2021 article by RentCafe titled "*Record Apartment Conversions Make 2021 Most Successful Year in Adaptive Reuse*" found that nationally, a record number of apartment conversions were finalized in 2021, resulting in a total of 32,000 conversions in 2020 and 2021. Of these conversions, 41 percent are in former office buildings. In 2020 and 2021, Los Angeles added 904 multi-family units from office to apartment conversions and this trend is projected to continue. One regional example is the Mayer Building in Hollywood, which is planned to convert 48,000 square feet of office space into a mixed-use development with 79 income-restricted apartments for low-income seniors.

Known Vacancies/Buildings for Rent or Sale: The City has conducted an inquiry to identify vacancies and buildings for rent or sale in Lawndale that are included in Appendix A. Many of the sites identified in the inventory have vacancies, and in some cases, the entire site is unoccupied (as of January 2022). These sites are particularly well-suited for redevelopment because property owners are incentivized to think about the highest and best use of their property to maximize profit in the face of vacancies.

Opportunity for Infill Development: Retail areas in Lawndale have been impacted by changing consumer preferences in shopping, more recently with the explosion of e-commerce facilities. According to a report from CBRE Group, e-commerce will account for 26% of all retail sales in the U.S. by 2025. The City anticipates that components of existing commercial structure(s) can be readapted to accommodate retail uses while new residential development can be constructed at the location without completely demolishing the existing structure(s). This pattern can be seen at the South Bay Galleria mall in Redondo Beach where new residential development will be introduced at a declining mall, revitalizing the project area for residential and nonresidential tenants. This trend supports the oversupply of retail trend described earlier, including the range of residential development projects at Southern California malls. These projects represent the development of infill residential uses at underutilized/underperforming retail centers. As described previously, this trend can be seen in nearly a dozen Southern California communities, as well as nearly 200 mall sites throughout the country.

Expressed Interest from Property Owners/Developers: The City regularly receives inquiries from the development community regarding opportunities on various properties throughout Lawndale. Sites where developers and/or property owners have expressed interest in developing residential uses are identified in Appendix A.

Unique Site Characteristics (Low Utilization/Blighted Conditions): Lastly, the City has visually inspected each site to determine if the existing uses represent a reasonable utilization of the site based on similar financially successful projects/centers in the region or if there are unique visual characteristics that would indicate the site is not well-utilized and property owners may be interested in selling the property for a higher return. In particular, the City considered the site's existing parking configuration (including whether the parking lots appear regularly occupied), ingress/egress issues, the visual condition of the building and landscaping (whether or not it is in need of repair), and other factors present through a visual inspection. Data were also used to determine if site conditions made a site suitable and likely to redevelop during the planning period. Specifically, the site's building footprint in relation to lot size was calculated to determine if the site's existing configuration makes efficient use of the available physical space. This is a particularly important metric in a built-out City like Lawndale, which has few-to-no vacant parcels on which to build. Sites with a lot coverage of less than 50 percent were considered underutilized. Additionally, Assessor's data were used to determine the site's improvement-to-land value ratio, which measures the value of the land contained within a parcel's boundaries and the value of any improvements built upon that parcel. For this analysis, an improvement ratio of less than 0.5 was used as a threshold, which indicates the existing

use is undervalued relative to the value of the land and, from a development perspective, could be developed with more productive uses. Given the oversupply of retail and availability of retail options in the City and region, marginal uses and buildings are not expected to continue remaining competitive and their corresponding property value is likely higher with the option to develop residential uses on the site.

Suitability of Nonvacant Sites Findings

The City has specifically analyzed whether existing uses constitute an impediment for residential uses on the proposed opportunity sites. Additional information provided in Appendix A demonstrates that existing uses on the sites identified to accommodate a portion of the City's RHNA do not constitute an impediment for residential uses on the sites. Additional information regarding current operations and tenants, vacancies, properties listed for rent or sale, the demand for the current use, and contact with property/business owners is included. The City has considered each site individually and has concluded that based on the substantial evidence provided, current uses are not an impediment to the sites' redevelopment for residential uses.

Sites Identified in Prior Planning Periods

Per HCD's Site Inventory Guidebook, Housing Elements must clarify if sites identified to accommodate the low- and very low-income RHNA were used in the prior planning periods. The guidebook further clarifies that in certain circumstances, such as when sites previously identified in the housing element have been rezoned to allow for a higher density, the sites would be considered a new site for the purposes of the housing element inventory. This circumstance would apply to Lawndale. Therefore, although some of the sites identified in the Site Assessment (Appendix A) have also been identified to accommodate the low- and very low-income RHNA in prior planning periods (specifically, sites 9, 10, and 28), these sites are being rezoned to increase the potential housing capacity of the site and would be considered a new site for the purposes of the housing element inventory. Program 9 is included in the Housing Plan to commit the City to complete the rezoning of housing sites.

REALISTIC CAPACITY ASSUMPTION

In order to determine a realistic development capacity estimate for the development of residential uses on the proposed opportunityHousing Overlay sites, the City assumed that these sites will develop at 50% of their maximum development potential. This estimate considers the following capacity factors, as identified in housing element lawstatue (Gov. Code section 65583.2(c)(2)): land use controls and site improvements, realistic capacity of the site, and typical densities. Of the five factors only land use controls and site improvements, realistic capacity of the site, and typical densities are relevant when considering the capacity of sites in Lawndale; infrastructure constraints and environmental constraints are not applicable.

In determining realistic capacity, the City reviewed recent development projects that have been entitled or are in the initial stages of development. A recent example that supports the City's realistic capacity methodology includes 4440 W 153rd Street, a 41-unit residential project in the R-3 zone, which is being built on a 1.91-acre vacant lot and was approved in 2019. This is being built as a density bonus project and includes low- and very low-income units. It is being developed at 124% of the zone's maximum density (maximum 33 du/ac in the R-3 zone).

Table 5–4 summarizes how the various factors identified in housing element law result in an adjusted site capacity of 50% of the maximum densities for the Housing Overlay sites.

Only 50% of the development potential at Housing Overlay sites has been considered to accommodate the City's RHNA, which allows for the potential for existing uses to remain, for a portion of the site to develop as residential uses, or for mixed-use horizontal or vertical development. For example, a three-acre parcel designated with the Housing Overlay 100 designation, which allows a density of up to 100 dwelling units per acre, is assumed to yield 150 units for purposes of meeting the RHNA allocation (3 acres x 100 du/ac x 0.5).

TABLE 5–4: CAPACITY ADJUSTMENT FACTORS – MIXED-USE DEVELOPMENT

Capacity Factor	Adjustment	Reasoning
Land use controls and site improvements	90%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements
Realistic capacity of the site	65%	Adjustment based on past development trends for residential redevelopment in the mixed-use zones
Typical densities	85%	Based on ongoing project review; affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable, no constraint
Environmental constraints	No adjustment	Not applicable, no constraint

Source: City of Lawndale, 2021

It is important to note that in its recent past, Lawndale has only allowed a maximum of 30 dwelling units per acre in the R3 and R4 zones, and although mixed-use development was permitted in the Hawthorne Boulevard Specific Plan, projects were approved on a case-by-case basis; therefore, there are no examples of residential projects in Lawndale that have been developed at densities of 100 or 150 dwelling units per acre. This is one reason why the City has taken the extremely conservative approach of assuming only 50% development potential at Housing Overlay sites for purposes of the RHNA. However, there are numerous examples of residential development at densities approaching or exceeding the Housing Overlay

maximums in the Los Angeles and South Bay region, when these densities are permitted. For instance, the City of Glendale Downtown Specific Plan, adopted in 2006, has developed or entitled 17 projects totaling 2,440 residential units over 17.19 acres, resulting in an average density of 142 dwelling units per acre. In the City of Hawthorne, Millennium South Bay is a 230-unit mixed-use development currently under construction on a 2.53-acre site (approximately 91 dwelling units per acre) in the Green Line Mixed-Use Specific Plan area on Crenshaw Boulevard. The Green Line Mixed-Use Specific Plan allows for a maximum of 230 units and is therefore developing at 100% of its maximum permitted density. In the City of Gardena, the Gardena Transit-Oriented Development Specific Plan Specific Plan Project was approved for 265 dwelling units on a 1.33-acre project site (approximately 199 dwelling units per acre) on a former warehouse and surface parking lot. In the City of Lomita, the 24000 Crenshaw Boulevard Specific Plan permitted development of 220 units over 2.5 acres (88 dwelling units per acre) on a former parking lot used for storage. This project developed at 100% of its maximum permitted density. These projects share many of the same characteristics. Of particular significance to Lawndale, these were redevelopment (nonvacant) projects of underutilized or less productive uses and were oriented along major arterials and transit corridors. The similarities between these regional examples and Housing Overlay sites selected as part of this Housing Element suggest that Lawndale's sites are likely to develop at densities close to the maximum, and are realistic and achievable.

Although sites designated for mixed-use development in the new Housing Overlay allow for 100 percent commercial uses, these sites are anticipated to develop with predominately residential uses. Recent requests for development projects in Lawndale that support the demand for residential mixed-use development include the following:

- 15122-15206 Grevillea Avenue: A 33-unit mixed-use project with commercial use in the Commercial Manufacturing (C-M) zone, on a site with existing industrial buildings. This project is undergoing initial planning review.
- 17000 Hawthorne Boulevard: a 70-unit mixed-use project with commercial use in the Hawthorne Boulevard Specific Plan (GC), on a site with an existing commercial building. This project is in the process of being entitled.
- 16900 Hawthorne Boulevard: a 25-unit mixed-use project with commercial use in the Hawthorne Boulevard Specific Plan (NC), on a site with existing commercial buildings. This project is in the process of being entitled.
- 15801 Hawthorne Boulevard: a 50-unit mixed-use project with commercial use in the Hawthorne Boulevard Specific Plan (OC), on an existing vacant lot. This project is undergoing site plan review.

Market research conducted as part of the City's comprehensive General Plan Update further demonstrates that there is high demand for residential uses in Lawndale and that sites that allow for residential uses will primarily develop with residential uses, not commercial uses.⁷ According to the study, the City did not add any net new retail space between 2010 and 2019, compared to about three percent retail growth in the South Bay region. The study indicates that this trend is likely to continue, given the growth of e-commerce and shifting attitudes towards retail, as well as the presence of large retail centers in neighboring cities which results in retail "leakage." The study suggests that future commercial development in Lawndale will exhibit a strong sense of place, special programming to encourage repeat visits, and an emphasis on uses that focus on the in-person experience such as dining and entertainment, all of which are coupled with a mix of other uses. Additionally, the study finds that given the City's land use patterns and built-out nature, there are limited opportunities to build new or larger single family residential units. In order to meet the City's future housing needs, the study identifies the potential to intensify development along Hawthorne

⁷ Economic & Planning Systems, *Lawndale General Plan Update: Demographic, Socioeconomic, and Market Conditions and Trends Report (Draft Report)*, June 2020.

Boulevard, particularly in the format of mixed-use residential and retail buildings. These development trends, along with discussions and feedback from the development community indicating a preference for residential development, strongly demonstrate that residential uses will comprise the vast majority of new development in the City, even if the underlying zone allows for 100% nonresidential uses.

Development activity during the prior planning period included 73 permits issued between 2014 and 2021; of these, 34 (47%) were nonresidential projects and 39 (53%) were residential projects. Of the 34 nonresidential projects, 33 were tenant improvement permits, meaning they represent modifications made to existing commercial spaces – not new development. Only one (1) new nonresidential project was approved: a dental office in the General Commercial (GC) zone of the Hawthorne Boulevard Specific Plan. The GC zone technically allows for residential mixed-use on the second floor in combination with commercial/retail uses, with the approval of a Special Use Permit; however, as discussed, the existing specific plan standards are outdated and generally not suitable for today's market. Therefore, the City is implementing new land use and development standards to accommodate the RHNA and address existing development standards that may have constrained development.

HOUSING OVERLAYS (NEW)

The City will adopt and implement two new Housing Overlays with different maximum density standards depending on whether the sites is located outside of within the Hawthorne Boulevard Specific Plan. The City will prepare, adopt, and apply these overlays within three years of Housing Element adoption, and no later than October 2024, to accommodate a portion of its RHNA.

The Housing Overlay 100 will allow for residential development in nonresidential areas outside of the Hawthorne Boulevard Specific Plan at densities of up to 100 dwelling units per acre. In total, the 16 sites identified have the potential to accommodate 382 units (15.5% of the City's remaining RHNA) at all income levels. Eleven of these sites are less than 0.50 acres and their potential capacity is credited towards meeting the City's ~~moderate-and~~-above-moderate RHNA; the remaining 5 sites range in size from 0.53 to 0.91 acres and are suitable for meeting a portion of the City's lower-income RHNA.

The Housing Overlay 150 will allow for residential development in nonresidential areas inside of the Hawthorne Boulevard Specific Plan at densities of up to 150 dwelling units per acre. Of the 68 sites, 49 are smaller than 0.50 acres in size and their capacity is credited towards ~~moderate-and~~-above-moderate income units. The remaining 19 sites range in size from 0.51 to 2.63 acres and are appropriately sized to accommodate a portion of the City's ~~lower-income~~remaining RHNA at all income levels. In total, the 68 sites identified have the potential to accommodate ~~382~~2,427 units (98% of the City's remaining RHNA) at all income levels. ~~Only 50% of the development potential at Housing Overlay sites has been considered to accommodate the City's RHNA, which allows for the potential for existing uses to remain, for a portion of the site to develop as residential use, or for mixed use horizontal or vertical development. For example, a three acre parcel designated with the Housing Overlay 100 designation, which allows a density of up to 100 dwelling units per acre, is assumed to yield 150 units for purposes of meeting the RHNA allocation (3 acres x 100 du/ac x 0.5).~~ The capacity of ~~Workforce~~-Housing Overlay sites is included in Table 5-5.

TABLE 5-5: HOUSING OVERLAY CAPACITY

Income Category	Housing Overlay 100 Potential Capacity	Housing Overlay 150 Potential Capacity	Total Capacity within Overlay Areas
Extremely/Very Low	<u>8482</u>	<u>730727</u>	<u>814809</u>
Low	<u>10237</u>	<u>893326</u>	<u>995363</u>
Moderate	<u>9846</u>	<u>402405</u>	<u>500451</u>
Above Moderate	<u>98217</u>	<u>402969</u>	<u>5001,186</u>
Total	382	2,427	2,809

5D. Summary of RHNA Strategies

As previously discussed, ADUs and the proposed Housing Overlays can increase the City's housing stock to accommodate the RHNA at locations throughout the City and are not concentrated in any specific geographic area. Table 5-6 reflects Lawndale's total potential increase in housing units. It assumes housing densities of up to 100 dwelling units per acre for sites outside of the Hawthorne Boulevard Specific Plan, 150 dwelling units per acre for sites inside of the Hawthorne Boulevard Specific Plan, and 50% of maximum capacity.

TABLE 5-6: RHNA SITES STRATEGY

	Extremely/ Very Low	Low	Moderate	Above Moderate	Total
RHNA	732	311	371	1,083	2,497
Credits (ADUs)	8	15	1	10	34
Housing Overlay 100	<u>8482</u>	<u>10237</u>	<u>9846</u>	<u>98217</u>	382
Housing Overlay 150	<u>730727</u>	<u>893326</u>	<u>402405</u>	<u>402969</u>	2,427
Total Capacity	<u>822817</u>	<u>1,010378</u>	<u>501452</u>	<u>5131,1961</u>	<u>2,8462,843</u>
Remaining RHNA Surplus After Sites Applied	<u>0+85</u>	<u>0+67</u>	<u>0+81</u>	<u>570+113</u>	<u>570+346</u>
Remaining Surplus After Credited towards Above Moderate Need			<u>349</u>		

1. HCD recommends buffer in the housing element inventory of at least 15 to 30 percent capacity more than required, especially to accommodate the lower income RHNA. A modest surplus also allows various sites identified in the Housing Element to identify at different income levels than those anticipated, while still maintaining an adequate supply of available sites.

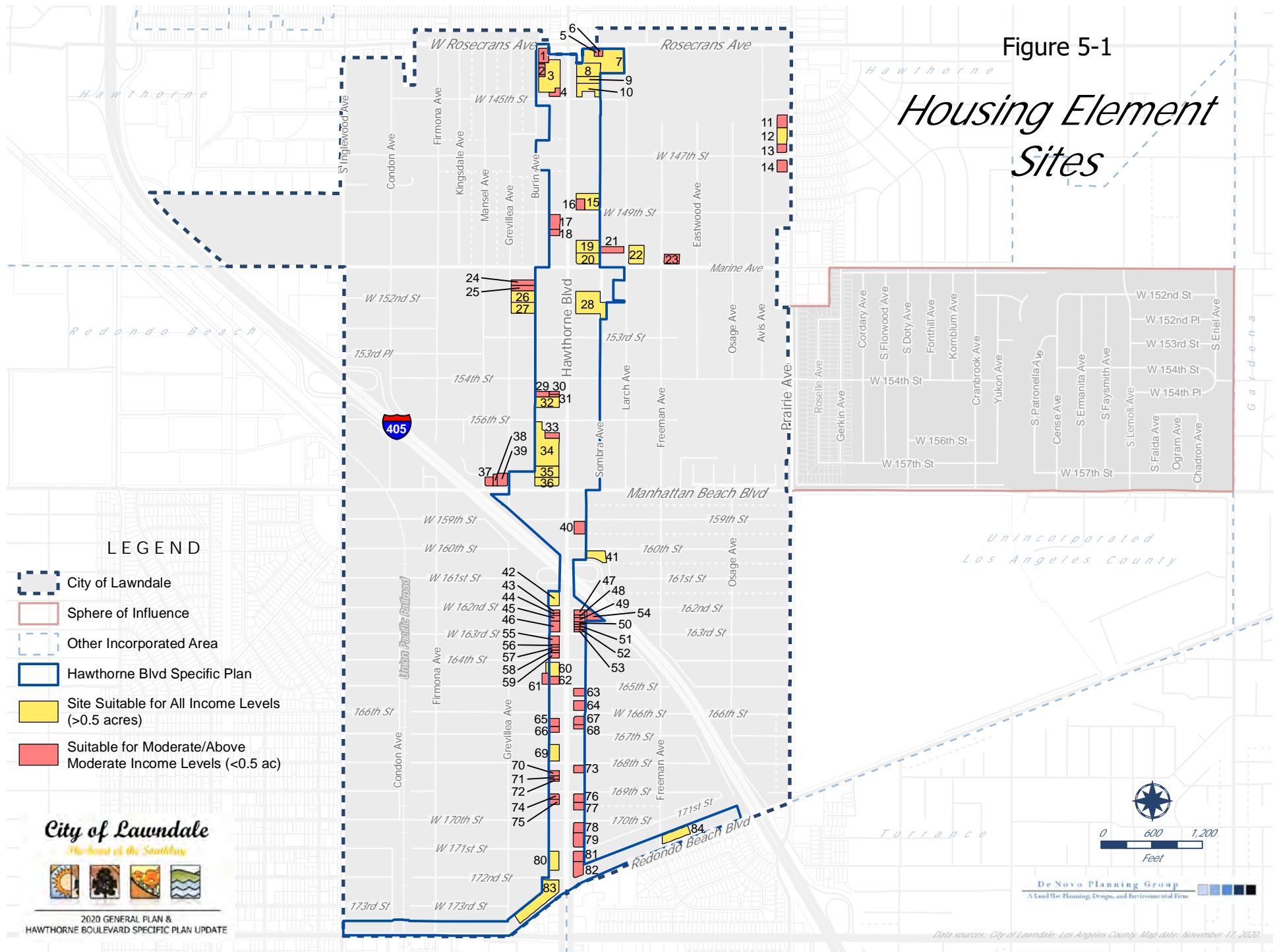
The 34 ADUs, the potential 382 units resulting from implementation of Housing Overlay 100, and the potential of 2,427 units resulting from implementation of Housing Overlay 150, could result in 2,843 units, exceeding the total RHNA allocation for Lawndale by 349 units (after the surplus for the lower- and moderate-income categories is applied to the City's above-moderate income need), which represents a buffer of 14% of the total unit capacity. This buffer is necessary to address the No Net Loss (SB 166) requirement of maintaining an inventory of sites adequate to accommodate the City's remaining RHNA throughout the planning period as development occurs on the selected sites that may result in fewer units (or units at different income levels) than assumed in this inventory.

Programs in the Housing Plan have been designed to support efforts to accommodate the RHNA through development of ADUs and the redevelopment of identified nonvacant sites to higher density residential uses. In particular, Program 6, Affordable and Special Needs Housing Development, addresses lower income and special needs households in all areas of the City by: advertising and providing technical assistance to affordable and/or special needs housing developers; providing financial and regulatory incentives through updates to the City's Zoning Code and Hawthorne Boulevard Specific Plan; and taking a more proactive approach in collaboration with developers to address the needs of Lawndale's special needs households, particularly larger families. Program 7, Accessory Dwelling Units, promotes the development of ADUs by: monitoring updates to the State's ADU standards and amending the City's ordinance for consistency; advertising ADUs through information and promotional material, ADU workshops, and making available an ADU calculator residents to estimate the cost of building an ADU in

the City; and identifying opportunities to prepare and adopt "permit ready" ADU plans to reduce barriers in ADU development. Program 9, *Housing Sites*, commits the City to: establish the Housing Overlay 100 and 150; rezone sufficient nonvacant sites to accommodate the City's remaining RHNA through a diversity of housing types, in all quadrants of the City, and in a manner that affirmatively furthers fair housing; and, in conjunction with other programs, amend development standards to remove governmental constraints and incentivize the development of the identified housing sites as outlined throughout this document. Program 11, *Hawthorne Boulevard Specific Plan Update*, focuses the City's redevelopment efforts along the Hawthorne Boulevard corridor, which is anticipated to accommodate the majority of high-density and mixed-use development, through an overhaul of the Specific Plan, advertisement of nonvacant sites, and focus group discussions with developers and economic research to develop incentives and development standards that support housing development. Program 18, *Lot Consolidation Program*, identifies sites that could benefit from lot consolidation and establishes a targeted program to educate developers on existing incentives and solicit input on new incentives to encourage lot consolidation on appropriate sites throughout the City. These programs and others in the Housing Plan work in tandem to create an environment that allows for realistic residential development at the levels identified in the RHNA sites strategy.

Figure 5-1

Housing Element Sites



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5E. Administrative and Financial Resources

ADMINISTRATIVE RESOURCES

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Lawndale, its Community Development Department, and local and regional non-profit affordable housing developers. The City of Lawndale Planning Division of the Community Development Department takes the lead in implementing Housing Element programs and policies. The City has also worked with non-profit developers to expand affordable housing opportunities in Lawndale, including past work with Habitat for Humanity.

Planning Division

The Planning Division oversees private development within the City and also manages the City's housing programs and related activities. Development activity within the City is coordinated by the Planning Division to ensure orderly growth, compliance with the Zoning Code, and that development projects demonstrate quality design and environmental sustainability. The Planning Division administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission.

Building and Safety Division

The Building Division provides plan review and inspection services to ensure that buildings are safe and sustainable and that construction complies with applicable building codes and regulations.

Los Angeles County Community Development Commission

The City of Lawndale participates in a range of programs administered by the Los Angeles County Community Development Commission (LACDC). These include the CDBG program, first-time homebuyer assistance (such as Mortgage Credit Certificates and Home Ownership Program), and rehabilitation assistance (Home Improvement Program). Nonprofit housing developers may also directly apply for HOME funds from the LACDC to develop affordable housing in Lawndale.

Non-Profit Developers

The City can collaborate with affordable housing developers and service providers to accommodate the housing needs of Lawndale residents. The following are affordable housing developers and service providers active in the City and county: several are included in the state's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- [Century Housing Corporation](#)
- [BRIDGE Housing](#)
- [C&C Development](#)
- [Habitat for Humanity of Greater Los Angeles \(Habitat LA\)](#)
- [Jamboree Housing Corporation](#)
- [Mercy Housing](#)
- [Meta Housing Corporation](#)
- [National CORE](#)

FINANCIAL RESOURCES

Lawndale has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from federal, state, local, and private resources and are summarized in Table 5–7. Described below are the two largest housing funding sources the City of Lawndale can use for housing production, rehabilitation, or preservation: Housing Choice Voucher Program and Community Development Block Grant funds.

Housing Choice Voucher Program: The Housing Choice Voucher Program (formerly Section 8) provides rental assistance to owners of private market-rate units on behalf of very low-income tenants. The Los Angeles County Development Authority (LACDA) administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. The program's objective is to assist low-income families by providing rental assistance so that they may lease decent, safe, and sanitary housing units in the private rental market. LACDA provides assistance to renters based upon a subsidy that is the difference between the tenant's affordable portion and the fair market rent. Approximately 212 households in Lawndale receive Housing Choice Vouchers.

Community Development Block Grants (CDBG): The primary objective of the Community Development Block Grant (CDBG) program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities including acquisition of buildings and land, housing rehabilitation, economic development, and provision of public services for low-income persons and persons with special needs.

The City of Lawndale does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD. The City participates in the CDBG program through the Urban County program administered by the Los Angeles County Community Development Commission (LACDC). Funding is primarily used to support capital improvements. It is anticipated that the City will receive \$752,395 in CDBG funds for the 2021-2022 program year.

TABLE 5–7: FUNDING SOURCES FOR AFFORDABLE HOUSING ACTIVITIES

<u>Program Name</u>	<u>Description</u>	<u>Eligible Activities</u>
<u>Federal Programs</u>		
<u>Community Development Block Grant (CDBG) Program</u>	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● Homebuyer Assistance ● Economic Development Assistance ● Homeless Assistance ● Public Services ● Infrastructure Replacement
<u>HOME Investment Partnerships Program</u>	HOME Investment Partnerships Program funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● Homebuyer Assistance ● Rental Assistance
<u>Housing Choice Voucher (HCV) Program</u>	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants. The program was formerly the Section 8 Rental Assistance Program.	<ul style="list-style-type: none"> ● Rental Assistance
<u>Low Income Housing Tax Credits (LIHTC)</u>	The LIHTC program encourages private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Since high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10% for nonprofit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The units must be reserved for the target population for 55 years.	<ul style="list-style-type: none"> ● New Construction
<u>Mortgage Credit Certificate Program</u>	Offers income tax credits to first-time homebuyers. The OCHA distributes the credits.	<ul style="list-style-type: none"> ● Homebuyer Assistance
<u>National Housing Trust Fund (HTF)</u>	The National Housing Trust Fund is a permanent federal program with dedicated sources of funding not	<ul style="list-style-type: none"> ● Acquisition

	<p>subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California received approximately \$10.1 million for the program in 2019. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.</p>	<ul style="list-style-type: none"> • Rehabilitation • Preservation
<u>Project-based Voucher Program (PBV)</u>	<p>The PBV program is a component of the Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.</p>	<ul style="list-style-type: none"> • Rental Assistance
<u>Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)</u>	<p>Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.</p>	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
<u>Section 203(k)</u>	<p>Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.</p>	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Refinancing of Existing Debt
<u>Supplemental Security Income (SSI)</u>	<p>SSI is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that the recipient has a physical or mental disability that keeps them from working for 12 months or longer, or will result in death. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.</p>	<ul style="list-style-type: none"> • Supplemental income for rental assistance
<u>State Programs</u>		
<u>Affordable Housing and Sustainable Communities Program (AHSC)</u>	<p>The AHSC Program is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), and funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of grants and/or loans in three kinds of project areas: Transit Oriented Development (TOD) Project Areas, Integrated Connectivity Project (ICP) Project Areas,</p>	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Housing-Related Infrastructure • Sustainable Transportation Infrastructure • Transportation-Related Amenities • Program Costs

	<p>and Rural Innovation Project Areas (RIPA). There is an annual competitive funding cycle.</p>	
<u>CalHFA – Multifamily Housing Program</u>	<p>Program provides financing for the acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.</p>	<ul style="list-style-type: none"> ● Rental Acquisition ● Rental Rehabilitation
<u>CalHFA – Predevelopment Loan Program</u>	<p>Program provides funds to pay the initial costs of developing affordable housing projects. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.</p>	<ul style="list-style-type: none"> ● Pre-development
<u>CalHOME Program</u>	<p>CalHOME provides grants to local public agencies and non-profit developers to assist low and very low-income households in becoming homeowners. CalHOME funds may be used for acquisition, predevelopment, development, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.</p>	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● New Construction (including predevelopment) ● Downpayment Assistance
<u>Emergency Solutions Grants Program (ESG)</u>	<p>Program makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.</p>	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation ● Provision of supportive services
<u>Golden State Acquisition Fund (GSAF)</u>	<p>Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available on a first come first serve basis.</p>	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation
<u>Housing for a Healthy California (HHC)</u>	<p>The HHC program provides funding on a competitive basis to developers to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program. The program utilizes federal National Housing Trust Funds (NHTF) and allocates these funds competitively to developers for operating reserve grants and capital loans. AB 74 also allows HCD to utilize revenues appropriated to the Department from other revenue</p>	<ul style="list-style-type: none"> ● New Construction ● Acquisition ● Rehabilitation

	<u>sources for HHC purposes.</u>	
<u>Homekey</u>	<u>Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.</u>	<ul style="list-style-type: none"> ● Acquisition ● Rehabilitation
<u>Infill Infrastructure Grant Program (IIG)</u>	<u>The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas. Since all development in Lawndale would be considered infill given the built-out nature of the City, this program could be useful to an affordable or special needs housing developer to fund infrastructure improvements. IIG is grant assistance, available as gap funding for necessary infrastructure improvements.</u>	<ul style="list-style-type: none"> ● Infrastructure improvements
<u>Local Early Action Planning (LEAP) Grants</u>	<u>LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6th Cycle RHNA.</u>	<ul style="list-style-type: none"> ● Housing element updates ● Updates to zoning, plans, or procedures to increase/accelerate housing production ● Pre-approved arch. and site plans ● Establishing pro-housing policies
<u>Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)</u>	<u>MPRROP makes short and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, non-profit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process.</u>	<ul style="list-style-type: none"> ● Preservation
<u>Multifamily Housing Program (MHP)</u>	<u>The MHP provides low interest loans to developers of permanent and transitional rental housing for lower income households. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.</u>	<ul style="list-style-type: none"> ● New Construction ● Rehabilitation ● Preservation
<u>SB 2 Planning Grants Program</u>	<u>The program provides one-time funding and technical assistance to all eligible local governments in</u>	<ul style="list-style-type: none"> ● Updates to planning

	<p><u>California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017).</u></p>	<p><u>documents</u></p> <ul style="list-style-type: none">● <u>Updates to zoning ordinances</u>● <u>Environmental analyses that eliminate the need for project-specific review</u>● <u>Local process improvements that expedite local planning and permitting</u>
<u>Transit Oriented Development Housing Program (TOD)</u>	<p><u>The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic Notice of Funding Availability.</u></p>	<ul style="list-style-type: none">● <u>New Construction</u>● <u>Rehabilitation</u>● <u>Infrastructure Improvements</u>
<u>Veterans Housing and Homelessness Prevention Program (VHHP)</u>	<p><u>VHHP makes long-term loans for development or preservation of rental housing for very low and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.</u></p>	<ul style="list-style-type: none">● <u>New Construction</u>● <u>Acquisition</u>● <u>Rehabilitation</u>● <u>Preservation</u>
<p><u>Local Programs and Private Sources</u></p>		
<u>California Community Reinvestment Corporation (CCRC)</u>	<p><u>CCRC is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity financing to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.</u></p>	<ul style="list-style-type: none">● <u>Acquisition</u>● <u>Rehabilitation</u>● <u>New Construction</u>
<u>Federal Home Loan Bank System</u>	<p><u>The program facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.</u></p>	<ul style="list-style-type: none">● <u>Acquisition</u>● <u>Rehabilitation</u>● <u>New Construction</u>
<u>Federal National Mortgage Association (Fannie Mae)</u>	<p><u>Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.</u></p>	<ul style="list-style-type: none">● <u>Homebuyer Assistance</u>● <u>Rehabilitation</u>
<u>Freddie Mac HomeOne and</u>	<p><u>Provides down-payment assistance to first-time homebuyers and second mortgages that include a</u></p>	<ul style="list-style-type: none">● <u>Homebuyer Assistance</u>

<u>Renovation</u>	<u>rehabilitation loan.</u>	<u>• Rehabilitation</u>
<u>Mortgages</u>		
<u>Mortgage Revenue Bonds</u>	<u>Tax exempt mortgage revenue bonds can be provided, which require a developer to lease a fixed percentage of units to low-income families at specific rental rates.</u>	<u>• Acquisition</u> <u>• Rehabilitation</u> <u>• New Construction</u>

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6. Affirmatively Furthering Fair Housing (AFFH)

All housing elements due on or after January 1, 2021 must contain an Assessment of Fair Housing (AFH) consistent with the core elements of the analysis required by the federal Affirmatively Further Fair Housing Final Rule of July 16, 2015. Under State law, affirmatively furthering fair housing means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.” These characteristics can include, but are not limited to, race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.

The AFFH analysis must contain the following:

- A: Outreach
- B: Assessment of Fair Housing
 - Key Data and Background Information
 - Fair Housing Enforcement and Outreach Capacity
 - Integration and Segregation Patterns and Trends
 - Racially or Ethnically Concentrated Areas of Poverty
 - Disparities in Access to Opportunity
 - Disproportionate Housing Needs in the Jurisdiction
 - Displacement Risk
- C: Sites Inventory
- D: Identification of Contributing Factors
- E: Goals and Actions

While this section provides a focused analysis of fair housing issues in Lawndale, several other sections of the Housing Element address the issue and are included in this section by reference.

6A. Outreach

Appendix B of the Housing Element details the public participation that was undertaken as part of the Housing Element preparation process. It is noted that the City sees this effort as an extension of the General Plan Update, which together provided a strong public engagement program. The City of Lawndale has made an effort to involve the public in the update of its Housing Element and has solicited input from the public throughout the planning process. Contacted stakeholders include religious organizations, educational institutions, and community groups. The City provided ongoing notification to local housing service providers that represent lower income and special needs populations, such as the Housing Rights Center, and to affordable housing developers. Appendix B to the Housing Element provides a summary of the key comments received during the Housing Element update process, and how they have been considered and addressed in the Element. The City implemented the following public outreach program.

PROJECT WEBSITE

The City's dedicated project website for the General Plan Update encapsulates the Housing Element Update as well (<https://lawndale.generalplan.org/>). The website serves as the main conduit of information for individuals who can access material online. The project website launched in July 2020 (associated with the City's General Plan Update) and is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

VIRTUAL COMMUNITY WORKSHOPS

The City hosted a series of virtual community workshops throughout the project to provide updates on the preparation of the Draft Housing Element (and the General Plan). Each workshop was held in both English and Spanish. The early workshops focused on such issues as 5th Cycle progress, criteria for the sites inventory, credits towards the 6th Cycle RHNA, and a description of the fair housing analysis being undertaken. Through these events, the City was able to speak directly with residents about their housing priorities and educate the community regarding the City's approach to meeting its fair share of the regional housing need.

The City is scheduled to host a community open house on the Public Draft Housing Element in December 2021. At this open house, the City will present the Public Draft 2021-2029 Housing Element and solicit feedback on the Element that will be considered and reflected in the final document. The City will specifically present information related to fair housing and describe the goals, policies, and programs that the City has added to the Housing Element to address this topic.

HOUSING ELEMENT SURVEYS

The City hosted two online Housing Element surveys, both in English and Spanish, which were available from April 2021 through November 2021. The surveys asked for input on the community's housing priorities and strategies to address Lawndale's future housing growth needs. Over 40 individuals responded to the surveys, which focused on issues of home maintenance, affordability, home type, living conditions, and community priorities related to housing. Survey #1 focused on visioning, values and living conditions in Lawndale as well as demographic questions. Survey #1 was 19 questions long and 58 total responses. Survey #2 focused on community priorities and existing conditions related to housing. Survey #2 was 16 questions long and 41 total responses. A summary of the key survey results is provided in the Housing Element Introduction section, with the complete results are included in Appendix B.

Summary of Survey #1:

- 44% of residents have lived in Lawndale for 15+ years
- 69% of respondents owned a home in Lawndale.
- Half (50%) of respondents work outside of the City in areas such as Culver City, Long Beach, and El Segundo.
- The respondents were primarily between the ages of 25 to 44 years old (48%).
- Issues that residents rated as most important to them include:
 - Rehabilitate existing housing (96%)
 - Ensure that children who grow up in Lawndale can afford to live in Lawndale (84%)
 - Housing affordable to working families (79%)
 - Build more single-family housing (75%)
 - Provide ADA-accessible housing (69%)
 - Encourage more senior housing (66%)

Summary of Survey #2:

- 51% of residents have lived in Lawndale for 15+ years
- The respondents were primarily between the ages of 25 to 44 years old (41%), and 45 to 64 years old (39%).
- 66% of respondents owned a home in Lawndale. 26% of respondents who wish to own a home in Lawndale but currently do not own one indicated they could not find a home within their target price range in Lawndale.
- 68% of respondents were very satisfied or somewhat satisfied with their current housing situation.
- 27% of respondents rated the physical condition of their home in excellent condition. Another 34% indicated that their home was showing signs of minor deferred maintenance such as peeling paint, chipped stucco, etc.
- When asked about housing fit, less than half (45%) of respondents felt the range of housing options currently available in Lawndale met their needs. The types of housing respondents felt were most needed in Lawndale included:
 - Single family detached (78%)
 - Senior housing (32%)
 - Duplex/Attached Housing (29%)
 - Condominiums (multi-family ownership homes) (17%)
 - Apartments (multi-family rental homes) (15%)
 - Accessory dwelling units (ADU) (12%)
 - Housing for people with disabilities (10%)

ADVERTISEMENTS

The City of Lawndale maintains various social media accounts including Facebook, Twitter, YouTube, and Nextdoor. Starting in January 2021, and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops related to the Housing Element Update.

EMAILS

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to publicize the Virtual Community Workshops, the Housing Surveys, and the Public Review Draft 2021-2029 Housing Element.

6B. Assessment of Fair Housing

This section presents an overview of available federal, state, and local data to analyze fair housing issues in Lawndale. This data is supplemented with local knowledge of existing conditions in the community to present a more accurate depiction of fair housing issues in Lawndale and a more informed perspective from which to base goals, policies, and programs to affirmatively further fair housing.

KEY DATA AND BACKGROUND INFORMATION

Lawndale is a participating city in the Los Angeles Urban County and is served by the Community Development Commission (CDC), which provides wide-ranging programs related to affordable housing and community and economic development. The CDC prepared an Analysis of Impediments to Fair Housing Choice (AI) in 2018 to fulfill its HUD requirement and remove barriers to fair housing choice for all residents within the service area covered by the AI, including the City of Lawndale. The AI examined policies, procedures, and practices within the Urban County that may limit a person's ability to choose their residence free from discrimination. The AI provided an overview of laws, regulations, conditions, or other possible obstacles that may affect an individual or a household's access to housing in the Urban County. It also presented local and regional demographic profiles, assessed the extent of housing needs among specific groups, identified existing barriers or impediments that may limit housing choice, and proposed actions to overcome those barriers.

The AI promoted community participation through five main avenues: regional discussion groups; three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey. The City of Lawndale participated in the Government Regional Discussion Group, held on January 18th, 2017.

The City's demographic and income profile, household and housing characteristics, housing cost and availability, and special needs populations are discussed in previous sections of this Background Report. No barriers to fair housing choice specific to Lawndale ~~that~~ were identified in the 2018 AI. Supplemental data analysis was conducted to further understand potential fair housing issues, within the context of AFH topics, at the city-level. Lawndale is comprised of six census tracts (seven including the Sphere of Influence area) as shown in Figure 6-1.

Demographic, Economic, and Real Estate Profile

The City produced a Demographic, Economic and Real Estate Profile (Profile) as part of the City of Lawndale General Plan Update effort. The Profile summarizes and analyzes the economic, demographic, and real estate conditions and trends that will inform the land use policies and alternatives considered as part of the City of Lawndale's (City) General Plan Update. It has been prepared for the City by Economic & Planning Systems, Inc. (EPS).

Key findings in the Profile include that Lawndale, in line with its neighbors, has experienced modest population growth over the past 20 years. The City's relatively large household sizes, coupled with a more rapidly aging population, suggest that many households in the City are accommodating multiple generations, while young families are moving out of the area. The populations of Lawndale, the Trade Area (the cities of Gardena, Hawthorne, Lawndale, Redondo Beach and Torrance), and South Bay have increased by five percent or less since 2000, reflecting the built-out nature of the area. Household growth has been even slower, with household sizes increasing in all of the study geographies. As compared to the region, Lawndale has the largest household sizes, highest proportion of family households, and youngest median age, all of which underline the City's family-oriented character.

Residents of Lawndale have relatively low household incomes and educational attainment compared to the Trade Area and South Bay Region. This dynamic is reflected in the occupational distribution of employed residents, which is predominated by lower-skilled, lower-paying jobs. Less than one-quarter of the City's working population has a post-secondary degree (associate's, bachelors, or masters), which is about half the proportion of residents in the Trade Area and South Bay Region with those degrees. This low educational attainment matches the distribution of residents' jobs, which are concentrated in the industry sectors of health care/social assistance, accommodations/food services, retail, and manufacturing.

Although it has a mostly single-family housing stock, Lawndale has a relatively low proportion of homeowners. Coupled with higher proportions of overcrowded units and cost-burdened households, these dynamics suggest that the City's existing housing stock may not be meeting the needs of its residents. Higher proportions of single-family homes are typically correlated with higher rates of homeowners. By contrast, Lawndale has a higher proportion of single-family units than the Trade Area and South Bay Region, but a lower proportion of owner-occupied units. Additionally, the City has a higher proportion of units that are considered overcrowded (more than one occupant per room) and of households that are cost-burdened (paying more than 30 percent of income on housing costs). This is the case even though home values in the City are well below those of the Region overall.

These trends taken together are indicative of a housing inventory that is not meeting the needs of resident households. This situation is further exacerbated by the City's negligible increase in housing units since 2010, putting further pressure on housing prices. While building larger single-family units will be challenging given the City's small lot sizes and built-out nature, building more multi-family units, particularly those that meet the affordability levels of residents, can alleviate the need for multiple generations and families to share units and potentially accommodate young families wanting to locate in the City.

Lawndale contains approximately seven percent of all housing units in the Trade Area. While all three study geographies added housing units between 2000 and 2010, the housing inventory has been flat since 2010. Vacancy rates have also increased in all three geographies, although the City has maintained the lowest rate since 2010. Like many cities in Los Angeles County, Lawndale housing stock is primarily single-family homes, representing about two-thirds of housing units in the City. This proportion is higher than in the Trade Area and South Bay overall. Typically, higher proportions of single-family homes are correlated with higher proportions of homeownership. However, almost 70 percent of housing units in Lawndale are renter-occupied, including 57 percent of single-family units. Given the larger household sizes and higher proportion of family households in the City, this dynamic suggests households which need and want a single-family home cannot afford to own one.

Local Knowledge and Other Relevant Factors

In addition to federal, state, regional, and local data presented throughout this document, the City has integrated local knowledge obtained from both formal and informal sources to gain insight into unique attributes about the City related to fair housing issues. The City has identified the following local factors that may contribute to fair housing issues in order to compliment other data sources.

Lawndale is one of the densest cities in California, with approximately 16,436.5 people and 5,085.5 housing units per square mile (32,873 people and 10.171 housing units over an area of approximately two square miles using 2020 DOF estimates. For comparison, Los Angeles County has approximately 2,132.5 people and 755.4 units per square mile). Although it consists of predominately single-family houses, Lawndale is unique in that most of the City is zoned R-2, which allows for the development of two-single family homes on a single lot. This has resulted in a high number of renters in the City. It is common for property owners to live in the front unit and rent out the back unit. These landlords are often operating independently and may have challenges associated with property maintenance, landlord/renter disputes, and/or violation of renters' rights. Housing costs are generally more affordable in Lawndale than in the surrounding beach communities, which is attractive for lower-income families and has contributed to the high number of renters in the City. However,

as with most of Southern California, housing costs are significantly higher than the national average and unaffordable for many individuals and families. This has exacerbated overcrowding, and the City has noticed a trend of family members moving in with relatives to afford rent. As a result, Lawndale may have a significant population of residents living in multi-generational homes. Because many of the homes in Lawndale are older and were built prior to modern zoning and development standards, a significant number of existing homes do not have adequate on-site parking. The parking issue is made worse by the pervasiveness of car culture; as a mostly residential City, residents tend to work outside of Lawndale, and the sprawling nature of Los Angeles makes public transit a poor alternative to driving. Another issue in the City is illegal building additions. The City has received a number of code enforcement complaints of illegal housing additions, particularly garage conversions, that were made prior to newly adopted ADU laws. The City is working on getting these units legalized and brought up to code. Finally, the City has seen a number of substandard housing and maintenance issues. This can be attributed to the age of existing housing stock, illegal additions, and the high number of rental units owned by independent landlords in the City.

These factors are discussed and analyzed in greater detail in their respective fair housing subsections below. At the end of each section, relevant programs from the Housing Plan are identified to address the related fair housing issues.

FAIR HOUSING ENFORCEMENT AND OUTREACH CAPACITY

The Community Development Commission's 2018 Analysis of Impediments to Fair Housing Choice (AI) was prepared in October 2017 and is a thorough examination of structural barriers to fair housing choice and access to opportunity for members of historically marginalized groups protected from discrimination by the federal Fair Housing Act (FHA).

To ensure the AI accurately reflected the Urban County's needs, community participation was promoted through five main avenues: regional discussion groups; three sets of four focus groups each, aimed to address disability and access, education, employment and transportation, and healthy neighborhoods; Resident Advisory Board Meetings; community input meetings; and the 2017 Resident Fair Housing Survey.

The AI describes the departments and organizations that handle fair housing enforcement and outreach in the Los Angeles-Long Beach-Anaheim Region, in which Lawndale is included. The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Housing Rights Center (HRC) provides services to Lawndale to ensure equal access to housing. The HRC is the nation's largest non-profit civil rights organization dedicated to securing and promoting Fair Housing and serves Los Angeles County and Ventura County, including the residents of Lawndale. The HRC's services include outreach and education, homebuyer education, mortgage default counseling, landlord-tenant mediation, and limited low-cost advocacy. The Fair Housing Council investigates claims of housing discrimination and assists with referrals to DFEH.

The Housing Rights Center (HRC) provides free services to Lawndale residents for questions and inquiries regarding rights and responsibilities between landlords and tenants. Residents can contact HRC to get information on different fair housing services such as just cause protection, right to lease, and relocation assistance to better understand their rights as a tenant. Information and counseling appointments are accessible via phone or online; offices are currently closed due to COVID-19. HRC also provides a monthly rental listing publication that provides an updated list of affordable housing developers and companies that provide information on current and future affordable housing opportunities; contact information for properties with available affordable units; contact information for housing that is reserved for seniors and/or veterans, or offers services targeted to seniors and/or veterans; and information about financial assistance, temporary shelters, transitional programs, and other housing resources.

The City provides information regarding fair housing inquiries and rights at City Hall and in English and

Spanish on its website. It is noted that while City staff directs fair housing inquiries to HRC, HRC does not regularly provide the City with a report that identifies the number of inquiries, specific concerns, and resolution to inquiries made by Lawndale's residents and landlords. The City does not have any pending lawsuits, enforcement actions, judgements, settlements, or findings related to fair housing and civil rights.

The office of Fair Housing and Equal Opportunity (FHEO) within HUD is responsible for administering and enforcing federal fair housing laws. Reports of discrimination covered under fair housing laws can be filed with local and regional HUD offices. When filed, all reports are reviewed as fair housing inquiries. A HUD official reviews each inquiry to determine if an inquiry will then be converted into an official fair housing discrimination complaint. While not all inquiries are converted into fair housing discrimination complaints, they can provide a resource for jurisdictions to identify concerns of potential discrimination.

The HCD Affirmatively Furthering Fair Housing Data Viewer (AFFH Viewer) provides information regarding federal FHEO cases by County for the 2006 to 2020 period and also identifies fair housing inquiries by City based on federal HUD data. The AFFH Viewer indicates that there were 291 cases filed in Los Angeles County in the 2006-2010 period, of which 80 had a racial bias, 106 had a disability bias, and 58 had a familial status bias. In the 2020 period (which is indicated to reflect 2006-2020, but does not appear to include the 2010 period cases), there were 130 cases filed in Los Angeles County, including 27 with a racial bias, 86 with a disability bias, and nine with a familial status bias. No FHEO inquiries for Lawndale were received from 2013 to 2021. Lawndale has lower rates of inquiry than all surrounding jurisdictions, in which the number of inquiries per thousand residents is generally below 0.5 (for Manhattan Beach this number was 0.19; for El Segundo, 0.12; for Hawthorne, 0.45; for Gardena, 0.42; for Redondo Beach, 0.35; and for Torrance, 0.32).

ACTIONS TAKEN TO OVERCOME IMPEDIMENTS

The Housing Rights Center (HRC) receives a multi-year grant from HUD to conduct systemic testing in areas within the Urban County where statistics point to any form of discrimination covered by applicable fair housing laws and, in particular, persistent housing discrimination based on race, national origin, familial status, and disability. As of 2014 (the year cited in the AI) the HRC had been awarded a grant in the amount of \$325,000 to perform these actions.

In addition to the HUD grant, the HRC has a contract with the Community Development Commission for a variety of services addressing private sector impediments, such as providing education and training to housing providers on fair housing, distributing 16,000 pieces of fair housing literature annually, and hosting no less than three special events per year to inform the public about fair housing matters.

According to the HRC's 4th Quarter Performance Report for Fiscal Year 2014-2015, there were a total of 3,490 clients to whom direct service was given and a total of 160,160 points of contact for outreach and education efforts. According to the HRC's report for the 2015-2016 Fiscal Year, the number of clients who were provided direct service fell slightly to 3,239, while the points of contact for outreach and education climbed to 191,229. Furthermore, the CDC continues the process of addressing impediments to fair housing in the public sector for the Urban County.

The City of Lawndale complies with fair housing laws and regulations as described in Table 6–1 shows the full list of indicators.

TABLE 6–1: COMPLIANCE WITH FAIR HOUSING LAWS

Law	Description	Compliance
California Fair Employment and Housing Act (FEHA)	The Fair Employment and Housing Act (FEHA) applies to public and private employers, labor organizations and employment agencies. It is illegal for employers of 5 or more employees to discriminate against job applicants and employees because of a protected category or retaliate against them because they have asserted their rights under the law. The FEHA prohibits harassment based on a protected category against an employee, an applicant, an unpaid intern or volunteer, or a contractor. Harassment is prohibited in all workplaces, even those with fewer than five employees.	Compliance is achieved through strict enforcement in hiring practices and regular training of and by Human Resources staff.
Government Code Section 65008	Covers actions of a city, county, city and county, or other local government agency, and makes those actions null and void if the action denies an individual or group of individuals the enjoyment of residence, landownership, tenancy, or other land use in the state because of membership in a protected class, the method of financing, and/or the intended occupancy. For example, a violation under Government Code section 65008 may occur if a jurisdiction applied more scrutiny to reviewing and approving an affordable development as compared to market-rate developments, or multifamily housing as compared to single family homes.	Compliance is achieved by uniform application of the City's codes, regulations, policies and practices, including development standards, design guidelines, application submittal requirements, fees and approval findings.
Government Code Section 8899.50	Requires all public agencies to administer programs and activities relating to housing and community development in a manner to affirmatively further fair housing and avoid any action that is materially inconsistent with its obligation to affirmatively further fair housing.	Compliance is achieved through consultations with community stakeholders and support agencies as part of program evaluating and funding decisions. The 6th Cycle Housing Element Housing Plan describes how each Program addresses fair housing issues and contributing factors.
Government Code Section 11135 et seq.	Requires full and equal access to all programs and activities operated, administered, or funded with financial assistance from the state, regardless of one's membership or perceived membership in a protected class.	Compliance is achieved through promotion/availability of activities and programs to all persons of all backgrounds to participate equally in community programs and activities.
Density Bonus Law (Gov. Code, § 65915.)	Density bonus law is intended to support the construction of affordable housing by offering developers the ability to construct additional housing units above an agency's otherwise applicable	Compliance is achieved by administration of Lawndale Municipal Code Chapter 17.50 – Density Bonus Provisions for Residential Units, which

<u>Law</u>	<u>Description</u>	<u>Compliance</u>
	<u>density range, in exchange for offering to build or donate land for affordable or senior units. Density Bonus Law also provides for incentives intended to help make the development of affordable and senior housing economically feasible.</u>	<u>provides for compliance with Government Code Section 65915 et seq.</u>
<u>Housing Accountability Act (Gov. Code, § 65589.5.)</u>	<u>Provides that a local agency shall not disapprove a housing development project, for very low, low-, or moderate-income households, or an emergency shelter, or condition approval in a manner that renders the housing development project infeasible for development for the use of very low, low-, or moderate-income households, or an emergency shelter, including through the use of design review standards, unless it makes certain written findings, based upon a preponderance of the evidence in the record.</u>	<u>Compliance is achieved through the development review process with is completed consistent with the Housing Accountability Act. Additionally, the Housing Plan includes Program 1676, Zoning Code Amendments – Housing Constraints, which requires the City to update the Zoning Code to remove constraints to a variety of housing types and ensure the City's standards and permitting requirements are consistent with State law. This includes allowing supportive housing by right, and updating the Zoning Code to ensure eligible multi-family projects with an affordable component are provided streamlined review.</u>
<u>No-Net-Loss Law (Gov. Code, § 65863)</u>	<u>Ensures development opportunities remain available throughout the planning period to accommodate a jurisdiction's regional housing need assessment (RHNA) allocation, especially for lower- and moderate- income households.</u>	<u>The City's draft Housing Element identifies a surplus of sites with a capacity to accommodate the City's RHNA allocation. The City has also identified additional sites for accommodating any shortfall that may occur with respect to anticipated development density capacity, that may be added to the site list if necessary. Program 10 of the Housing Element Housing Plan requires City staff to annually monitor the City's site inventory and continued ability to accommodate the remaining RHNA.</u>
<u>Least Cost Zoning Law (Gov. Code, § 65913.1)</u>	<u>Provides that, in exercising its authority to zone for land uses and in revising its housing element, a city, county, or city and county shall designate and zone sufficient vacant land for residential use with appropriate standards, in relation to zoning for nonresidential use, and in relation to growth projections of the general plan to meet housing needs for all income categories as identified in the housing element of the general plan.</u>	<u>Compliance is achieved through the implementation of Housing Element Housing Plan Program 9 which ensures that the City has sufficient land appropriately zoned to accommodate the City's RHNA at all income levels for the duration of the planning period. This includes two new housing overlays and an amendment to the Hawthorne Boulevard Specific Plan to address the City's lower income RHNA shortfall.</u>
<u>Excessive Subdivision</u>	<u>Provides that, in exercising its authority to regulate</u>	<u>Compliance is achieved through the</u>

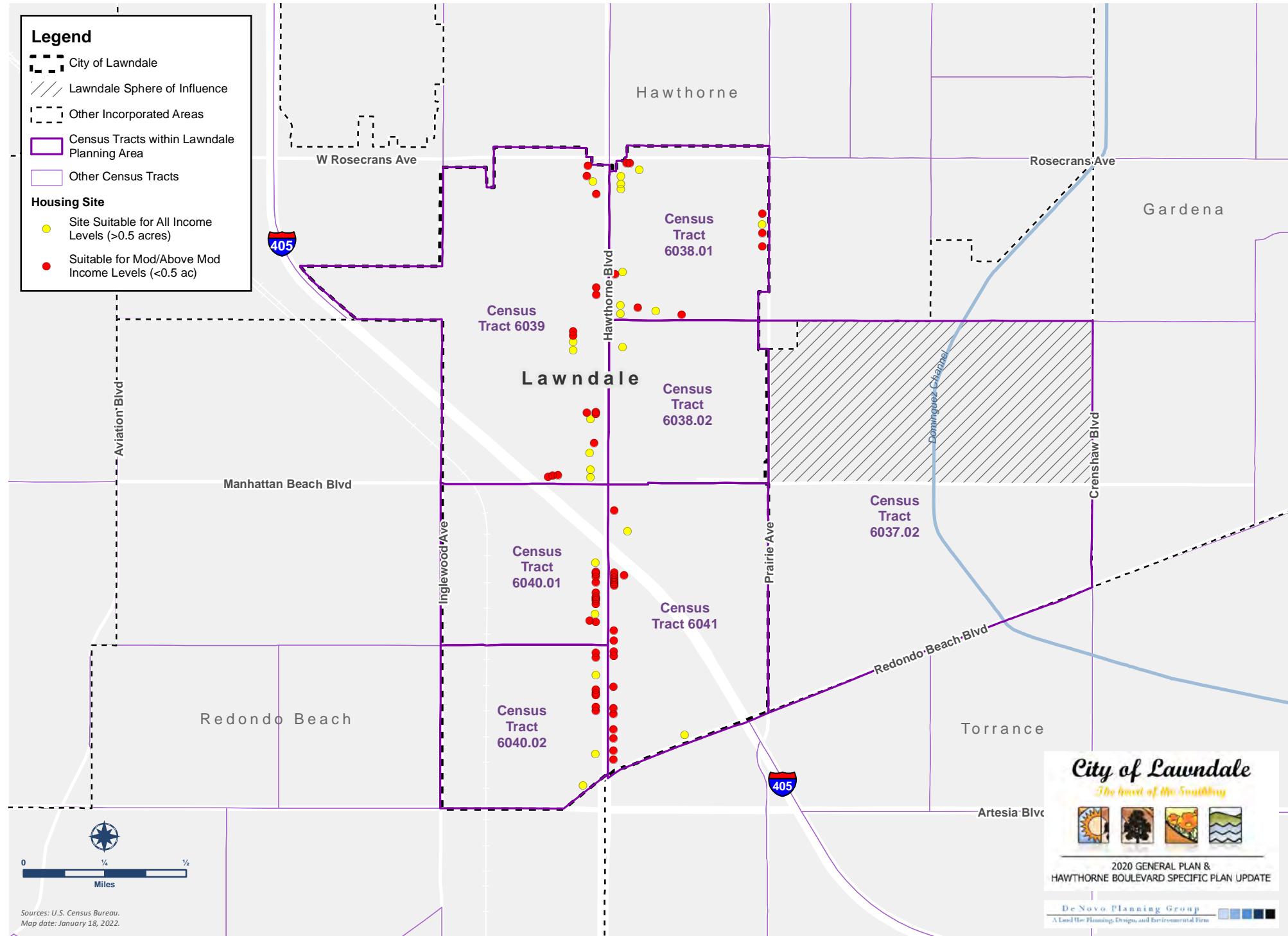
Law	Description	Compliance
<u>Standards (Gov. Code, § 65913.2.)</u>	<p><u>subdivisions a city, county, or city and county shall:</u></p> <p class="list-item-l1">(a) <u>Refrain from imposing criteria for design, as defined in Section 66418, or improvements, as defined in Section 66419, for the purpose of rendering infeasible the development of housing for any and all economic segments of the community. However, nothing in this section shall be construed to enlarge or diminish the authority of a city, county, or city and county under other provisions of law to permit a developer to construct such housing.</u></p> <p class="list-item-l1">(b) <u>Consider the effect of ordinances adopted and actions taken by it with respect to the housing needs of the region in which the local jurisdiction is situated.</u></p> <p class="list-item-l1">(c) <u>Refrain from imposing standards and criteria for public improvements including, but not limited to streets, sewers, fire stations, schools, or parks, which exceed the standards and criteria being applied by the city, county, or city and county at that time to its publicly financed improvements located in similarly zoned districts within that city, county, or city and county.</u></p>	<p><u>implementation of a fair and equitable development review process which is administrated consistent with the Excessive Subdivision Standards Act.</u></p>

ANALYSIS OF AVAILABLE FEDERAL, STATE, AND LOCAL DATA AND LOCAL KNOWLEDGE

Integration and Segregation Patterns and Trends

To inform priorities, policies, and actions, Lawndale has included an analysis of integration and segregation, including patterns and trends, related to people with protected characteristics. Segregation generally means a condition in which there is a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. Conversely, integration refers to a condition in which there is not a high concentration of persons of a particular race, color, religion, sex, familial status, national origin, or having a disability or a particular type of disability when compared to a broader geographic area. The following analyzes levels of segregation and integration for race and ethnicity, persons with disabilities, familial status, age, and income to identify the groups in Lawndale that experience the highest levels of segregation.

Figure 6-1. Census Tract Boundaries



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Dissimilarity Index

The dissimilarity index is the most commonly used measure of segregation between two groups, reflecting their relative distributions across neighborhoods (as defined by census tracts). The index represents the percentage of the minority group that would have to move to new neighborhoods to achieve perfect integration of that group. An index score can range in value from 0 percent, indicating complete integration, to 100 percent, indicating complete segregation. An index number between 30 and 60 indicates moderate similarity and community segregation while an index number above 60 is considered to show high similarity and a segregated community.

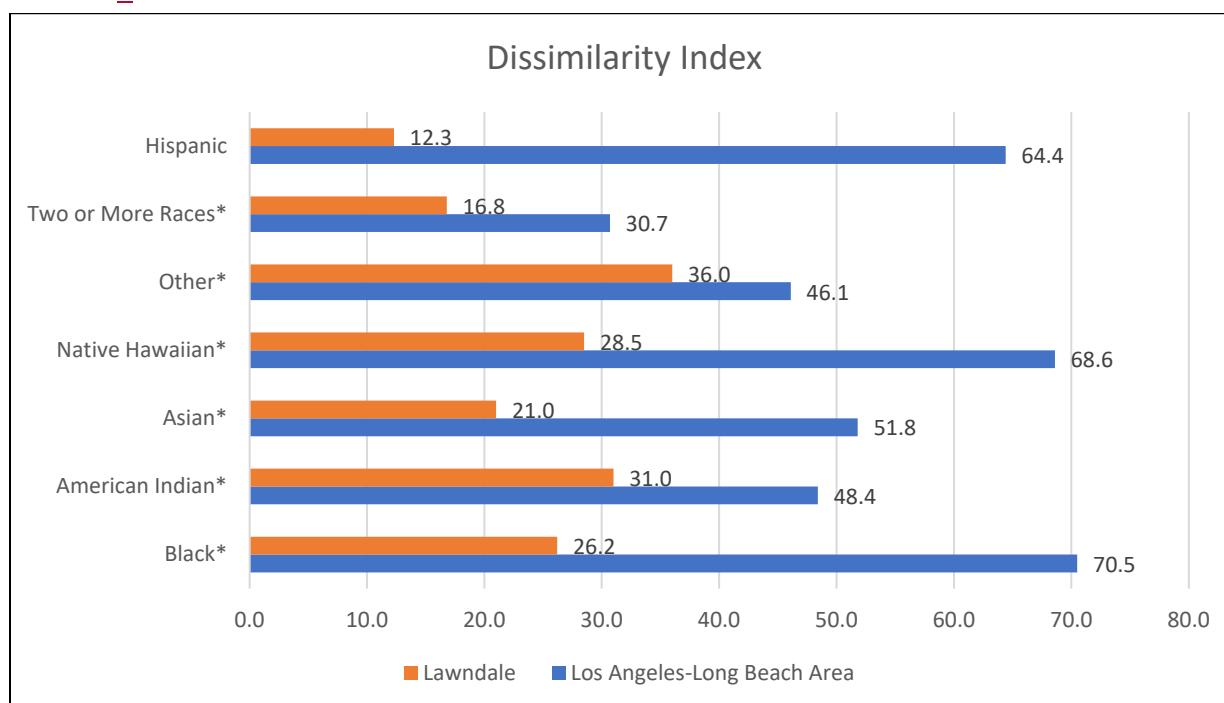
There are a number of reasons why patterns of racial segregation exist (or don't exist) within a community. Some of these reasons may be institutional (discriminatory lending practices) while others can be cultural (persons of similar backgrounds or lifestyles choosing to live near one another to provide support and familiarity). As such, discussions regarding segregation are complicated and there is not a "one size fits all" approach to addressing patterns of racial segregation.

Figure 6–2 shows the dissimilarity between each of the identified race and ethnic groups and White population for the City of Lawndale and the Los Angeles-Long Beach metropolitan area. The White (not Hispanic or Latino) population within Lawndale makes up approximately 46.15% of the City's population. The higher scores indicate higher levels of segregation among those race and ethnic groups. The City does not have any racial or ethnic groups with scores higher than 60 (indicating high similarity and segregation). Two race and ethnic groups (American Indian and Other Race) exhibit moderate levels of dissimilarity and segregation in Lawndale (scores between 30 and 60), with those scores indicating only moderate levels of segregation on the lower end of the moderate range (31.0 and 36.0, respectively). However, it should be noted that only 257 individuals identified as American Indian, and such a small population can indicate a pattern of segregation that is not of significant concern. The dissimilarity scores correlate directly with the percentage of people within that racial or ethnic group that would need to move into a predominately White census tract in order to achieve a more integrated community. For instance, 36.0% of the Other Race population would need to move into predominately White census tract areas to achieve "perfect" integration.

When compared to the Los Angeles-Long Beach metropolitan area, Lawndale exhibits far lower levels of dissimilarity and segregation than the region as a whole for all race and ethnic groups. For the categories identified as showing moderate levels of segregation in Lawndale, the Other Race dissimilarity index is 10.1 points lower in the City than in the metropolitan area, while the American Indian category is 17.4 points lower in the City than the metropolitan area.

These patterns indicate that in general, Lawndale is less dissimilar and more integrated for all of the identified racial and ethnic groups, and the community's most dissimilar communities (its Other Race and American Indian populations) reflect trends seen throughout the region. This analysis suggests that patterns of segregation at the local level reflect those at the regional level as well, and that partnerships with regional agencies and advocates may be an effective way to address local issues of moderate segregation.

FIGURE 6-2: DISSIMILARITY INDEX



	Black*	American Indian*	Asian*	Native Hawaiian*	Other*	Two or More Races*	Hispanic
Los Angeles-Long Beach Area	70.5	48.4	51.8	68.6	46.1	30.7	64.4
Lawndale	26.2	31.0	21.0	28.5	36.0	16.8	12.3

Source: CensusScope, Social Science Data Analysis Network, 2021

* Not Hispanic or Latino

Diversity Index

Tracking the diversity of cities and counties throughout California is crucial to understanding the shifting demographics of race and ethnicity in California and the United States. Esri's Diversity Index captures the racial and ethnic diversity of a geographic area in a single number, from 0 to 100. Scores less than 40 represent lower diversity in the jurisdiction while scores of greater than 85 represent higher diversity. Additionally, scores between 40-55 represent low diversity, 55-70 represent moderate diversity, and 70-85 represent high diversity. As illustrated in Figure 6-3, almost the entirety of Lawndale is considered "Higher Diversity" with only three census block groups along the western edge of the City (adjacent to Redondo Beach) having index scores between 70-85. [Figure 6-4 shows the diversity index scores for the City of Lawndale in 2010. Comparing Figure 6-3 and Figure 6-4, there have been no change in the diversity index scores in the City.](#) As shown in Figure 6-5, the City of Lawndale's diversity follows a similar pattern to the surrounding communities such as the cities of Hawthorne and Gardena. In comparison, Hawthorne has much higher diversity index scores than the nearby coastal cities of El Segundo, Redondo Beach, and Manhattan Beach. Countywide, south and central Los Angeles County is much more ethnically and racially diverse compared to the other areas of the County.

Table 6-2 shows the demographic trends over time for the City and Los Angeles County. Since 1990, the percentage of population that are Hispanic residents has increased significantly in the City from 34.2% to 61.5% compared to the County which has increased from 37.8% to 48.4%. In comparison, percentage of Black or African American residents has increased in the City at a greater rate when compared to the County, increasing from 8.3% to 11.4% in the City and decreased from 11.2% to 8.1% in the County.

TABLE 6-2: DEMOGRAPHIC TRENDS

Race/Ethnicity	1990	2000	2010	Current
<u>Lawndale</u>				
White	<u>60.6%</u>	<u>42.2%</u>	<u>43.6%</u>	<u>46.1%</u>
Black or African American	<u>8.3%</u>	<u>12.6%</u>	<u>10.1%</u>	<u>11.4%</u>
American Indian or Alaska Native	<u>0.9%</u>	<u>0.9%</u>	<u>1.0%</u>	<u>0.8%</u>
Asian	<u>11.0%</u>	<u>9.6%</u>	<u>9.9%</u>	<u>12.6%</u>
Native Hawaiian and Pacific Islander	<u>1.1%</u>	<u>0.9%</u>	<u>1.1%</u>	<u>1.1%</u>
Some Other Race	<u>18.1%</u>	<u>27.1%</u>	<u>28.6%</u>	<u>33.0%</u>
Two or More Races	-	<u>6.6%</u>	<u>5.7%</u>	<u>4.3%</u>
TOTAL	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Hispanic or Latino (of any race)	<u>34.2%</u>	<u>52.0%</u>	<u>61%</u>	<u>61.5%</u>
<u>Los Angeles County</u>				
White	<u>56.8%</u>	<u>48.7%</u>	<u>50.3%</u>	<u>51.3%</u>
Black or African American	<u>11.2%</u>	<u>9.8%</u>	<u>8.7%</u>	<u>8.1%</u>
American Indian or Alaska Native	<u>0.5%</u>	<u>0.8%</u>	<u>0.7%</u>	<u>0.7%</u>
Asian	<u>10.4%</u>	<u>11.9%</u>	<u>13.7%</u>	<u>14.6%</u>
Native Hawaiian and Pacific Islander	<u>0.3%</u>	<u>0.3%</u>	<u>0.3%</u>	<u>0.3%</u>
Some Other Race	<u>20.7%</u>	<u>23.5%</u>	<u>21.8%</u>	<u>21.0%</u>
Two or More Races	-	<u>4.9%</u>	<u>4.4%</u>	<u>4.0%</u>
TOTAL	<u>100%</u>	<u>100%</u>	<u>100%</u>	<u>100%</u>
Hispanic or Latino (of any race)	<u>37.8%</u>	<u>44.5%</u>	<u>47.7%</u>	<u>48.4%</u>

Source: US Census; 1990 US Census; 2000 US Census; 2010 US Census, 2015-2019 ACS

Mapped Patterns of Integration and Segregation

Patterns of integration and segregation are also considered for people with disabilities, familial status, and income groups. Relying primarily on data available from the US Census, it is possible to map and consider existing patterns which may indicate historical influences and future trends by census tract and census block groups.

As shown in [Figure 6–4](#)[Figure 6–6](#), persons with disabilities are present throughout the Lawndale community, but generally in lower concentrations (<10%). The highest concentrations of persons with disabilities exist in the northeast quadrant of the City (north of Manhattan Beach Blvd. and east of Hawthorne Blvd.), where the percentage of population with a disability rises to 10 to -20%. Housing that accommodates persons with disabilities is more likely to be located near transit and activity centers, with Hawthorne Boulevard being the major thoroughfare in Lawndale and supported by both Metro transit and the City's local transit service. [This mirrors the patterns of concentrations of persons with disabilities in Los Angeles County, as illustrated in Figure 6–7. As shown in the Figure, concentrations of persons with disabilities are located along transportation corridors and activity centers.](#) Based on this analysis, there are not significant patterns of segregation impacting persons with disabilities living in Lawndale.

[Family makeup, including married couples \(with or without children\), persons over the age of 18 living alone and female headed households can provide insight into potential segregation issues in the community. As shown in Figure 6–8, there is a slightly higher concentration of population in married couples in the southeast corner of Lawndale compared to the rest of the City. Overall, as shown in Figure 6–9, the communities in central and south Los Angeles County have a much lower concentration of married households compared to the other areas of the County. As seen in Figure 6–10 and Figure 6–11, this pattern continues for married couples with children. Lawndale is also home to a number of female-headed households located throughout the community but generally in lower concentrations \(<20%\), as illustrated on \[Figure 6–5\]\(#\)\[Figure 6–12\]\(#\). Although the ratio is still low, a census tract with a higher concentration of female-headed households is located north of Marine Avenue and east of Hawthorne Boulevard in neighborhoods with multifamily housing. However, as shown on \[Figure 6–5\]\(#\)\[Figure 6–12\]\(#\), female-headed households are located in a variety of census tracts with different incomes, access to opportunities, and resource levels. \[Countywide, there are higher concentrations of female-headed households in census tracts, particularly in the City of Los Angeles, that have lower median incomes and higher diversity scores, as illustrated in Figure 6–13.\]\(#\)](#)

The community's older residents, [persons 65 years of age or older](#), are not concentrated in any one area in the City (see [Figure 6–6](#)[Figure 6–14](#)). In fact, the senior population appears fairly evenly spread with no census tract exceeding 10 to -15% older residents. As the majority of the housing stock in Lawndale consists of single-family detached homes, which are distributed throughout the City in established neighborhoods, this may indicate that senior residents are aging in place. As the City's housing stock is also aging (67.5% of housing in the City is more than 50 years old), this may suggest that some senior residents are choosing to live in these areas as a result of the affordable home options available there. [The City follows a similar pattern to City of Hawthorne to the north. Countywide, there is far less concentration of senior residents in central and south Los Angeles.](#)

Patterns of segregated economic wealth, as indicated by median household income, are not pronounced in Lawndale, as illustrated on [Figure 6–7](#)[Figure 6–16](#). Low and high median household incomes are dispersed throughout the community, with lower and higher levels generally coexisting. Block groups with lower median household incomes are found in two different parts of Lawndale – one grouping is in the northwest quadrant near Hawthorne Boulevard as well as Manhattan Beach Boulevard, in areas close to public transit, and the other grouping is south along Inglewood Avenue. Two areas in the City with higher median household incomes are near Marine Avenue and Inglewood Avenue, and also in the southeastern part of the City, in neighborhoods consisting primarily of single-family homes. Countywide, census tracts with lower median incomes are concentrated in central Los Angeles, including Downtown Los Angeles, as illustrated in Figure 6–17.

Findings

The City has considered trends and patterns related to integration and segregation based on racial and ethnic factors, disability, female-headed households, seniors, and median household income. In all cases, there are no distinguishable patterns of segregation, and the community appears to be well-integrated. Moreover, when considering patterns of integration and segregation compared to its neighbors (including the cities of Hawthorne, Gardena, Torrance, and Redondo Beach – adjacent portions of which are shown on the above figures), Lawndale's patterns appear to be consistent with the region, and in some cases showing higher degrees of integration. Nonetheless, the City will continue to observe these patterns to identify any changes from current conditions.

Racially or Ethnically Concentrated Areas of Poverty (R/ECAP)

To assist communities in identifying racially/ethnically concentrated areas of poverty (R/ECAPs), HUD has developed a census tract-based definition of R/ECAPs. The definition involves a racial/ethnic concentration threshold and a poverty test. The racial/ethnic concentration threshold is straightforward: R/ECAPs must have a non-White population of 50 percent or more. Regarding the poverty threshold, Wilson (1980) defines neighborhoods of extreme poverty as census tracts with 40 percent or more of individuals living at or below the poverty line. Because overall poverty levels are substantially lower in many parts of the country, HUD supplements this with an alternate criterion. Thus, a neighborhood can be a R/ECAP if it has a poverty rate that exceeds 40% or is three or more times the average tract poverty rate for the metropolitan/micropolitan area, whichever threshold is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 American Community Survey (ACS), there are no R/ECAPs in Lawndale. Additionally, according to HCD's 2020 AFFH mapping tool, there are no areas of high segregation and poverty as outlined in the 2021 California Tax Credit Allocation Committee (TCAC) opportunity areas mapping data.

Comparing Figure 6–3 (Diversity Index) to [Figure 6–7](#)[Figure 6–16](#) (Median Household Income), although the correlation within the City alone is not strong, it generally appears that within the surrounding area, census tracts ranking higher in diversity tend to have lower median household incomes. Conversely, areas ranking in the low (40-55) and moderate (55-70) diversity index categories appear to have higher median household incomes, e.g., Redondo Beach and Manhattan Beach. Therefore, it appears that moderately segregated economic wealth exists just outside of the City boundaries but not within Lawndale based on diversity. [Figure 6–8](#)[Figure 6–18](#) provides an ethnicity analysis identifying the majority racial concentrations in the City. As shown, the City has a sizeable (10 to -50%) Hispanic majority within all census tracts. Overall, however, it appears that the City does not exhibit significant patterns or trends of greater racial/ethnic concentrations correlating to increased poverty, unless viewed in the context of the larger region, as illustrated in Figure 6–19.

As discussed in the Findings section, the Housing Plan includes programs to encourage increased diversity and housing opportunities in the City and to provide education related to fair housing rights.

Racially Concentrated Areas of Affluence (RCAA)

According to the Department of Housing and Community Development AFFH Guidance Memo, “segregation is a continuum, with polarity between race, poverty, and affluence, which can be a direct product of the same policies and practices.” Therefore, both sides of the continuum must be examined. While HCD does not have a standard definition for RCAs, looking at the percentage of the White population and median household income can provide a good indicator for areas of affluence.

In addition to R/ECAPs utilized by HUD, scholars at the University of Minnesota Humphrey School of Public Affairs created the Racially Concentrated Areas of Affluence (RCAs) metric to more fully tell the story of segregation in the United States.⁸ RCAs are defined as census tracts where 1) 80 percent or more of the population is White, and 2) the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). Comparing [Figure 6-8](#)-[Figure 6-18](#) (Ethnicity Analysis) with [Figure 6-7](#)[Figure 6-16](#) (Median Household Income), as the majority of the City contains a Hispanic majority racial concentration, and there are no census block groups with a median household income of \$125,000 or more, there are no RCAs located in Lawndale. Table 6-3, looks at the median household incomes of White, non-Hispanic residents in Lawndale, as well as the Los Angeles County as a whole. As shown in Table 6-3, there is significantly less difference in median income between White households and all households in the City when compared to the County.

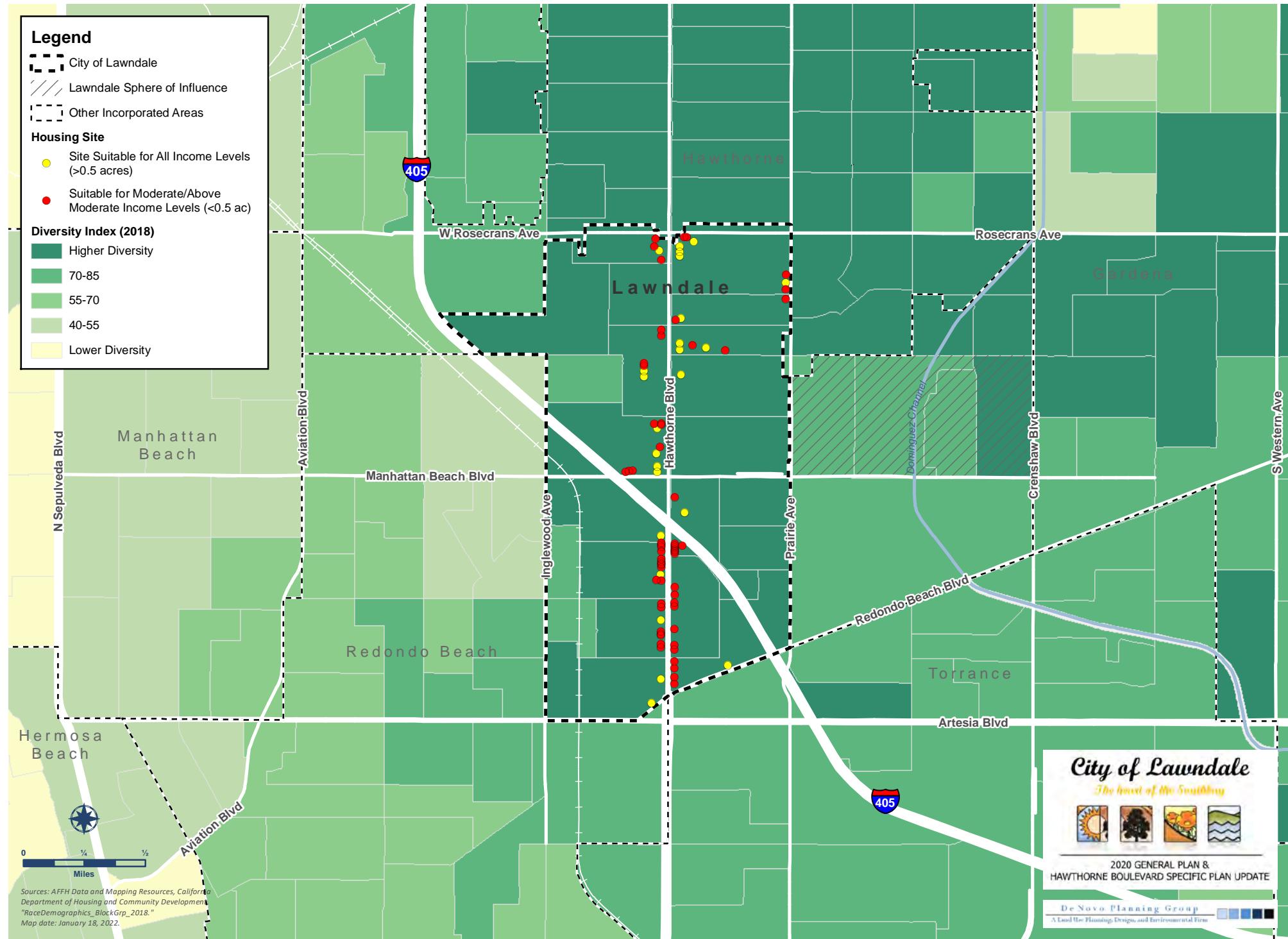
TABLE 6-3: MEDIAN HOUSEHOLD INCOME

Median Household Income	Lawndale	Los Angeles County
White households	\$69,902	\$88,038
All households	\$62,013	\$68,044
% of white population	15.0%	26.3%

Source: US Census ACS, 2015-2019

⁸ Goetz, E. G., Damiano, A., & Williams, R. A. 2019. Racially Concentrated Areas of Affluence: A Preliminary Investigation. *Cityscape: A Journal of Policy Development and Research*, Volume 21(1) [pages 99–124]. Available at: <https://www.huduser.gov/portal/periodicals/cityscpe/vol21num1/ch4.pdf>

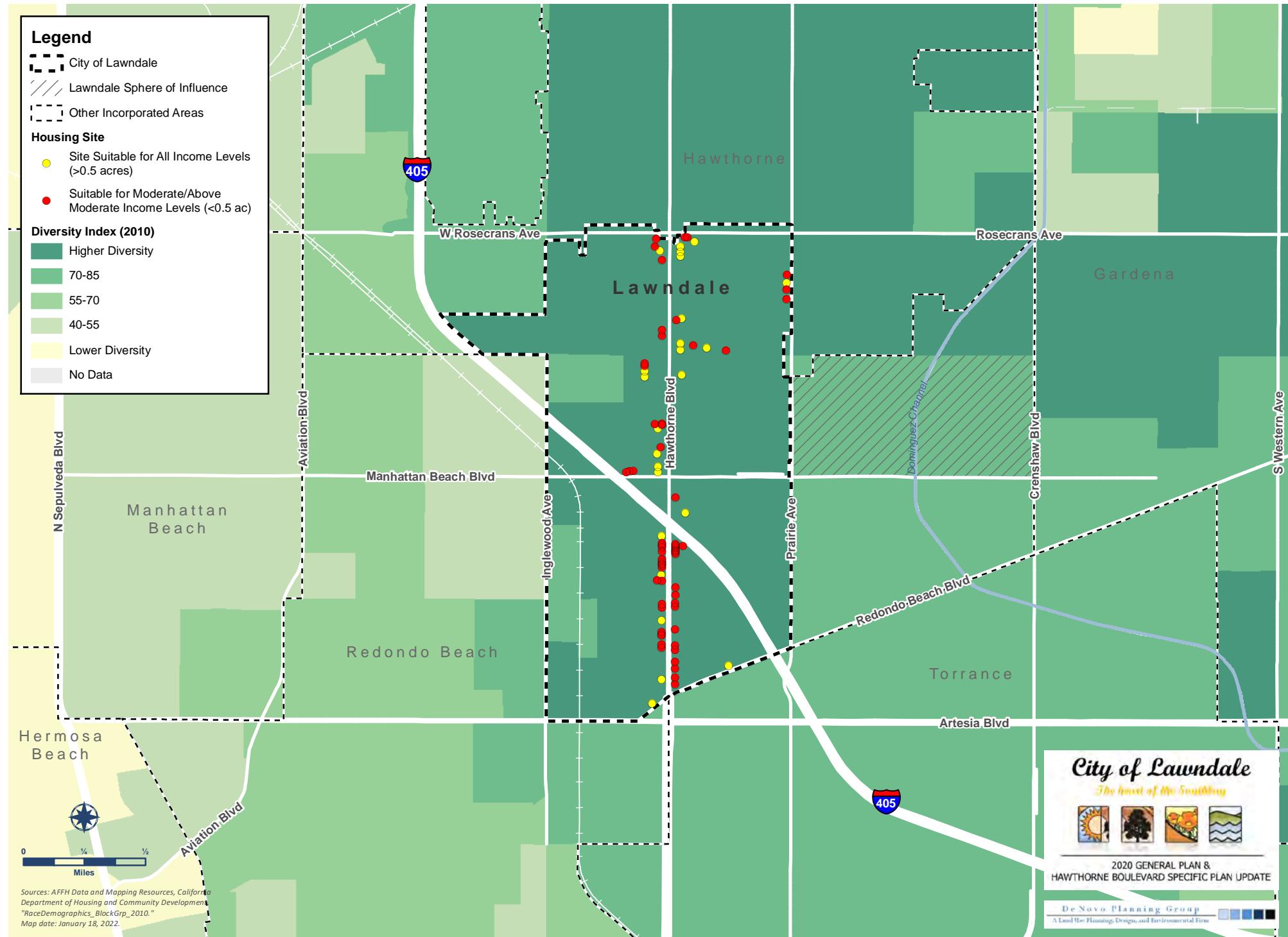
Figure 6-3. Diversity Index by Census Block Group 2018



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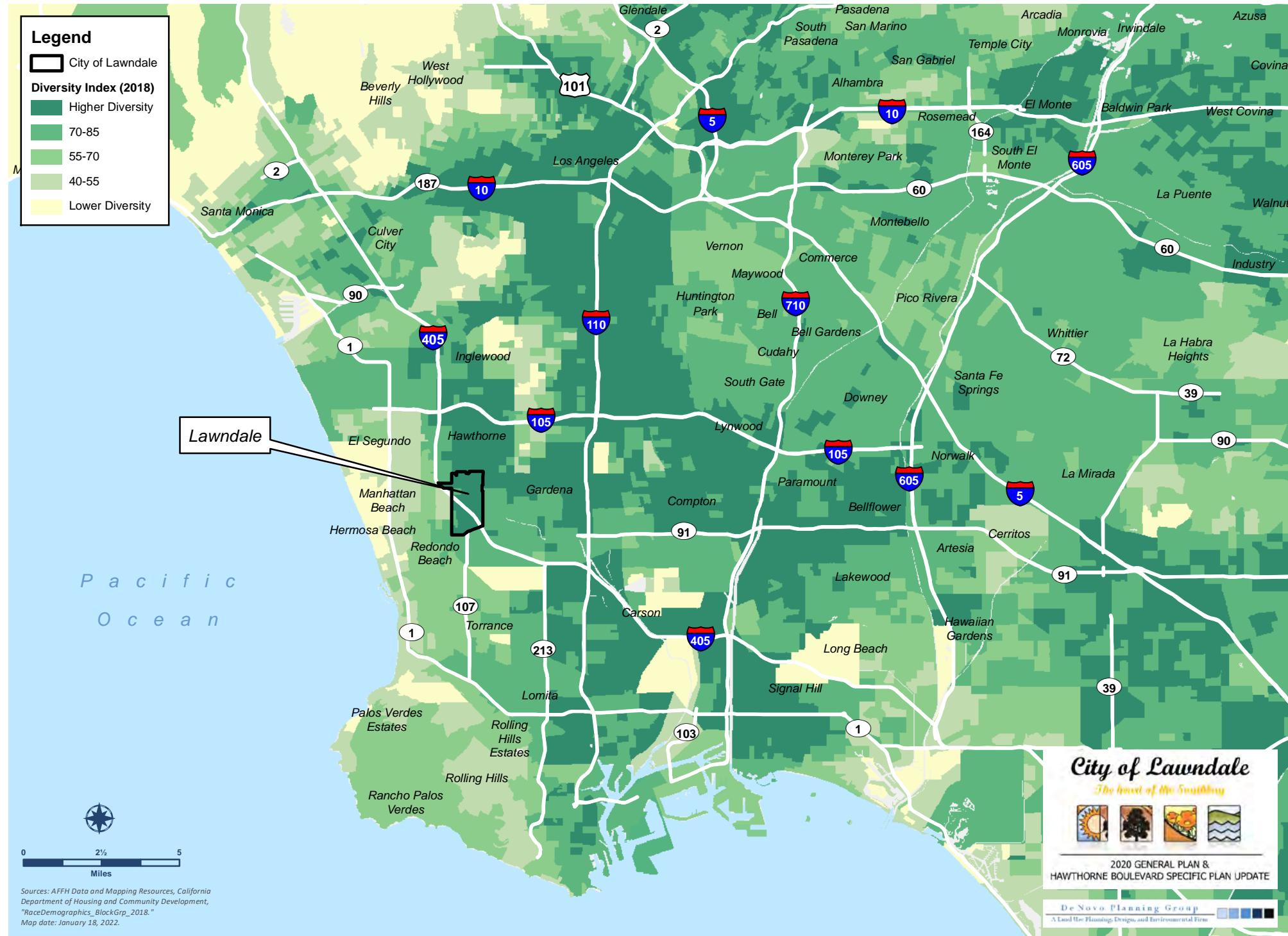
Figure 6-4. Diversity Index by Census Block Group 2010



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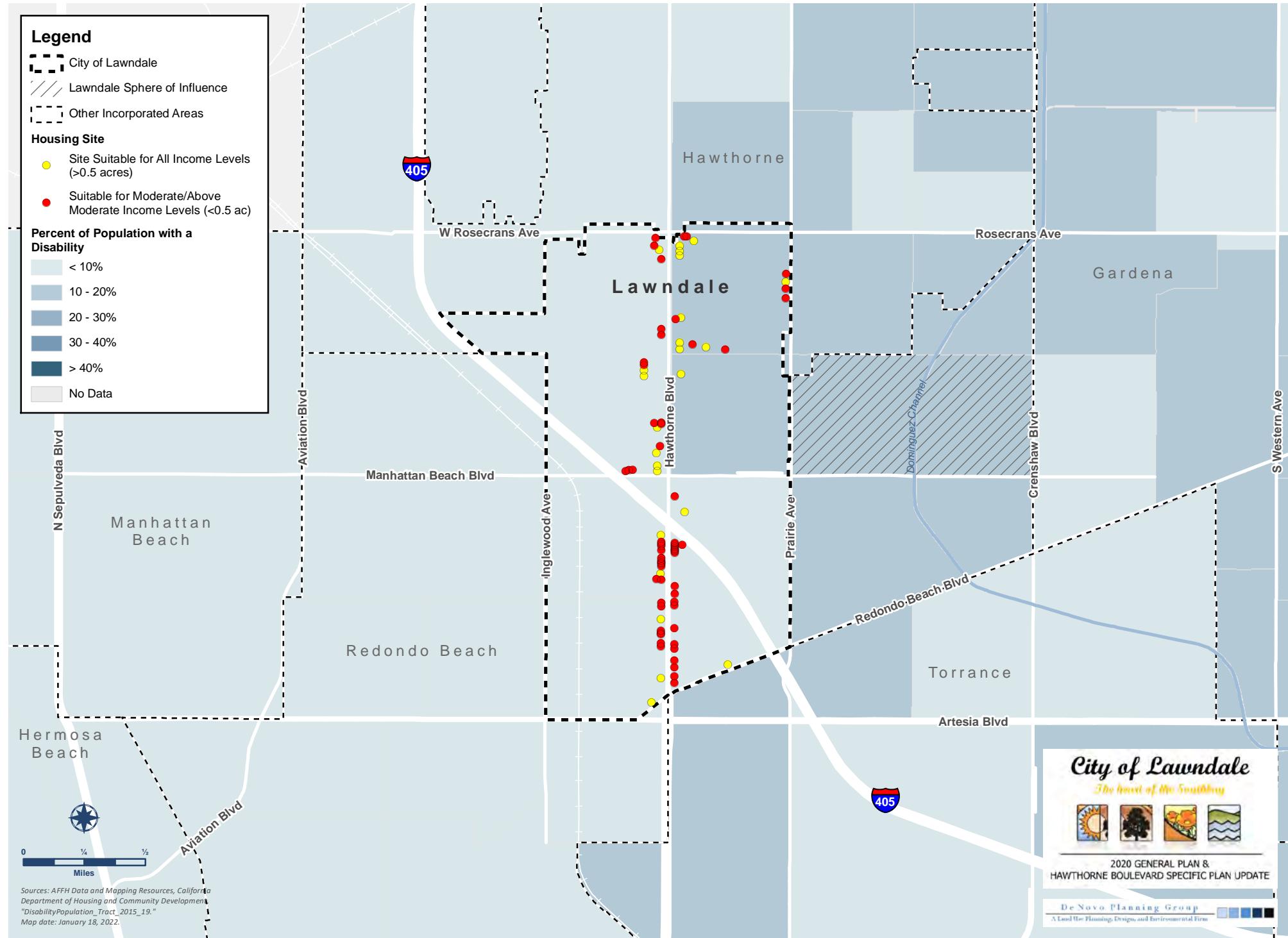
Figure 6-5. Diversity Index by Census Block Group 2018 - Regional



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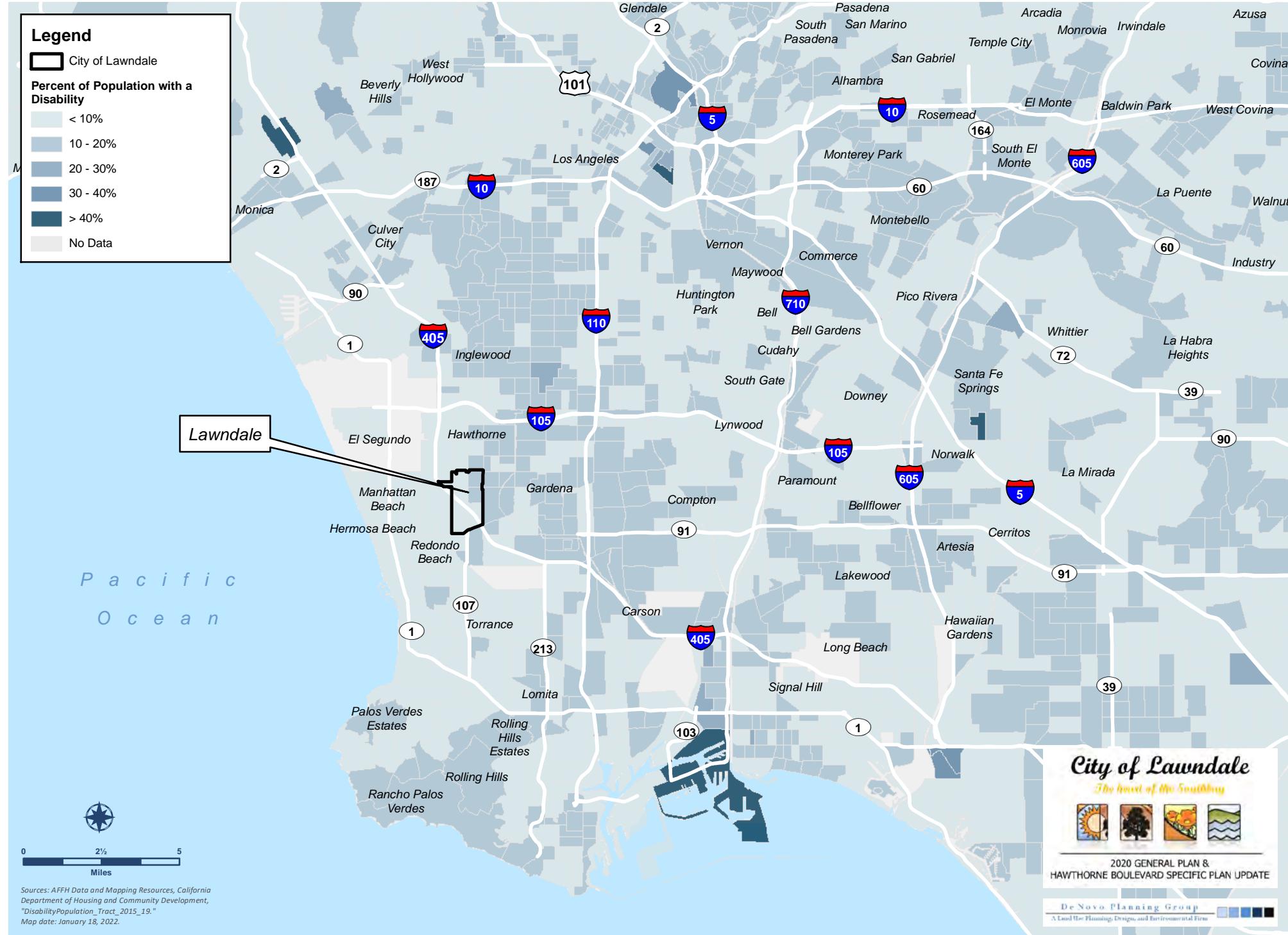
Figure 6-6. Proportion of Population with Disabilities by Census Tract



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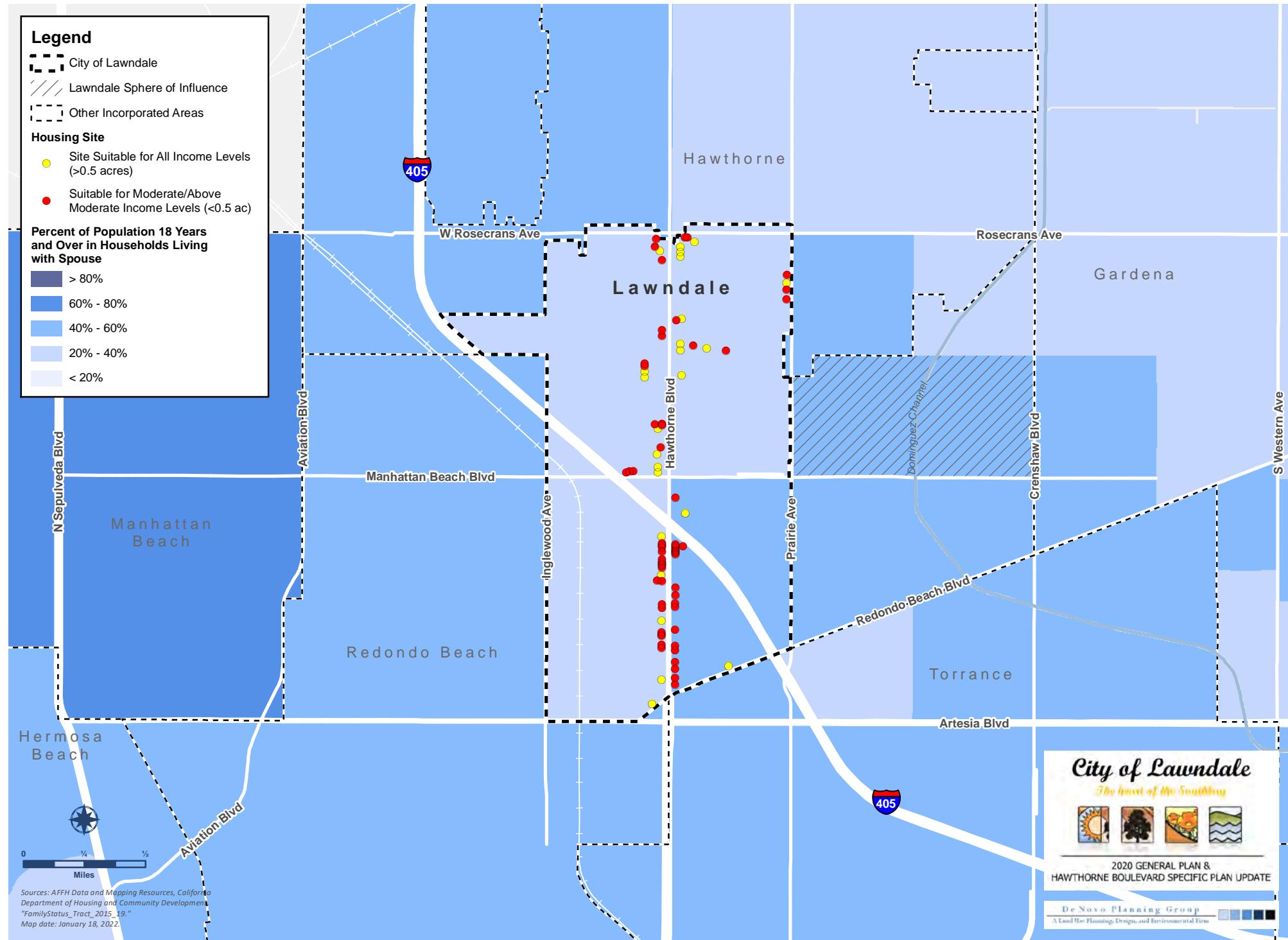
Figure 6-7. Proportion of Population with Disabilities by Census Tract - Regional



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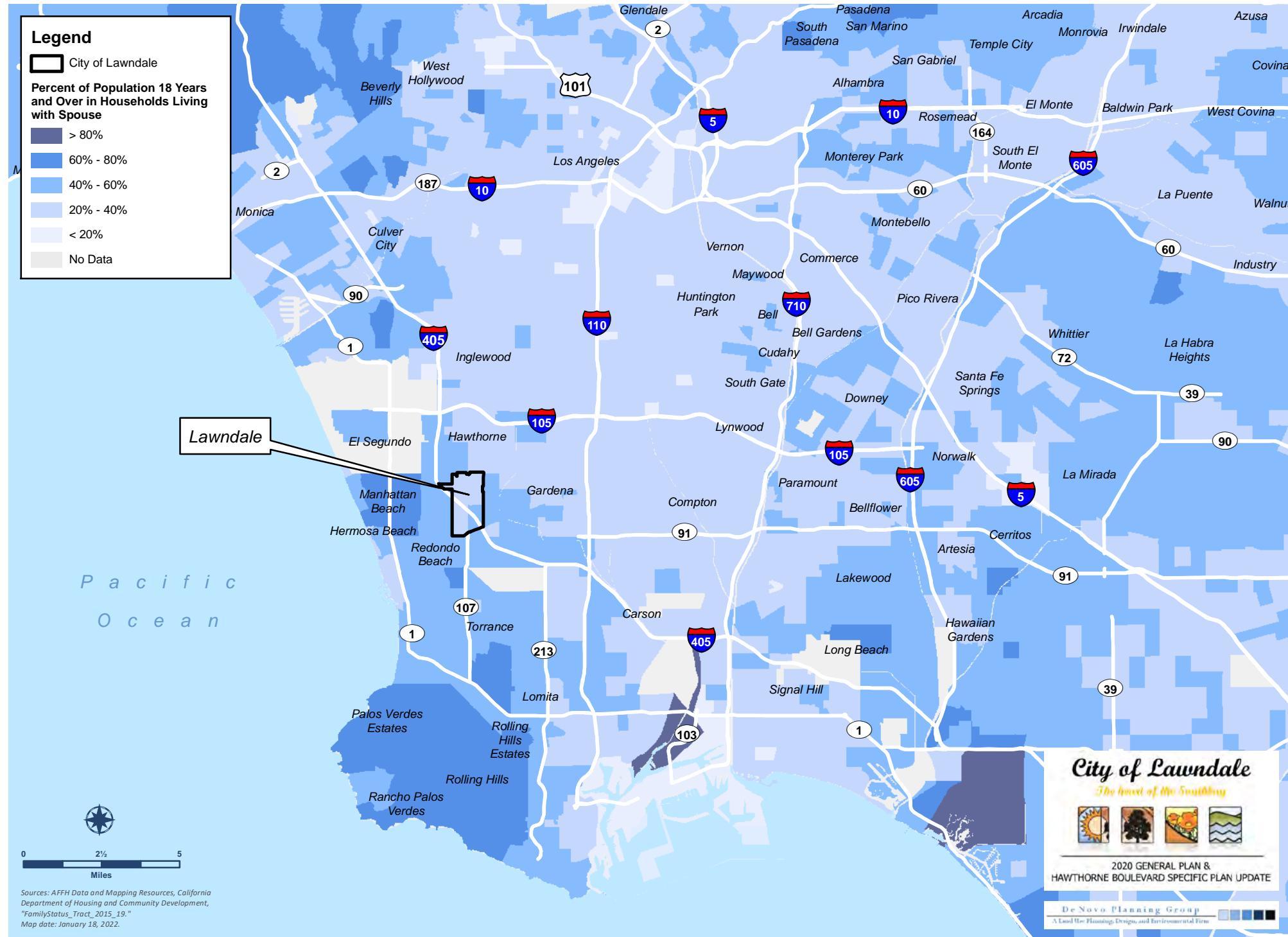
Figure 6-8. Percent of Population 18 Years and Over in Households Living with Spouse



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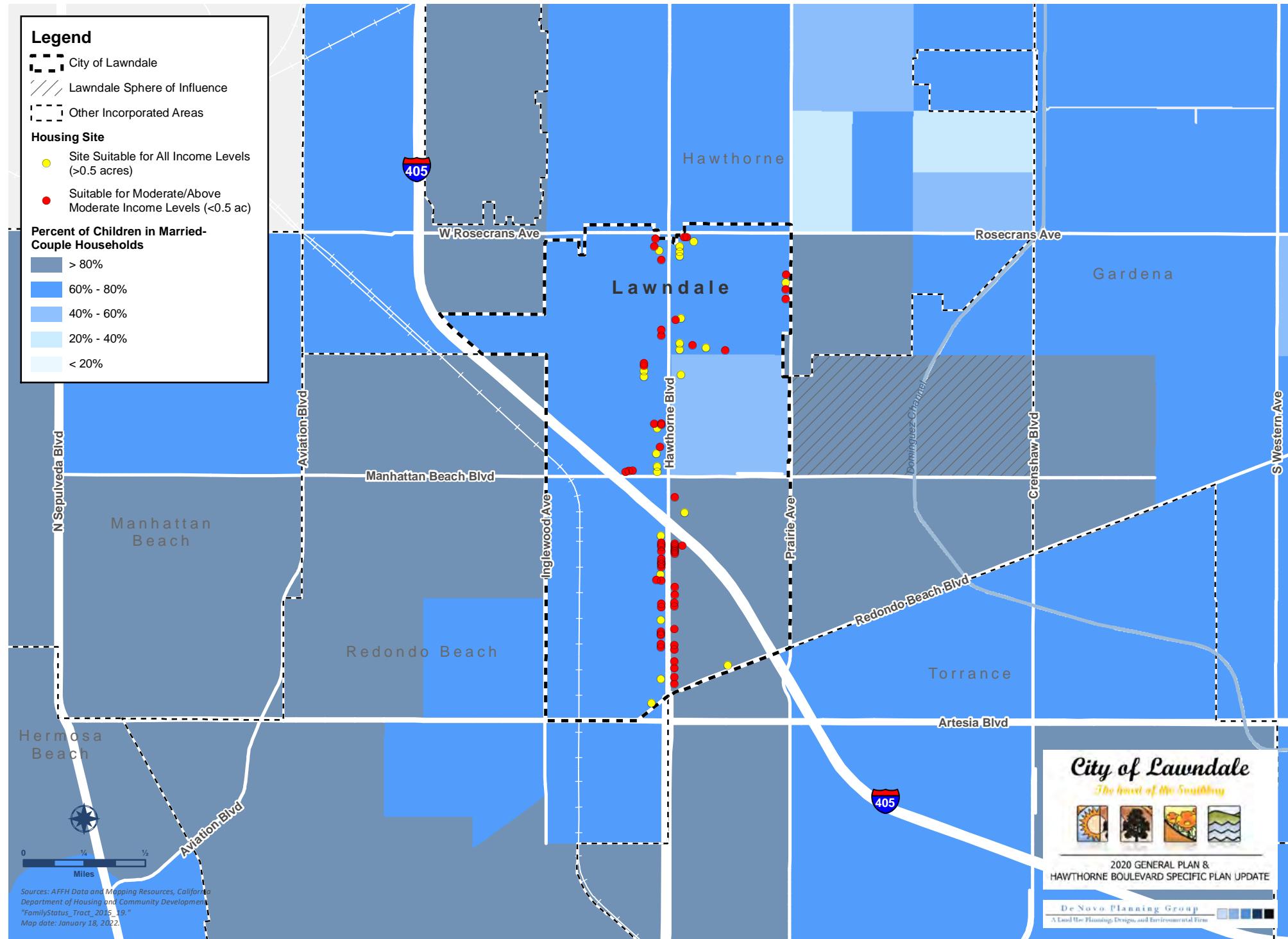
Figure 6-9. Percent of Population 18 Years and Over in Households Living with Spouse - Regional



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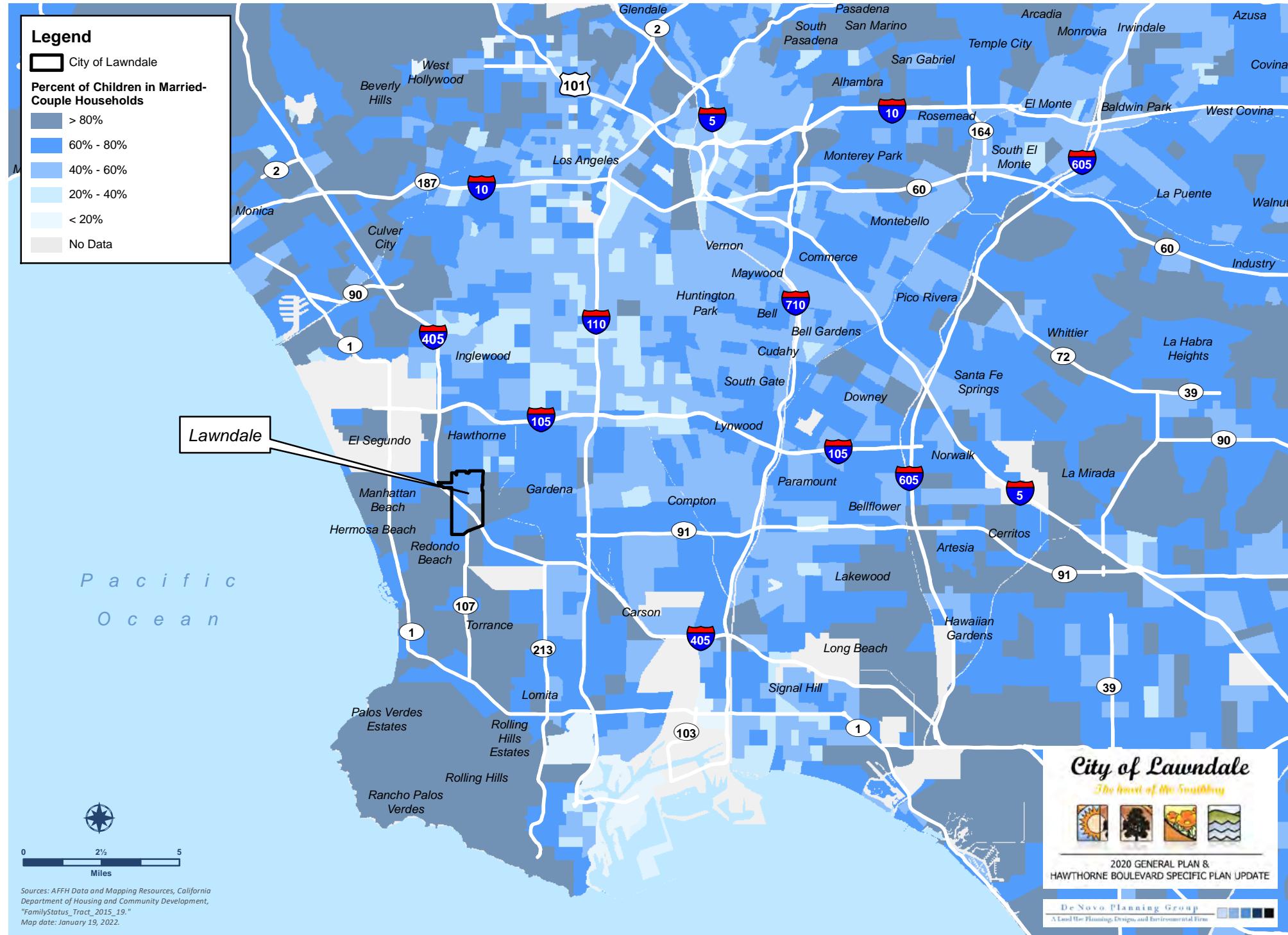
Figure 6-10. Percent of Children in Married Couple Households



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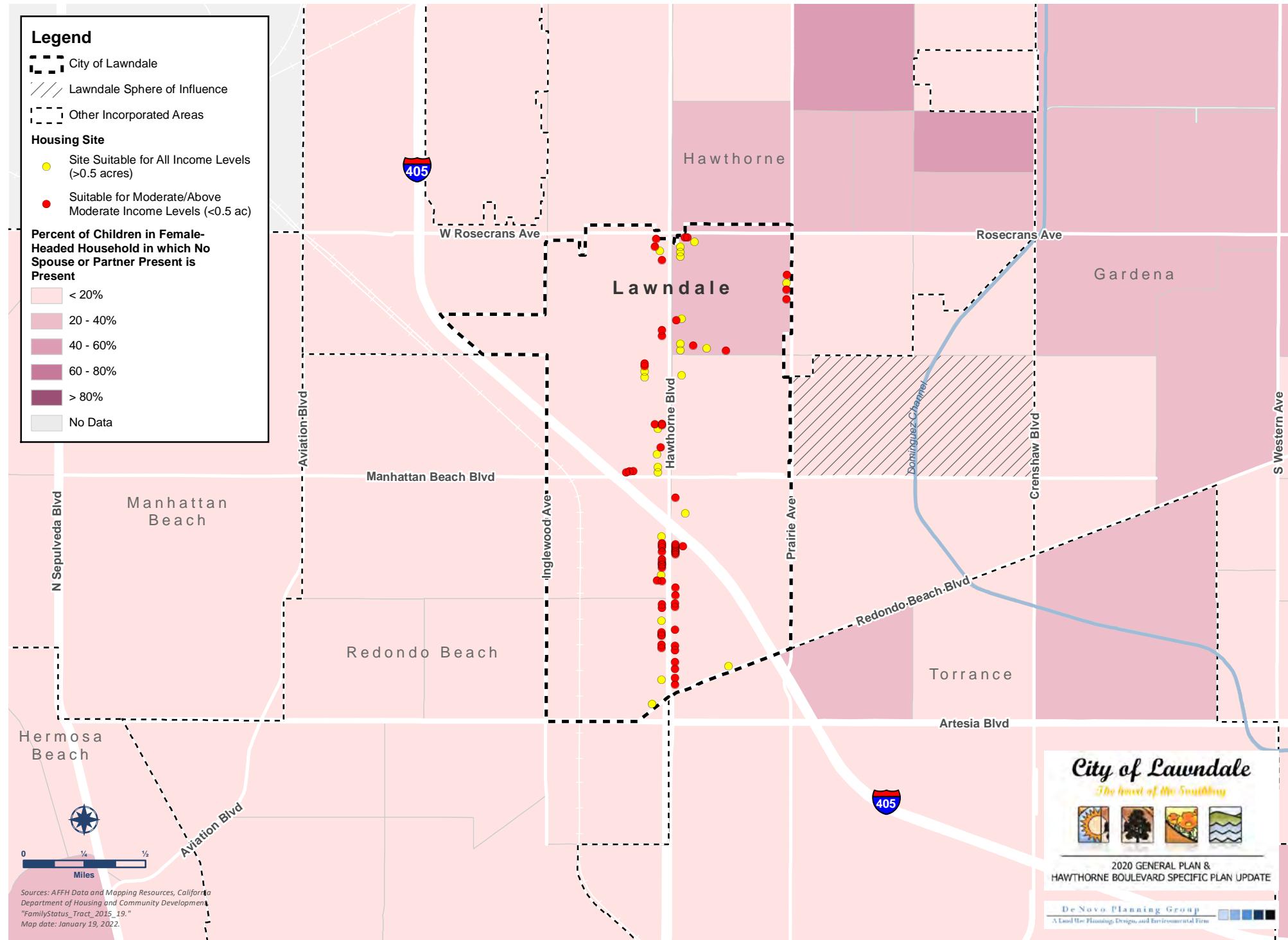
Figure 6-11. Percent of Children in Married Couple Households - Regional



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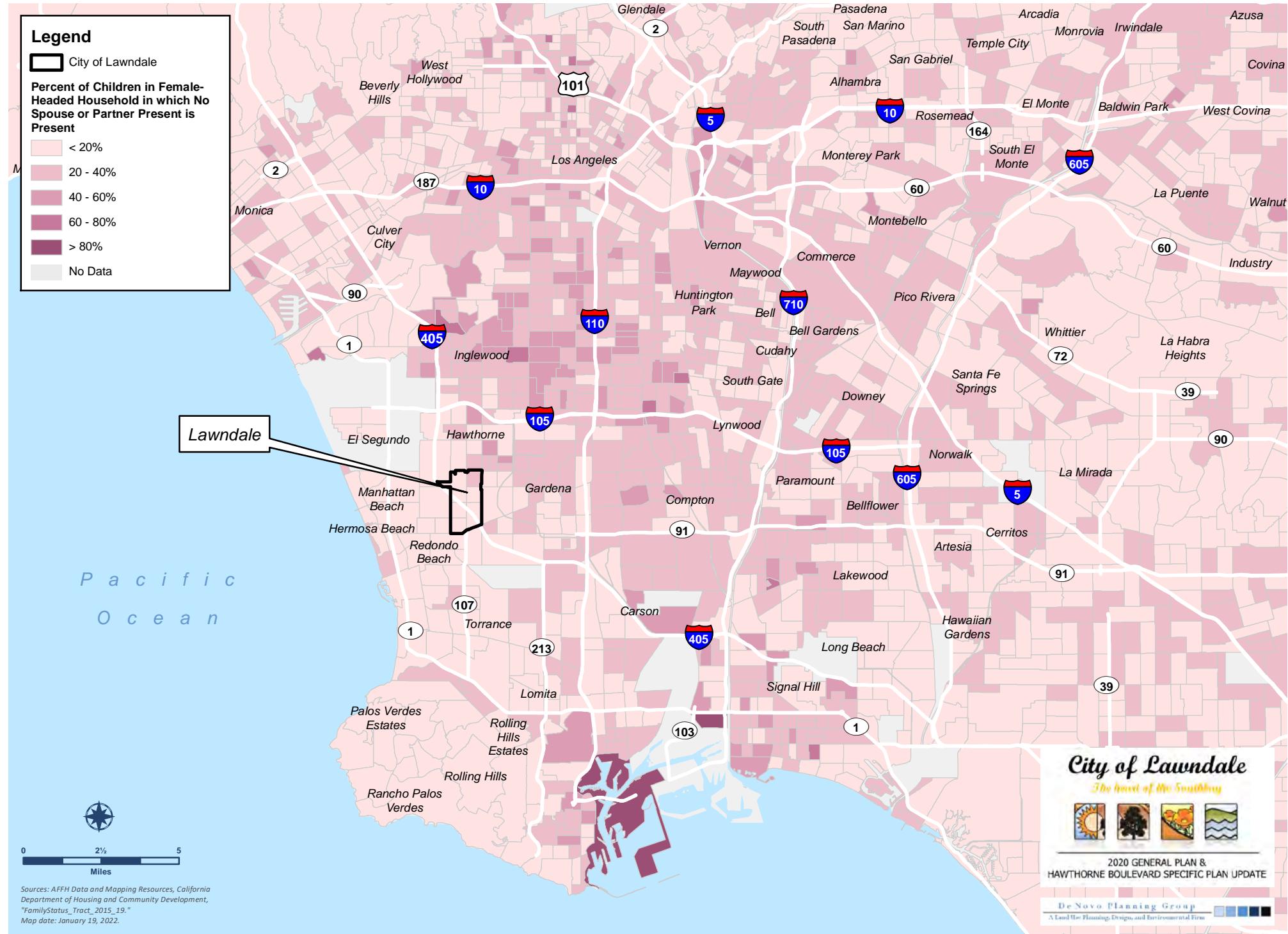
Figure 6-12. Female-Headed Households by Proportion of Children Present by Census Tract



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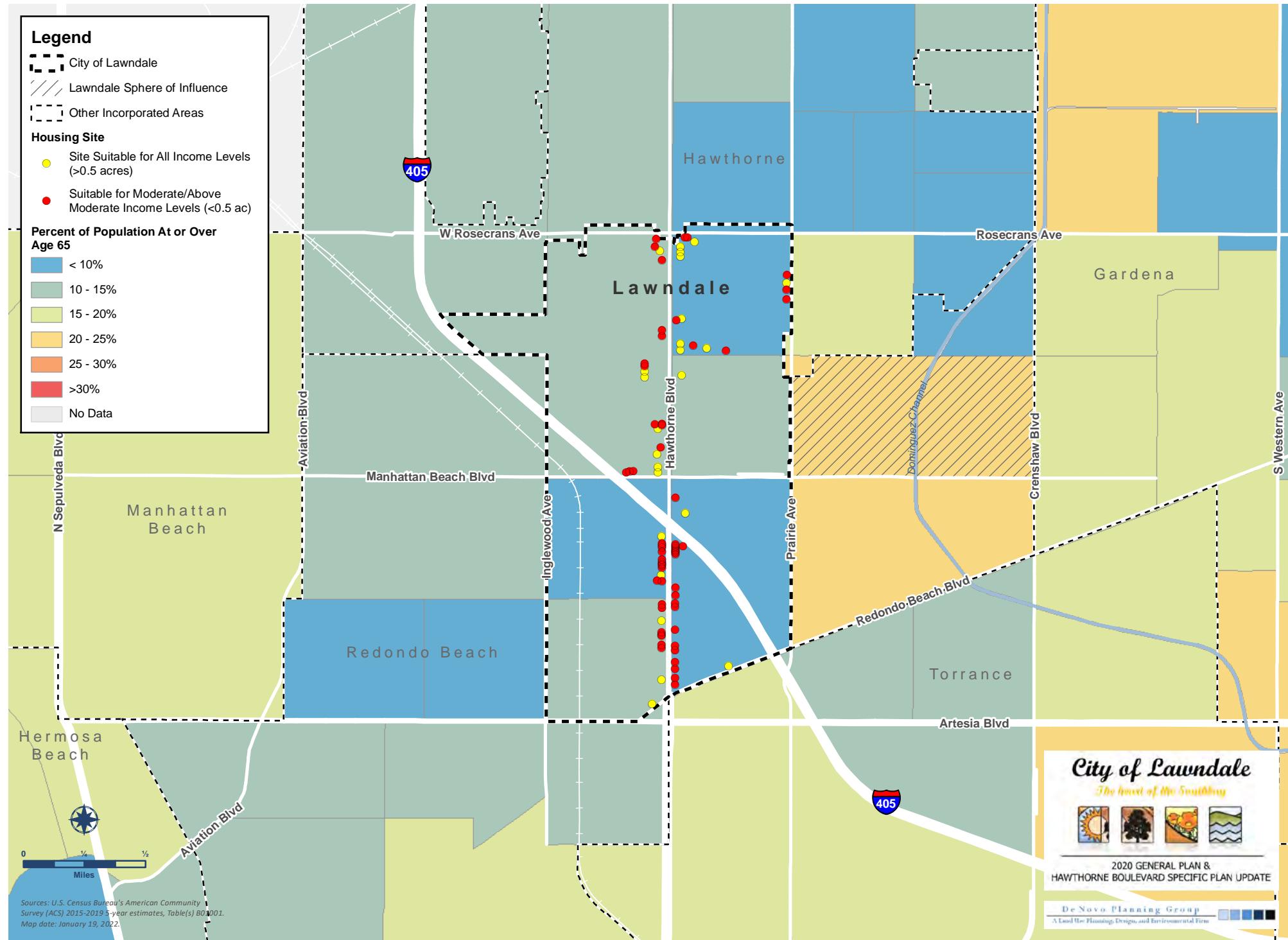
Figure 6-13. Female-Headed Households by Proportion of Children Present by Census Tract - Regional



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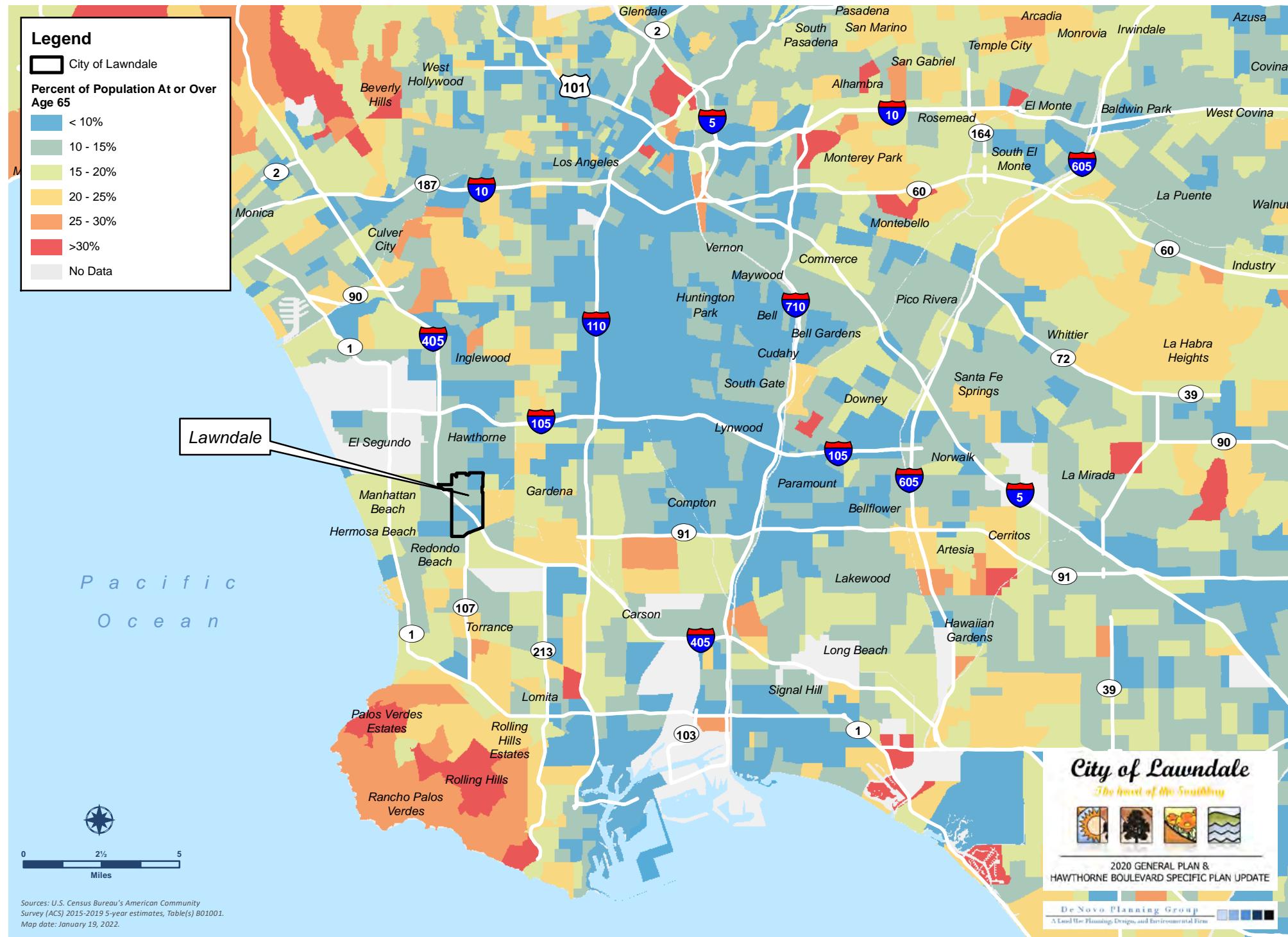
Figure 6-14. Proportion of Senior Residents by Census Tract



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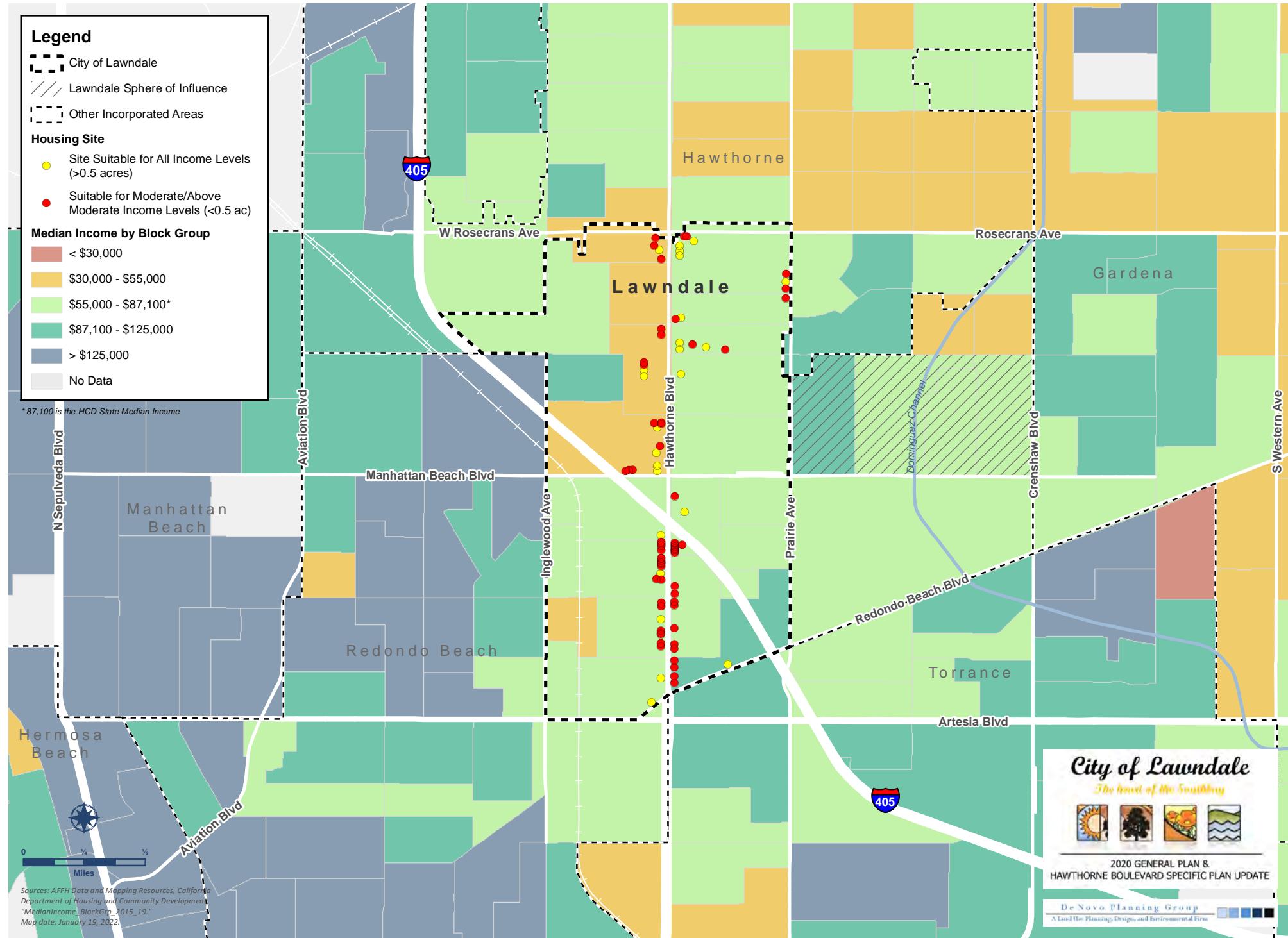
Figure 6-15. Proportion of Senior Residents by Census Tract - Regional



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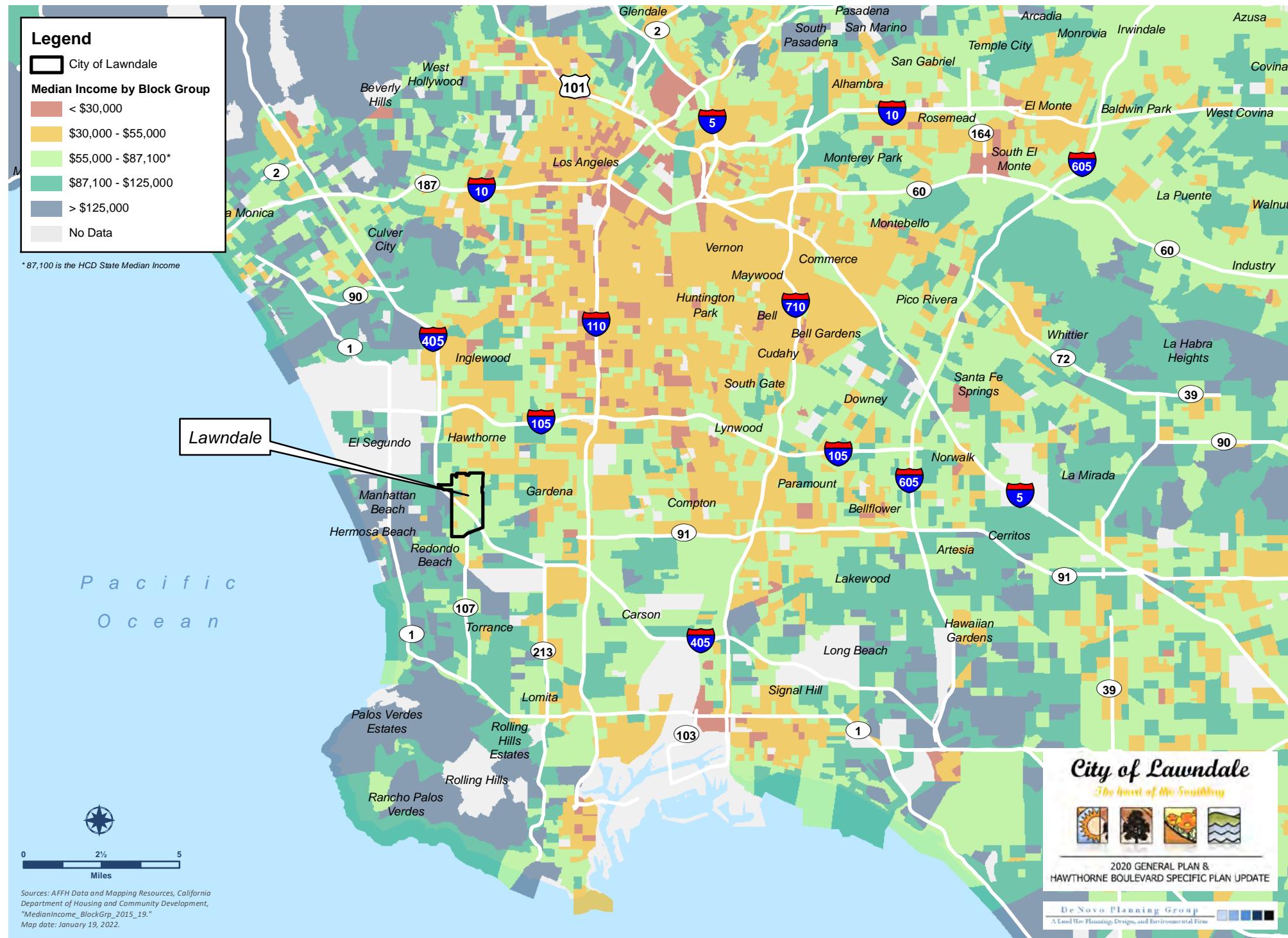
Figure 6-16. Median Household Income by Block Group



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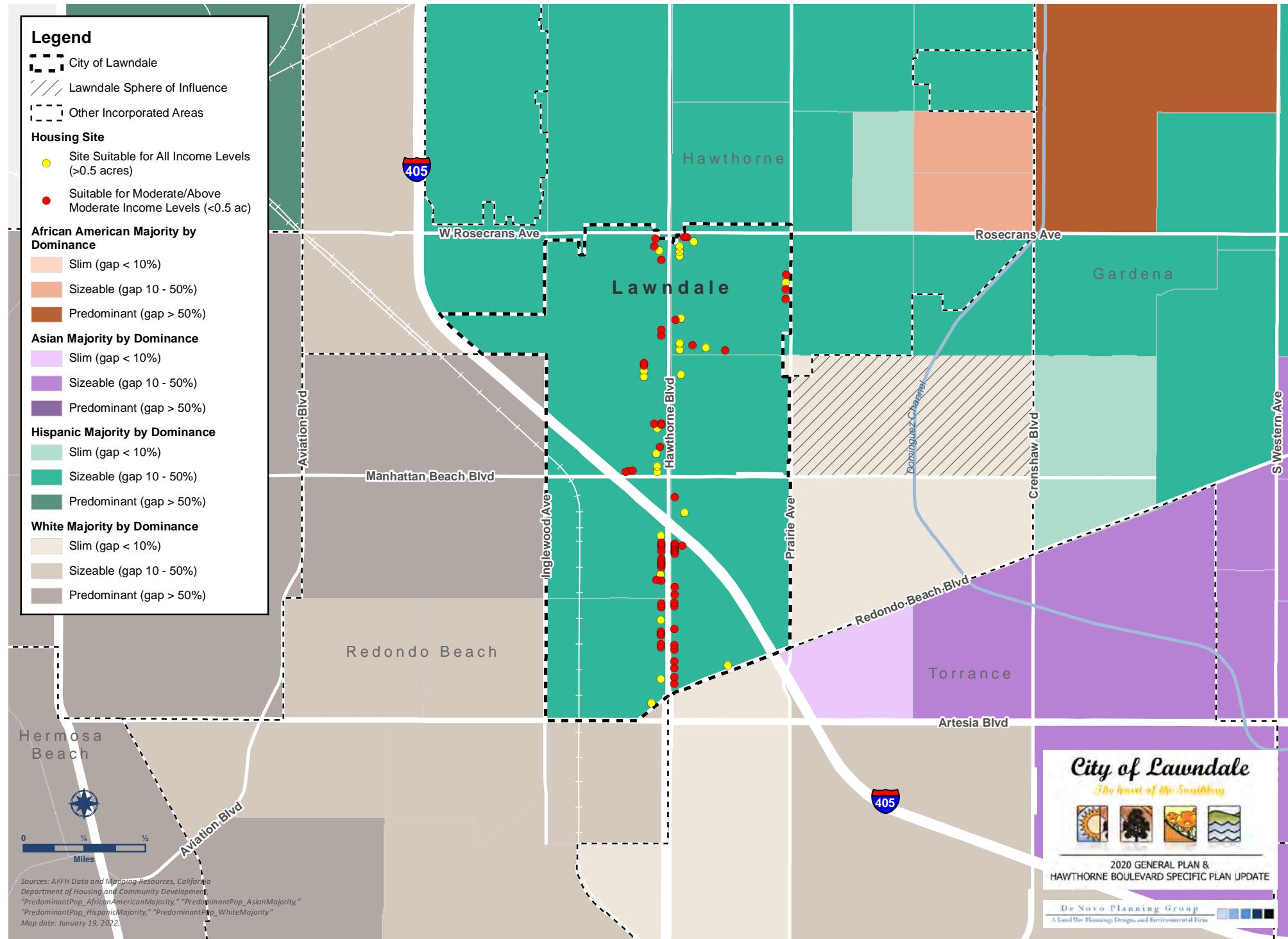
Figure 6-17. Median Household Income by Block Group - Regional



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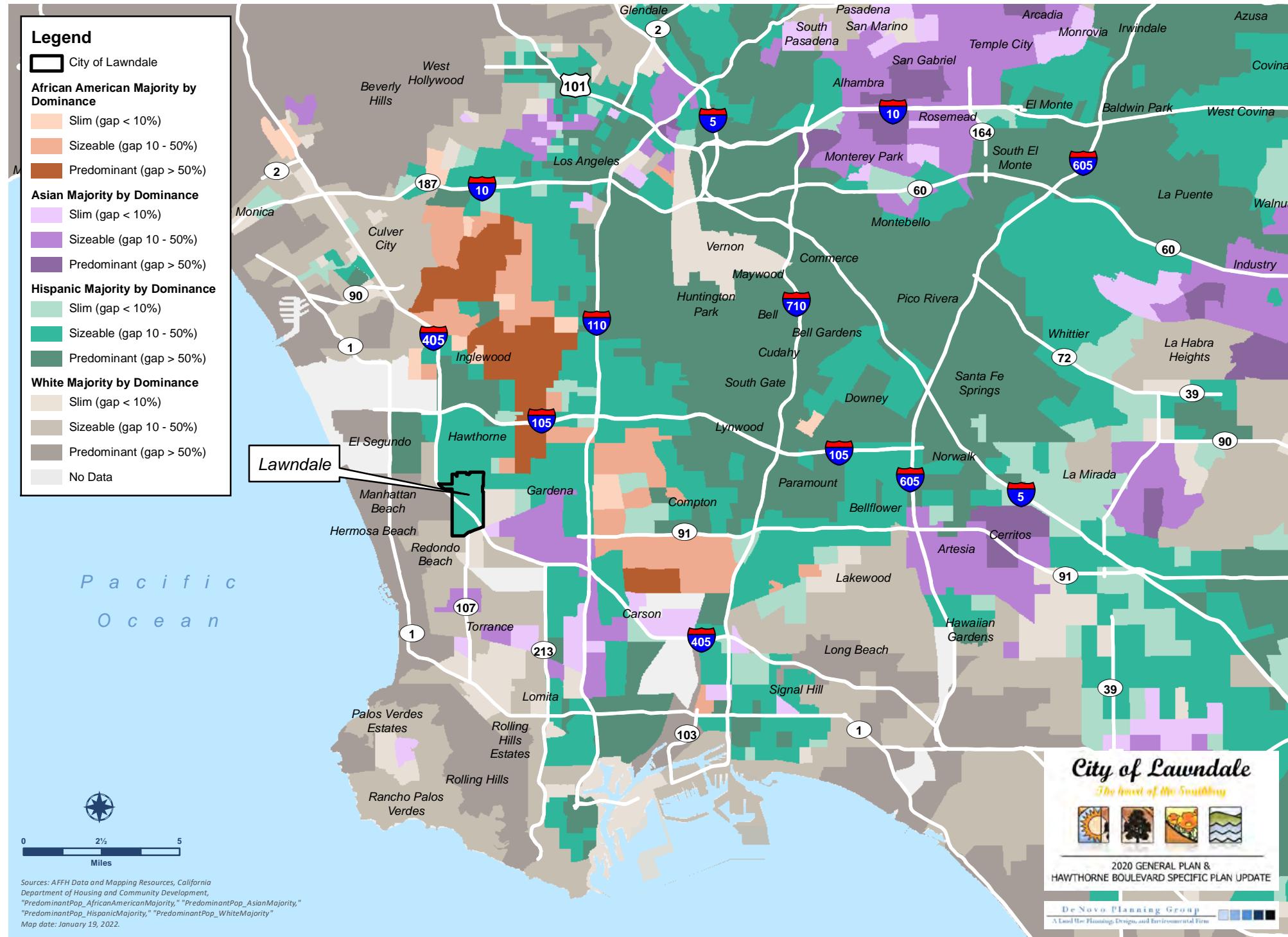
Figure 6-18. Ethnicity Analysis - Racial Concentrations



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Figure 6-19. Ethnicity Analysis - Racial Concentrations - Regional



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Disparities in Access to Opportunity

HUD developed the opportunity indicators to help inform communities about disparities in access to opportunity. The scores are based on nationally available data sources and assess residents' access to key opportunity assets in the Urban County. [Table 6-1](#)-[Table 6-4](#) provides the index scores (ranging from 0 to 100) for the following opportunity indicator indices:

- Low Poverty Index: The low poverty index captures poverty in a given neighborhood. The poverty rate is determined at the census tract level. *The higher the score, the less exposure to poverty in a neighborhood.*
- School Proficiency Index: The school proficiency index uses school-level data on the performance of 4th grade students on state exams to describe which neighborhoods have high-performing elementary schools nearby and which are near lower performing elementary schools. *The higher the score, the higher the school system quality in a neighborhood.*
- Labor Market Engagement Index: The labor market engagement index provides a summary description of the relative intensity of labor market engagement and human capital in a neighborhood. This is based on the level of employment, labor force participation, and educational attainment in a census tract. *The higher the score, the higher the labor force participation and human capital in a neighborhood.*
- Transit Trips Index: This index is based on estimates of transit trips taken by a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region (i.e. the Core-Based Statistical Area (CBSA)). *The higher the transit trips index, the more likely residents in that neighborhood utilize public transit.*
- Low Transportation Cost Index: This index is based on estimates of transportation costs for a family that meets the following description: a three-person, single-parent family with income at 50% of the median income for renters for the region/CBSA. *The higher the index, the lower the cost of transportation in that neighborhood.*
- 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/CBSA, with larger employment centers weighted more heavily. *The higher the index value, the better the access to employment opportunities for residents in a neighborhood.*
- Environmental Health Index: The environmental health index summarizes potential exposure to harmful toxins at a neighborhood level. The higher the index value, the less exposure to toxins harmful to human health. *The higher the value, the better the environmental quality of a neighborhood, where a neighborhood is a census block group.*

Opportunity indicators were obtained for the Los Angeles Urban County, for which Lawndale is a participating city, from the HUD Affirmatively Furthering Fair Housing GIS tool. [Table 6-1](#)-[Table 6-4](#) identifies the opportunity indicators by race and ethnicity for the total Urban County population [as well as the larger region of Los Angeles-Long Beach-Anaheim, CA](#).

Table 6-4: Opportunity Indicators by Race/Ethnicity

Race/ Ethnicity	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environ- mental Health Index
<u>Los Angeles County</u>							
White	70.12	72.18	68.22	76.66	67.60	55.10	22.89
Black	46.29	41.09	42.82	84.10	73.91	41.10	14.44
Hispanic	40.70	43.31	34.05	84.98	73.75	44.48	11.98
Asian or Pacific Islander	68.38	72.86	66.73	82.22	68.98	51.22	13.86
Native American	54.75	55.06	48.03	77.80	69.62	45.65	20.02
Total Average	56.05	56.90	51.97	81.15	70.77	47.51	16.64
<u>Los Angeles-Long Beach-Anaheim, CA Region</u>							
White	<u>65.19</u>	<u>68.03</u>	<u>67.43</u>	<u>77.63</u>	<u>73.13</u>	<u>54.59</u>	<u>21.35</u>
Black	<u>36.07</u>	<u>33.82</u>	<u>35.34</u>	<u>87.25</u>	<u>79.02</u>	<u>40.72</u>	<u>11.92</u>
Hispanic	<u>35.53</u>	<u>39.72</u>	<u>35.73</u>	<u>86.48</u>	<u>77.78</u>	<u>43.70</u>	<u>12.36</u>
Asian or Pacific Islander	<u>55.03</u>	<u>61.94</u>	<u>57.64</u>	<u>85.13</u>	<u>75.98</u>	<u>51.11</u>	<u>13.13</u>
Native American	<u>48.40</u>	<u>50.70</u>	<u>48.58</u>	<u>81.04</u>	<u>75.36</u>	<u>45.88</u>	<u>17.68</u>
Total Average	<u>48.04</u>	<u>50.84</u>	<u>48.94</u>	<u>83.51</u>	<u>76.25</u>	<u>47.20</u>	<u>15.29</u>

Source: HUD Affirmatively Furthering Fair Housing GIS Tool, Available at: <https://egis.hud.gov/affht/>

As shown in [Table 6-1](#)[Table 6-4](#), Urban County residents appear to have mixed access to opportunity based on the different indices; however, the White population tends to have greater opportunity across most indicators. Generally, all residents have very high access to public transit and moderately high low transportation costs with average scores in the 80s and 70s, respectively. Conversely, all residents generally have high exposure to pollution from harmful toxins (scores less than 25), which indicates that Urban County residents are especially vulnerable to harmful toxins at the neighborhood level; these toxins are likely the result of air quality impacts resulting from vehicle GHG emissions. Scores are also low in the jobs proximity index (47.51 average). While the White population dominates the high scores, Hispanic residents have the lowest scores in three of the seven indices.

[Regionally, White residents generally have higher levels of access to opportunity for most indicators, but not all. Throughout the region, White residents had the highest levels of opportunity related to the low poverty index, school proficiency index, labor market index, jobs proximity index, and environmental health index. The environmental health index at the regional level indicated the lowest levels of opportunity \(with scores for all residents below 22\). Hispanic and Black residents have the lowest scores for all indices but transportation related indices.](#)

TCAC/HCD Opportunity Area Maps

Additionally, the Department of Housing and Community Development together with the California Tax Credit Allocation Committee (TCAC) established the California Fair Housing Task Force to provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD). The Task force developed the 2021 TCAC/HCD Opportunity Area Maps to understand how public and private resources are spatially distributed. The Task Force defines opportunities as pathways to better lives, including health, education, and employment. Overall, opportunity maps are intended to display which areas, according to research, offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health.

The opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, census tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. [Table 6–2](#) [Table 6–5](#) shows the full list of indicators.

Table 6–5: Domains and List of Indicators for Opportunity Maps

Domain	Indicator
Economic	<ul style="list-style-type: none">• Poverty• Adult education• Employment• Job proximity• Median home value
Education	<ul style="list-style-type: none">• Math proficiency• Reading proficiency• High school graduation rates• Student poverty rates
Environmental	<ul style="list-style-type: none">• CalEnviroScreen 3.0 pollution indicators and values

Source: California Fair Housing Task Force, *Methodology for TCAC/HCD Opportunity Maps*, December 2020

[Table 6–6 identifies the resource levels by census tracts and corresponding scores for economic, educational, and environmental indicators. As shown in Table 6–6, two of the census tracts are high resource areas and the remaining census tracts are moderate resource areas in the City of Lawndale.](#)

Table 6–6: Opportunity Resource Levels by Census Tracts

Census Tracts	Resource Level	Economic Score	Environmental Score	Educational Score
6038.01	Moderate	0.41	0.72	0.57
6038.02	Moderate	0.35	0.85	0.60
6039.00	Moderate	0.34	0.54	0.48
6040.01	High	0.35	0.79	0.64
6040.02	High	0.45	0.91	0.83
6041.00	Moderate	0.40	0.69	0.57

Source: California Housing and Community Development, AFFH Mapping Tool, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed January 18, 2022.

Economic Opportunity

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. As shown in Table 6-6, the overall economic scores in Lawndale range from 0.34 to 0.45. The economic scores are the lowest of the three indicators for the City. According to the 2021 Task Force map presented in Figure 6-9~~Figure 6-20~~, all census tracts within the City have low economic scores (0.25-0.50) even though the level of resources for the census tracts, as shown ~~on the Opportunity Areas Map (Figure 6-12)~~in Table 6-6, reflects a Moderate to High level of resources. As shown in Figure 6-21, the job proximity index varies across the City from west to north, with the closest job proximity (scores of 60 to 80) in the census tracts in the northwestern part of the City and the furthest job proximity scores (20 to 40) located in the census tracts in the northeastern part of the City. This follows the larger pattern for the South Bay area, with the highest job proximity scores located in the cities to the west, including El Segundo and Torrance, and lower job proximity scores in cities located to the east, including Gardena.

According to the Southern California Association of Governments' (SCAG) local profile for the City, approximately 27.6% of Lawndale residents commuted to the City of Los Angeles for work in 2016. Only 4.7% of residents commuted within the City of Lawndale.⁹ The SCAG local profile of Lawndale lists 7,407 total jobs in the City in 2017, an increase of 24.7% from 2007. The profile also states that in 2018, 79.2% residents drive alone to work and the mean travel time to work was 26.4 minutes. Between 2000 and 2018, the average travel time to work decreased by approximately 2 minutes. In comparison, the mean travel time to work in Los Angeles County was 30.91 minutes and 73.7% of residents drive alone to work.

Educational Opportunity

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. As shown in Figure 6-10~~Figure 6-22~~ and Table 6-6, the City is generally in the mid-range with regard to education scores, with scores ranging from -0.5048 to -0.8375. Lawndale has one tract with a more positive education outcome (>0.75) at the southwest corner of the City, but also has lower education scores (0.25-0.50) in the northwest quadrant of the City, in an area that includes the Civic Center and Lawndale High School. The SCAG local profile of Lawndale shows that the kindergarten through 12th grade public school enrollment in the City increased by 22.2% or 1,798 students between 2000 and 2018. With approximately 9,887 students enrolled in 2018, Lawndale's student population comprised of 0.7% of the County's total. In comparison, the 2018 population of Lawndale was 0.3% of the County total population.

The City of Lawndale is served by the Lawndale Elementary School District (LESD) for kindergarten through 8th grade and the Centinela Valley Union High School District (CVUHSD) for 9th through 12th grade. According to the California Department of Education's California School Dashboard, in 2019 LESD had an enrollment of 5,291 students. The ethnic/racial make-up of the District in 2019 was: 74.8% Hispanic, 9.9% African American, 4.9% White, 4.1% Asian, 0% American Indian, 0.7% Filipino, 0.8% Pacific Islander, and 2% two or more races. A total of 83.6% of the District's students come from socioeconomically disadvantaged backgrounds, 35.9% are English learners, and 11.6% are students with disabilities. In 2019, CVUHSD had an enrollment of 6,370 students. The ethnic/racial make-up of the District in 2019 was: 75.4% Hispanic, 15.5% African American, 2.2% Asian, 1.8% White, 1% Filipino, 0.8% Pacific Islander, 0.1% American Indian, and 2.9% two or more races. A total of 85.5% of the District's students come from socioeconomically disadvantaged backgrounds, 14.9% are English learners, and 13.7% are students with disabilities. The

⁹ Southern California Association of Governments, Profile of the City of Lawndale, May 2019.

District has a graduation rate of 86%.¹⁰

Comparing Lawndale to neighboring Hawthorne, the City of Lawndale has similar education opportunity scores (Figure 6-22). As shown in Table 6-4, Countywide, Hispanic and Black residents have a significantly lower school proficiency index score than other ethnic and racial groups. However, Lawndale has higher educational opportunity scores than many other neighborhoods and communities that have Hispanic majorities.

Environmental Opportunity

Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Figure 6-11-Figure 6-23 shows that Lawndale has positive environmental health scores relative to the surrounding area, with census tracts having either scores >0.75 or 0.50-0.75. According to Table 6-6, the overall environmental scores in Lawndale range from 0.54 to 0.91, and it is the opportunity index with the overall highest opportunities for the City compared to economic and educational opportunities.

~~Opportunity Areas Map scores for Lawndale census tracts are presented in Figure 6-12 along with the City's sites inventory. As shown in Figure 6-12, the northern half of the City (north of Manhattan Beach Blvd.) and the southeast quadrant (south of Manhattan Beach Blvd. and east of Hawthorne Blvd.) are categorized as Moderate Resource, while the southwest quadrant is categorized as High Resource. No census tracts are considered Low Resource or High Segregation and Poverty.~~

¹⁰ California Department of Education, California School Dashboard, <https://www.caschooldashboard.org/>, accessed January 13, 2022.

Transportation/Transit Routes

Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. Lawndale is entirely within a High Quality Transit Area (HQTA) as identified by SCAG. An HQTA is an area within one half-mile of a well-serviced transit stop or a transit corridor with 15-minute or less service frequency during peak commute hours. Hawthorne Boulevard, Redondo Beach Boulevard, and the Metro Green Line Station (light rail) off Marine Avenue all provide efficient and affordable access to opportunities in and around the City, and to regional opportunities and employment centers. According to All Transit, the City of Lawndale has a score of 7.8 out of 10, with a score of 10 being high connectivity, access to jobs and frequency of service.¹¹

Findings

Opportunity Areas Map scores for Lawndale census tracts are presented in Figure 6–12²⁴ along with the City's sites inventory. As shown in Figure 6–12²⁴, the northern half of the City (north of Manhattan Beach Blvd.) and the southeast quadrant (south of Manhattan Beach Blvd. and east of Hawthorne Blvd.) are categorized as Moderate Resource, while the southwest quadrant is categorized as High Resource. No census tracts are considered Low Resource or High Segregation and Poverty.

Overall, it appears that residents in Lawndale have varying levels of access to opportunities, and access to opportunity is not correlated to the location of special groups, like persons with disabilities, female-headed households, or seniors. Furthermore, there seems to be no correlation between access to opportunity and racial/ethnic composition within the City. Access to opportunity appears to be consistent and equitable across the community. The Housing Plan enhances residents' access to opportunities through a number of programs, including: Program 7, which encourages the development of ADU's in all areas of the City; Program 9, which implements the Housing Overlay to create additional mixed-use and multi-family residential opportunities in all four quadrants of the City, including 531 units (20% of realistic capacity) in a TCAC high opportunity area; Program 17, which promotes and provides technical assistance for the use of density bonuses, with a goal of at least three applicants per year to utilize density bonus provisions and at least one application per year in the City's southwest quadrant which is a TCAC area of high opportunity; Program 18, which promotes lot consolidation and sets a priority for five sites located in a TCAC area of high opportunity; and Programs 20, 21, and 22, which provide fair housing outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections (refer to Table 1 in the Housing Plan for a summary of the City's implementation actions to further fair housing).

Discussion of Disproportionate Housing Needs

The analysis of disproportionate housing needs within Lawndale evaluated existing housing need, needs of the future housing population, and units within the community at-risk of converting to market-rate (of which there are 55 units). HUD requires all grantees to compare and assess the burdens for housing for different groups in the community. A disproportionately greater burden exists when the members of a particular group experience a housing problem at a greater rate (90 percent or more) than the group as a whole.

The four HUD-designated housing problems include when a 1) housing unit lacks complete kitchen facilities; 2) housing unit lacks complete plumbing facilities; 3) household is overcrowded; and 4) household is cost burdened. Households are considered to have a housing problem if they experience at least one of the above. Table 70 summarizes the demographics of households with disproportionate housing needs in the County and region. As shown in Table 6–7, Los Angeles County has a slightly lower percentage of residents experiencing housing problems compared to the region. For both the County and the region as a whole, non-

¹¹ AllTransit, <https://alltransit.cnt.org/>, accessed January 18, 2022.

White households are more likely to experience at least one of the housing problems than Black households.

~~The analysis of disproportionate housing needs within Lawndale evaluated existing housing need, needs of the future housing population, and units within the community at risk of converting to market rate (of which there are 55 units).~~ Table 6-7: Demographics of Households with Disproportionate Housing Needs

<u>Housing Needs</u>		<u>Los Angeles County</u>			<u>Los Angeles-Long Beach-Anaheim, CA Region</u>		
<u>Households experiencing any of 4 housing problems</u>	<u># with problems</u>	<u># households</u>	<u>% with problems</u>	<u># with problems</u>	<u># of households</u>	<u>% with problems</u>	
<u>Race/Ethnicity</u>							
<u>White</u>	<u>109,617</u>	<u>296,864</u>	<u>36.92%</u>	<u>710,485</u>	<u>1,741,265</u>	<u>40.80%</u>	
<u>Black</u>	<u>24,141</u>	<u>47,215</u>	<u>51.13%</u>	<u>186,785</u>	<u>332,330</u>	<u>56.20%</u>	
<u>Hispanic</u>	<u>157,482</u>	<u>275,926</u>	<u>57.07%</u>	<u>924,105</u>	<u>1,458,220</u>	<u>63.37%</u>	
<u>Asian or Pacific Islander</u>	<u>63,776</u>	<u>146,312</u>	<u>43.59%</u>	<u>312,775</u>	<u>666,628</u>	<u>46.92%</u>	
<u>Native American</u>	<u>872</u>	<u>2,021</u>	<u>43.15%</u>	<u>4,655</u>	<u>9,535</u>	<u>48.82%</u>	
<u>Other</u>	<u>6,313</u>	<u>15,026</u>	<u>42.01%</u>	<u>44,255</u>	<u>90,895</u>	<u>48.69%</u>	
<u>Total</u>	<u>362,293</u>	<u>783,509</u>	<u>46.24%</u>	<u>2,183,075</u>	<u>4,298,855</u>	<u>50.78%</u>	
<u>Household Type and Size</u>							
<u>Family households, <5 people</u>	<u>182,570</u>	<u>451,840</u>	<u>40.41%</u>	<u>1,029,920</u>	<u>2,301,365</u>	<u>44.75%</u>	
<u>Family households, 5+ people</u>	<u>78,343</u>	<u>124,405</u>	<u>62.97%</u>	<u>434,995</u>	<u>628,630</u>	<u>69.20%</u>	
<u>Non-family households</u>	<u>101,358</u>	<u>207,185</u>	<u>48.92%</u>	<u>718,155</u>	<u>1,368,880</u>	<u>52.46%</u>	
<u>Households experiencing any of 4 severe housing problems</u>	<u># with severe problems</u>	<u># households</u>	<u>% with severe problems</u>	<u># with severe problems</u>	<u># of households</u>	<u>% with severe problems</u>	
<u>Race/Ethnicity</u>							
<u>White</u>	<u>57,958</u>	<u>296,864</u>	<u>19.52%</u>	<u>387,770</u>	<u>1,741,265</u>	<u>22.27%</u>	
<u>Black</u>	<u>13,744</u>	<u>47,215</u>	<u>29.11%</u>	<u>115,450</u>	<u>332,330</u>	<u>34.74%</u>	
<u>Hispanic</u>	<u>106,255</u>	<u>275,926</u>	<u>38.51%</u>	<u>649,345</u>	<u>1,458,220</u>	<u>44.53%</u>	
<u>Asian or Pacific Islander</u>	<u>36,772</u>	<u>146,312</u>	<u>25.13%</u>	<u>189,350</u>	<u>666,628</u>	<u>28.40%</u>	
<u>Native American</u>	<u>482</u>	<u>2,021</u>	<u>23.85%</u>	<u>2,645</u>	<u>9,535</u>	<u>27.74%</u>	
<u>Other</u>	<u>3,385</u>	<u>15,026</u>	<u>22.53%</u>	<u>26,215</u>	<u>90,895</u>	<u>28.84%</u>	
<u>Total</u>	<u>218,660</u>	<u>783,509</u>	<u>27.91%</u>	<u>1,370,770</u>	<u>4,298,855</u>	<u>31.89%</u>	

Source: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020.

Future Growth Need

The City's future growth need is based on the RHNA, which allocates production of 732 very low and 311 low-income units to the City for the 2021-2029 planning period. Figure 5-1 shows that both existing and proposed affordable units are well dispersed throughout the community and do not present a geographic barrier to obtaining affordable housing. Appendix A of this Housing Element shows the City's ability to meet its 2021-2029 RHNA need at all income levels. This demonstrates the City's ability to accommodate the anticipated future affordable housing needs of the community.

Existing Need

As proposed in the Housing Plan, the City will continue its efforts to work with affordable housing developers to help facilitate the development of housing for lower income households. Lawndale has 55 deed-restricted units, representing approximately 0.5% of the City's housing stock. The City will actively work with affordable housing developers to identify and evaluate potential sites and to expand opportunities for lower income households throughout Lawndale.

Cost Burden

A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For home owners, housing costs include mortgage payment, taxes, insurance, and utilities. As discussed in the Background Report, as with most communities, the location of the home is one of the biggest factors with regard to price. Compared to the rest of the state, housing in Lawndale is still relatively affordable. However, housing is not affordable for all income levels, particularly the very-low and low-income households. Overpayment is a widespread issue in Lawndale (like the rest of Southern California). The issue is more prominent among renter households than owner households, although both groups demonstrate patterns of overpayment (Figure 6-25 and Figure 6-26). This reflects patterns of overpayment across the SCAG region, where overpayment has remained an issue among renters in recent years while decreasing among homeowners (Figure 6-27 and Figure 6-28).

As discussed previously in the Housing Needs Assessment section of the Background Report, 53% of renters in Lawndale overpay for housing (Table 3-22). The majority of renters that overpay are in the lower income groups, with 83% in the extremely low-income group and 34% in the very low-income group severely overpaying for housing (over 50% of their monthly income). As shown in Figure 6-25, these renters are located throughout the City, with increased concentrations in census tract 6041.00 located in southeast Lawndale, which is primarily single-family neighborhoods with commercial uses along the major transportation corridors. As shown in Table 3-22 of the Background Report, 36% of homeowners overpay for housing. 68% of extremely low-income owners and 35% of very low-income owners are severely overpaying. 48% of all households in Lawndale overpay for housing (over 30% of their monthly income). Figure 6-26 shows the concentrations of cost burden on homeowners in the City of Lawndale. Similar to renters that overpay, these homeowners are located throughout the City.

Overpayment increases the risk of displacing residents who are no longer able to afford their housing costs. To address displacement risks due to overpayment, Program 4, Conservation of Existing and Future Affordable Units; Program 6, Affordable and Special Needs Housing Development; and Program 8, Homeownership Programs; and Program 22, Displacement Risk, have been included in the proposed Housing Plan.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. As discussed in the Housing Needs Assessment of the Background Report, overcrowding is an issue in the City of Lawndale. As described in Table 3–14 of the Background Report, 12.4% of owner-occupied homes and 16.3% of renter-occupied homes are overcrowded in the City. The southern census tracts in the City have a higher concentration of overcrowded households, compared to the northern census tracts (Figure 6-29). Compared to other communities to the west of Lawndale, including the cities of Torrance and Redondo Beach, Lawndale has a much higher concentration of overcrowded households, comparable to central Los Angeles (Figure 6-30). As shown in Figure 6-30, the more racially/ethnically diverse central and south Los Angeles County has a significantly higher concentration of overcrowded households than other areas of the County.

As discussed above, overcrowding in Lawndale can be partially attributed to the City's relative affordability in a region that is largely unaffordable, and the high number of rental units, particularly smaller single-family rental units. Overcrowding typically means that either appropriately sized housing is unaffordable to current residents, or that the type of housing available does not meet the need resulting in an increased risk of displacement for households living in overcrowded situations. In either case, overcrowding means there is a disproportionate need for affordable, larger housing units in Lawndale. The City is proactively working to expand the range of housing options available in the City and will meetis working proactively with the developers to identify barriers to constructing larger and more affordable housingunits and has included several otherThe Housing Plan includes several programs to incentivize development of affordable housing, including Program 6, which encourages affordable housing production for populations with special housing needs, such as large families; Program 7, which encourages the development of ADU's that provide additional opportunities for multi-generational housing; and Program 9, which implements the Housing Overlay to create additional mixed-use and multi-family residential opportunities. Additionally, Programs 20, 21, and 22 specifically address fair housing issues by providing fair housing outreach and enforcement, expanded choice in housing types and locations, place-based strategies for neighborhood improvements, and tenant-protections, including displacement protections for large families. Program 6 in the Housing Plan.

Substandard Housing

Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements. As discussed in the Housing Needs Assessment section of the Background Report, the 2015-2019 ACS data indicates that about two-thirds (67.5%) of the housing in the City is more than 50 years old (i.e., built before 1970). Another 10.9% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Additionally, in the first Housing Element Survey, nearly all of the responders listed that rehabilitating existing housing was important to them.

The Housing Element outreach surveys included specific questions pertaining to the quality of the City's housing stock. When asked to rate the physical condition of the residence they lived in, the majority (35%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco, while 28% indicated that their home was in excellent condition. Another 28% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and only 10% reported that their home needed a major repair (such as new foundation, complete new plumbing, or complete new electrical). Homeowners were more likely than renters to respond that their residence was in excellent condition (30% to 23%).

Substandard housing conditions tend to be more prominent in rental housing than in owner-occupied housing. Renters are more likely than homeowners to have lower incomes and have less control over repairs

to their residence. In addition, the City has heard complaints of illegal additions, particularly garage conversions that were made prior to new ADU laws. The City's Municipal Services Department works to identify and correct these violations. However, illegal conditions and other substandard housing conditions can result in disproportionate safety or health hazards, particularly for renters. Because almost 70 percent of housing units in Lawndale are renter-occupied, including 57 percent of single-family units, a large proportion of Lawndale's residents may be disproportionately affected by substandard housing conditions. To address the deterioration of the housing stock, property rehabilitation programs are made available to property owners (Program 1 of the Housing Plan). Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The City is also committed to fair housing and tenants' rights outreach and education (Programs 20 and 21) in order to provide affected renters with the resources necessary to remedy substandard housing conditions.

Persons Experiencing Homelessness

As discussed in the Housing Needs Assessment section of the Background Report, the 2020 Point-In-Time Count identified 37 people in the City of Lawndale experiencing homelessness, representing less than one percent of LACoC's total homeless count (63,706 individuals). Table 3–34 in the Background Report shows that the number of unsheltered individuals has increased by 164% over the time period 2016 to 2020. The number of sheltered individuals fell by 100%, from 29 individuals to zero, over the same period. For the LACoC area, the number of sheltered individuals increased by 45.6% and the number of unsheltered individuals increased by 33.7% during the period 2016 to 2020 (Table 3–35).

Persons experiencing homelessness have a wide range of needs. Since at least 2019, the City's Municipal Services Department has implemented an informal twice-daily outreach program to talk to unhoused persons and ask if they need help. The Department often attempts to connect families and individuals to entities such as the Los Angeles Homeless Services Authority (LAHSA) that are better able to meet their specific needs. The Housing Plan supports a number of programs designed to increase affordable housing opportunities and assist lower-income and unhoused individuals, including Programs 3, 6, 7, 13, 16, 17, 20, and 21.

Findings

"Disproportionate housing needs" generally refers to a condition in which there are significant disparities in the proportion of members of a protected class experiencing a category of housing need when compared to the proportion of members of any other relevant groups, or the total population experiencing that category of housing need in the applicable geographic area. Based on available data, local knowledge, and input from the community, Lawndale experiences a high degree of overcrowding and renter households, which may lead to substandard housing conditions. These issues occur city-wide and are not specific to any one location. The City can help mitigate these issues through policies and programs that make housing more affordable, provide for a larger number of affordable homes suitable for families, and expand access to fair housing services. The Housing Plan addresses these issues through a number of programs, particularly: Program 1, which provides for local residential rehabilitation programs, with a focus on older homes and lower-income households; Program 3, which promotes the Housing Choice Voucher program, with an emphasis on City's special needs populations (i.e., lower-income residents, overcrowded households, and seniors); Program 6, which addresses populations with special housing needs, such as large families, citywide; Program 7, which encourages the development of ADU's that provide additional opportunities for multi-generational housing; Program 8, which promotes and connects residents to homeownership programs through the LACDC, with a special focus on residents in the southeast quadrant, which has the highest proportions of cost-burdened renter households; Program 9, which implements the Housing Overlay to create additional mixed-use and multi-family residential opportunities; Program 16, which provides updates to the Zoning Code to remove constraints to housing development; and Programs 20, 21, and 22, which provide fair housing outreach and enforcement, expanded choice in housing types and locations, new opportunities in higher resource areas,

place-based strategies for neighborhood improvements, and tenant protections, including displacement protections (refer to Table 1 in the Housing Plan for a summary of the City's implementation actions to further fair housing). The most disproportionate housing needs in Lawndale include more affordable larger homes suitable for families.

Displacement Risk

As mentioned, there are 55 deed-restricted affordable units currently at-risk of converting to market-rate within the next 10 years. The City also has a number of units which are affordable to lower income families but are not deed-restricted. As described earlier in this Background Report, the City plans to accommodate the large majority of its 2021-2029 RHNA allocation on parcels designated for mixed-use development, with a focus on new development along the City's major transportation corridor, Hawthorne Boulevard, which has good access to transportation facilities, amenities, and infrastructure. Moreover, given that the majority of new residential development will happen in areas envisioned to support mixed-use development, it is expected that residential uses will be developed alongside complementary commercial and civic uses, which will help facilitate bringing jobs and housing closer together.

As shown in Figure 6-31, one census tract in the northwest corner of the City is designated "Low-Income/Susceptible to Displacement," and there are potential housing sites located within the census tract. Other census tracts in the City are designated as "Stable Moderate/Mixed Income". Figure 6-32 shows the census tracks in Lawndale that are designated as "Sensitive Communities" that would potentially displace existing residents due to redevelopment. As shown in Figure 6-32, census tracts in the northern portion of the City are considered "Sensitive Communities" where residents may be particularly vulnerable to displacement in the event of increased redevelopment and shifts in housing costs. Communities were designated sensitive if they currently have populations vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost. Vulnerability is defined as share of very low-income residents is above 20% in 2017 and the tract meets one other criteria related to renters, diversity, and housing burden.

The City recognizes that even though it has identified sufficient land to accommodate its RHNA allocation at all income levels, there is still the potential for economic displacement because of new development and investment. This "knock-on" effect can occur at any time, and it can be challenging for the City to predict market changes and development patterns which have the potential to impact rental rates and sales prices for housing available in the marketplace. To date, the City has no evidence that new development (affordable or market-rate) has resulted in economic displacement. However, the City recognizes that economic displacement might occur in the future and will review land use and planning proposals to study and address issues related to future displacement.

To the extent that future development occurs in areas where there is existing housing, all housing must be replaced according to SB 330's replacement housing provisions (Government Code Section 66300). SB 330 also provides relocation payments to existing low-income tenants. The State has also adopted "just cause" eviction provisions and statewide rent control to protect tenants from displacement.

Research has shown that low-income renter populations are disproportionately exposed to environmental hazards and that housing tenure is a telling determinant of social vulnerability to disasters. Renters bear the brunt of the existing affordable housing shortage, and their adaptive capacity to cope and recover from the impacts of environmental hazards may be reduced due to systemic inequities and limited resources. As discussed in the Constraints section under Environmental Constraints, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, and hazardous materials release, including pipeline rupture. Liquefaction and other seismic-related issues are addressed by the State Universal Building Code (UBC). Situated at the hub of a major arterial traffic network, the City of Lawndale is highly susceptible to the danger of hazardous materials

spills. This danger is somewhat mitigated, however, by various State and Federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

Findings

The City has considered the risk of displacement specifically for protected classes, including persons with disabilities, female-headed households, seniors, and non-White residents (as discussed previously throughout this Background Report) and remains committed to maintaining its existing affordable housing stock and to addressing potential issues related to economic displacement. The Housing Plan contains a number of programs aimed at protections for lower-income and renter populations, which may be disproportionately affected by displacement. Additionally, the City has included Program 20 to target fair housing services and outreach to areas most susceptible to gentrification and displacement, including the northwest quadrant; and Program 22 to reduce potential impacts of direct and indirect displacement if it occurs as a result of new residential development in the City's Housing Overlay areas.

Other Relevant Factors

Existing development patterns in Lawndale are tied to the area's history. In the 19th century, the area that is now Lawndale was part of the Rancho Sausal-Redondo land grant that includes the present-day communities of Lawndale, Inglewood, Hawthorne, Redondo Beach, Manhattan Beach, and Hermosa Beach.¹² The land was used for grazing and agricultural uses. In 1890, a seaport was built in neighboring Redondo Beach and by 1902, a railway between Redondo and Los Angeles via Inglewood had been established. The Inglewood Division of the Redondo Railway (later part of the Pacific Electric "Red Car" system) ran down the middle of Railway Avenue (now Hawthorne Boulevard) until 1933; Hawthorne Boulevard remains the main commercial corridor in Lawndale to this day. In 1905, Charles B. Hopper subdivided farmland in the area and named it Lawndale. The area grew slowly as a predominately agricultural community until oil discoveries in the late 1920s led to a short real estate boom, which was quickly hampered by the Great Depression. Many Japanese-American farmers, notably the Kurata ranchers located east of Prairie Avenue, were evicted and sent to internment camps after the attack on Pearl Harbor. Lawndale did not see the same economic prosperity or population growth as some neighboring cities during and after WWII, such as the City of Hawthorne which benefited from the aerospace industry; however, Lawndale began to lose its rural character and was developed as a bedroom community following the post-war housing boom.

Many of Lawndale's neighbors had been incorporated in the late 19th and early 20th centuries and consequently had local control of their land use and zoning; however, Lawndale did not incorporate until December 1959. This played a major role in the City's dense-suburban development pattern. The post-war demand for housing and lack of local land use regulations led landowners in Lawndale to develop multiple small houses on a single parcel. Housing developers simultaneously purchased and subdivided any vacant land into blocks of single-family housing. There was no overarching plan for the area; land uses and infrastructure were designed piecemeal for the single-family houses being built at the time, leading to large swaths of residential uses with narrow streets, little-to-no open space, and commercial development largely restricted to Hawthorne Boulevard. In the 1960s, the newly-incorporated City of Lawndale began a series of infrastructure improvements, including building parking along Hawthorne Boulevard. The I-405 Freeway was also built in the early 1960s and contributed to the suburban, car-centric development patterns that exist to this day.

While there are no significant segregation or integration issues identified currently within the City, in terms of race and ethnicity, persons with disabilities, familial status, age, or income, there are historic patterns of discriminatory practices that occurred within the City. In addition to the displacement of the Gabrielino/Tongva peoples and Japanese-Americans, the City was subjected to redlining. In the 1960s, the term "redlining" originated to describe the discriminatory practice of identify areas where banks would avoid investments based on the racial makeup of certain communities. In the 1930s and 1940s, the federal Home Owners' Loan Corporation devised an A (best) through D (hazardous) grading system that reflected the mortgage security of neighborhoods in the City based on racial, ethnicity, and class factors. The Brookings Institution, a nonprofit public policy agency, has identified that "the practice of redlining was explicit in its targeting of Black Americans. While Latino or Hispanic residents, low-income white residents, noncitizens, communists, and other populations the federal government deemed 'risky' were often included in redlining, they were not targeted in the same manner as Black residents. Today, neighborhoods that fall within once-redlined areas are more likely to have a higher concentration of Black residents, as well as lower incomes, lower home values, and other negative economic characteristics relative to the rest of their cities." From 1948 through 1968, the Federal Housing Administration's Underwriting Manual recommended the use of racially-restrictive covenants which limited access for minorities to purchase homes. According to *Mapping Inequality*, a University of Richmond project that aggregates historical redlining records, redlining maps of Lawndale date back to 1939,¹³ before the City was incorporated. The entire area comprising the current City limits (except for a small portion west of Inglewood Avenue, which is not mapped) is a redlined area, corresponding to Area Number D-44. Area Number D-44 is described as consisting of "[l]ocal white collar workers, businesses &

¹² City of Lawndale, *The History of Lawndale*, <https://www.lawndalecity.org/community/history>, accessed September 23, 2022.

¹³ Robert K. Nelson, R., LaDale Winling, Richard Marciano, Nathan Connolly, et al., "Mapping Inequality," American Panorama, ed. Robert K. Nelson and Edward L. Ayers, <https://dsl.richmond.edu/panorama/redlining/#loc=15/33.868/-118.389&city=los-angeles-ca&area=D44>, accessed May 13, 2022.

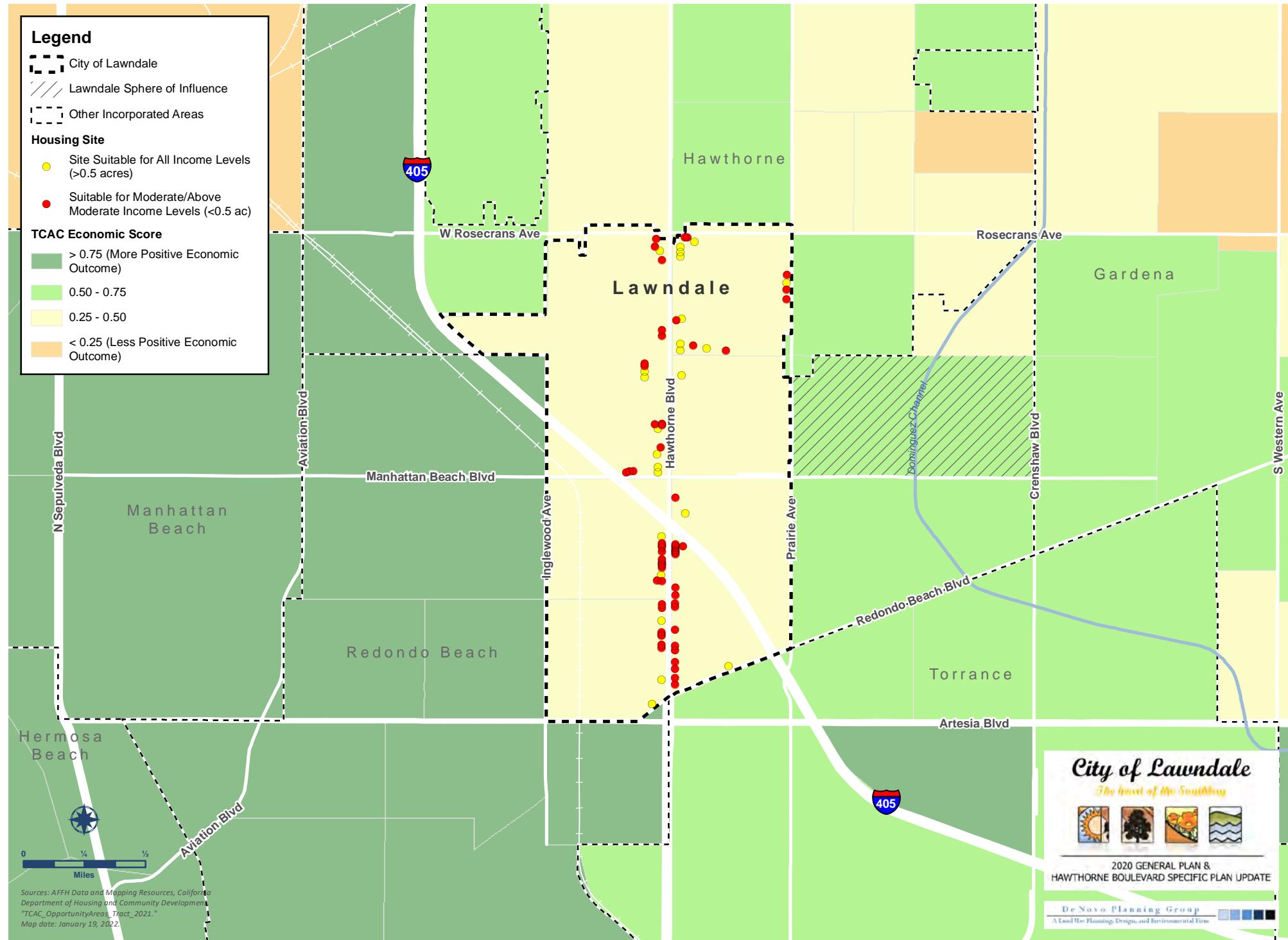
professional men, artisans; farm, oil well and WPA workers" and having 15 percent "Foreign Families," identified as "Mexicans, Japanese & Italians." The population is further described as having no "negro" families. The D-44 Area Description notes that due to the area's roots as a "suburban farming district... it is not surprising that population, improvements and maintenance are extremely heterogenous." The Area is assigned a "medial red" grade.

The practice of redlining or similar discriminatory practices that occurred from the 1930s through 1960s and beyond affected opportunities for persons of color, nonnative residents, certain ethnicities, and other persons deemed lower class. While it is estimated that approximately 67.5 percent of Lawndale's housing stock was constructed prior to 1970, and was subjected to the redlining and racially-restrictive covenants that were made illegal in 1968, the entire City was redlined; thus, no specific regions of the City were singled out. This likely contributes to the relatively high levels of integration throughout the City, particularly when compared to neighboring jurisdictions.

In general, there are no discernable concentrations of substandard housing in the City. The historical development pattern of compact, single-family residential homes built in a grid pattern across the entire city, with no significant geographic or environmental constraints or socio-economic conditions affecting one area of the City over another, has led to essentially homogenous housing conditions throughout the City. Because the majority of existing residential units in the City were built in the decades following WWII (between 1945 and 1975), units in need of repair exist throughout the City and are not concentrated in any one area. Many homes in the area are nearing the end of their lifespan and given consumer preferences for larger homes and high land values in the area, it is common for houses to be sold and renovated (i.e., house flipping). Therefore, housing conditions in the City can generally be characterized as older residential neighborhoods with single-family houses in need of minor or modest repair, with newer remodels interspersed throughout.

Although the I-405 freeway physically separates the City into two halves (northern and southern), this barrier similarly has no discernable influence on housing and socio-economic conditions in the City. Both halves of the City exhibit similar development patterns (i.e., primarily compact, single-family residential with commercial uses along Hawthorne Boulevard). Hawthorne Boulevard runs perpendicular to the freeway in a north-south direction and exhibits similar development patterns on both sides of the freeway. As this corridor has been identified to accommodate most of the City's RHNA, it is important to note that there do not exist significant differences between the northern and southern halves of the City. Programs 9 and 11 in the Housing Plan, which commit the City to rezoning and updating development standards along Hawthorne Boulevard, will occur along the entire corridor and will not have an outsized effect on one area over another.

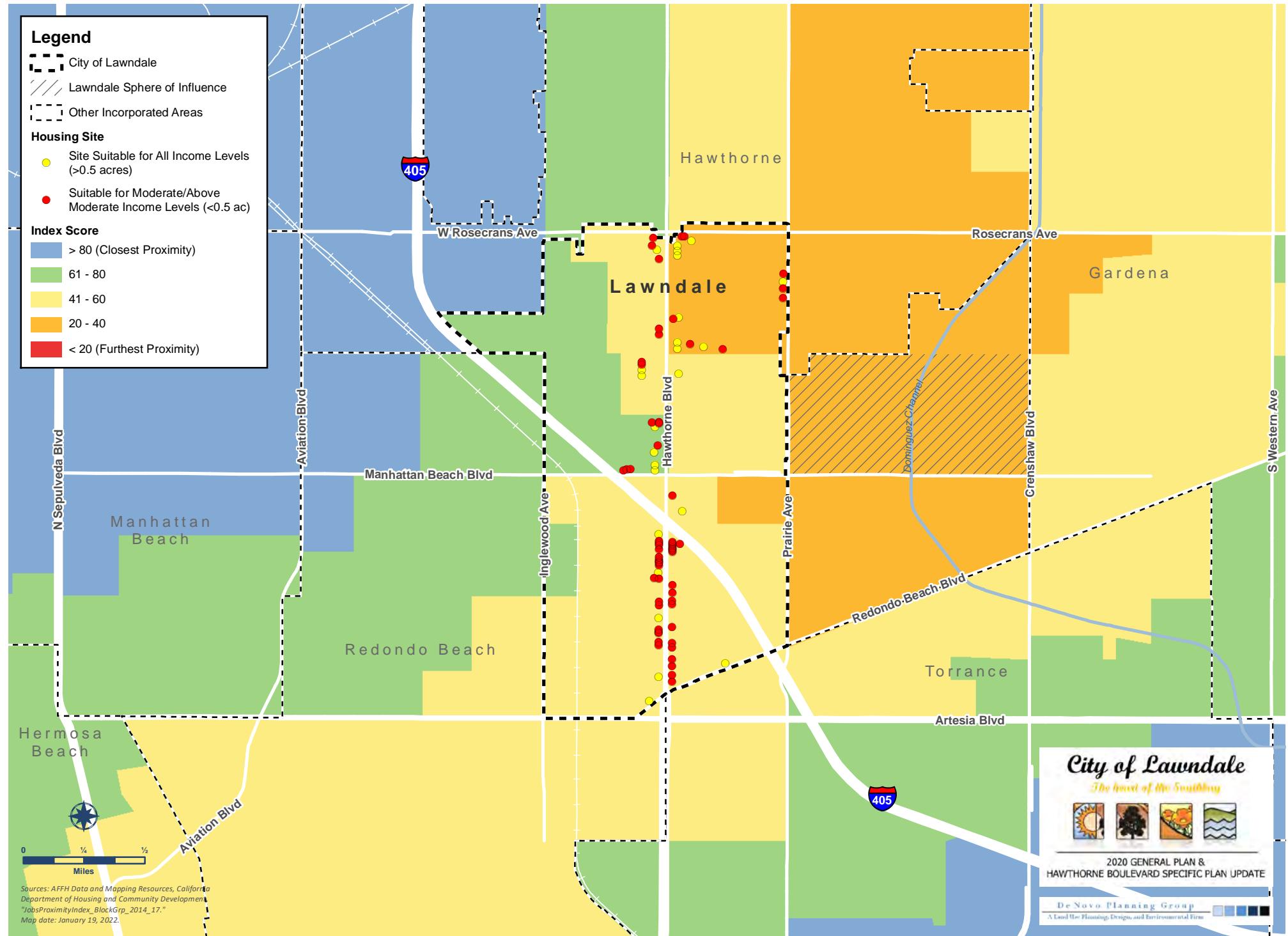
Figure 6-20. TCAC Economic Score by Census Tract



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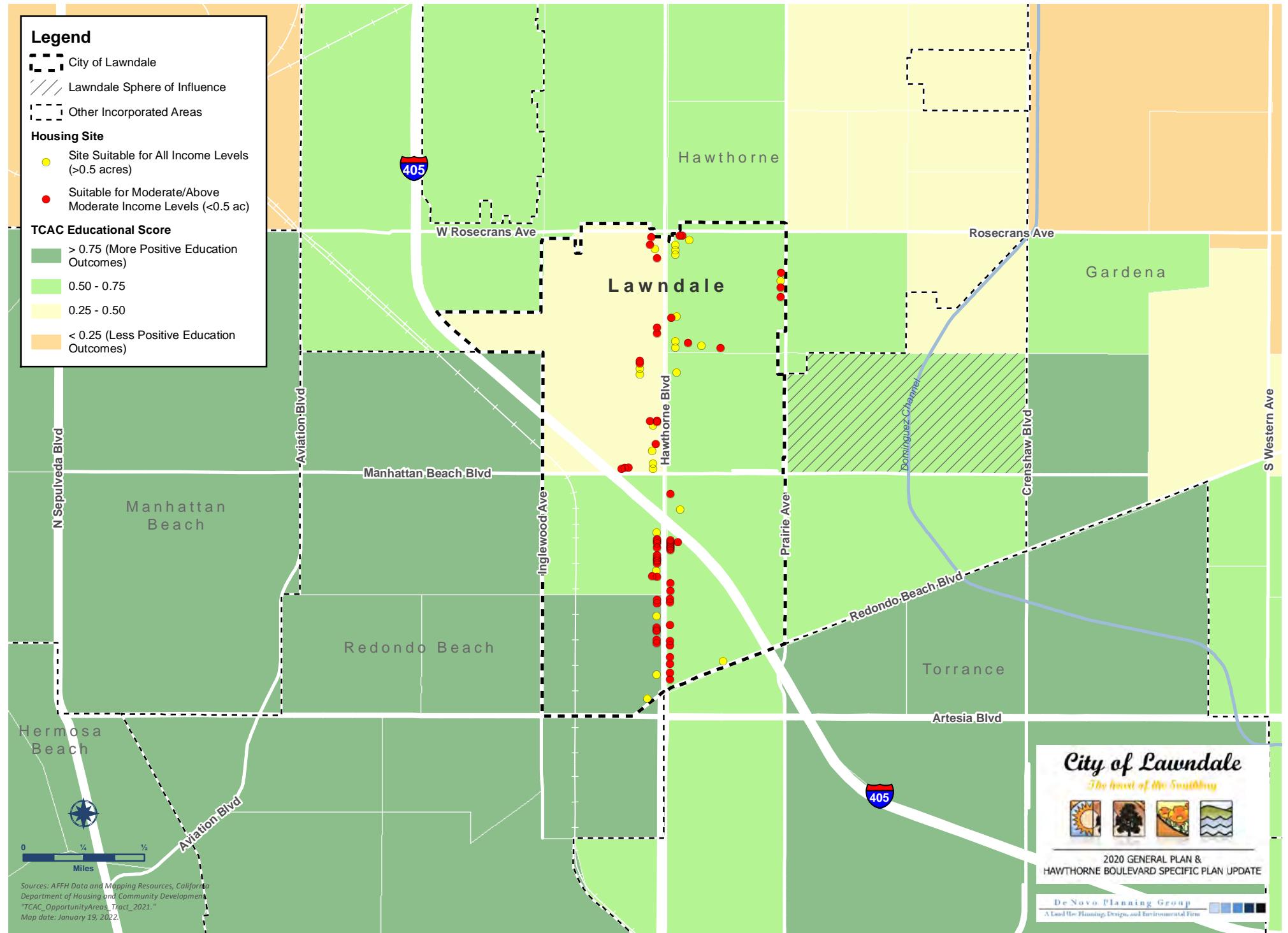
Figure 6-21. Job Proximity Index by Block Group



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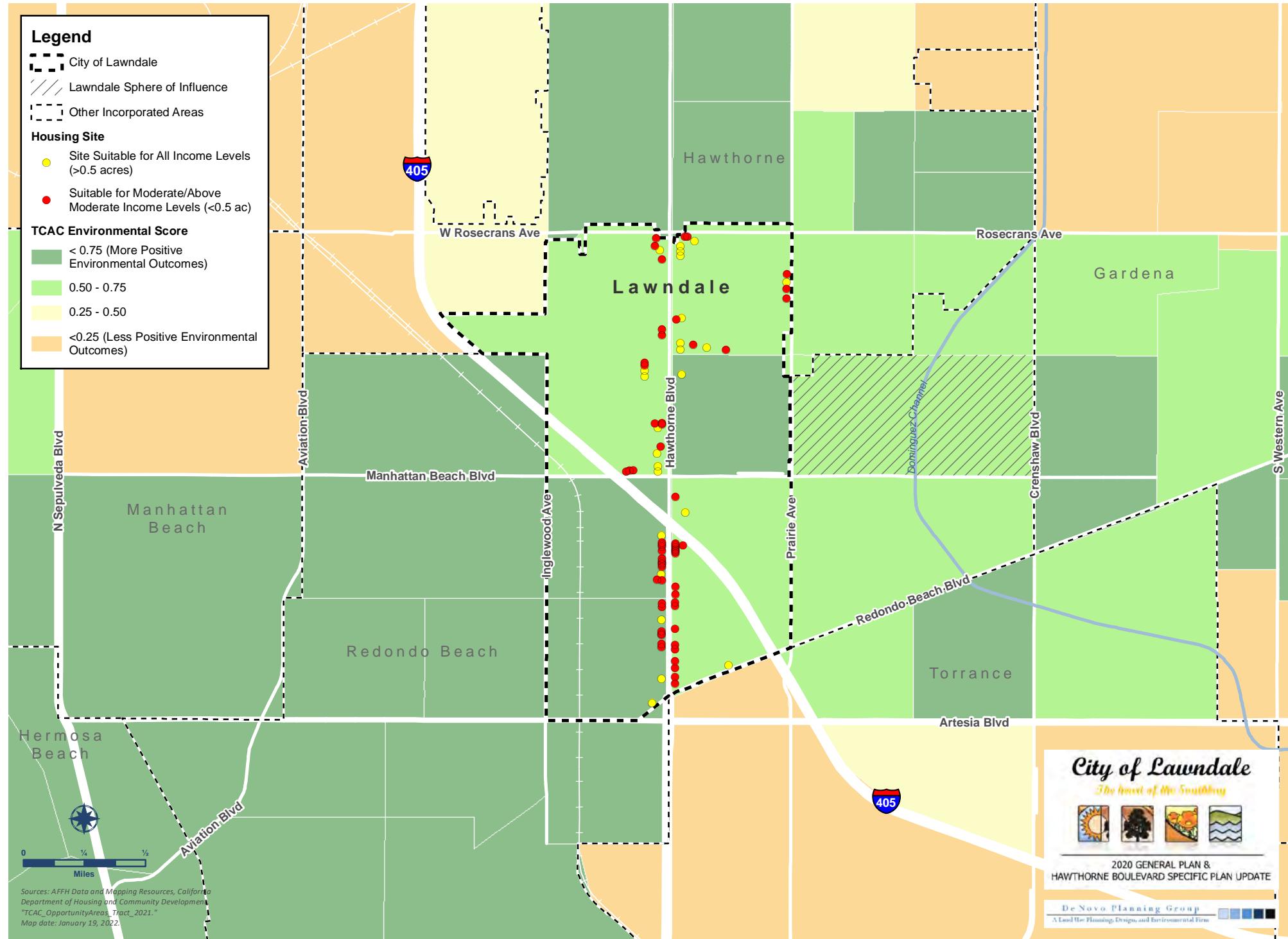
Figure 6-22. TCAC Educational Score by Census Tract



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Figure 6-23. TCAC Environmental Score by Census Tract



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Figure 6-24. TCAC Opportunity Areas by Census Tract



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6C. Sites Inventory

AB 686 requires that jurisdictions identify sites throughout the community in a manner that is consistent with its duty to affirmatively further fair housing. The site identification includes not only an analysis of site capacity to accommodate the RHNA (provided in the Housing Resources section), but also considers whether the identified sites serve the purpose of replacing segregated living patterns with truly integrated and balanced living patterns, transforming racially and ethnically concentrated areas of poverty into areas of opportunity. This section analyzes the role of all sites, regardless of income level, in assisting to affirmatively further fair housing. However, special attention is paid to those sites identified to accommodate a portion of the City's lower-income RHNA to ensure that the City is thinking carefully about how the development of new affordable housing options can promote patterns of equality and inclusiveness.

Table 6-8 presents the geographic distribution of RHNA sites by income category and socio-economic characteristics to relate the selected sites to indicators of fair housing issues. As shown in Table 6-8, sites at all income levels, including the lower income RHNA sites, are distributed across all census tracts in the City, increasing the potential for mixed income communities and a variety of housing types to meet Lawndale's housing needs. Although slight variations in socio-economic characteristics exist between census tracts in the City, socio-economic conditions are generally comparable throughout the City and there are no areas with significant disparities in race/ethnicity, poverty/affluence, disproportionate housing needs, or access to opportunity. All sites are located in census tracts with high racial/ethnic diversity (diversity scores range from 80.9 to 91.9) and in moderate-to-high opportunity areas. Lower income RHNA sites are not concentrated in areas of the City that would be associated with significantly worse socio-economic outcomes, based on indicators of fair housing issues such as census tracts with the highest poverty rates, highest rates of renter-occupied housing, or highest rates of overcrowding. The sites inventory works in tandem with programs in the Housing Plan to expand housing choice and access to opportunity by providing for a variety of housing types throughout Lawndale, improving access to opportunity, and promoting agency and equity for those with disproportionate housing needs.

TABLE 6-8: DISTRIBUTION OF RHNA CAPACITY BY CENSUS TRACT

Census Tract	Existing Households	RHNA Capacity ¹			AFFH Indicators											
		Segregation & Integration									Access To Opportunity		Displacement Risk			
		Lower	Moderate	Above Moderate	Median Household Income	Poverty Rate	Neighborhood Segregation Typologies	Diversity Index	Disability Rate	Resource Designation	Overcrowding Rate	Renter-Occupied Households	Renter Overpayment Rate	Homeowner Overpayment Rate		
Northeast Quadrant																
6038.01	1,500	419	159	206	\$59,085	15.50%	Black-Latinx-White	89.6–91.9	10.70%	Moderate	13.63%	78.10%	58.80%	38.40%		
6038.02	1,154	101	39	16	\$58,716	13.20%	Asian-Latinx-White	87.7–88.5	12.90%	Moderate	18.50%	60.70%	56.00%	60.10%		
Northwest Quadrant																
6039	2,423	388	149	316	\$51,110	18.90%	Asian-Latinx-White	80.9–89.5	6.30%	Moderate	13.90%	60.20%	49.90%	59.10%		
Southwest Quadrant																
6040.01	1,296	53	21	148	\$67,407	9.90%	Asian-Latinx-White	84.5–89.3	9.00%	High	18.32%	62.90%	54.20%	41.60%		
6040.02	1,511	156	61	111	\$61,607	8.40%	Asian-Latinx-White	84.2–89.9	9.30%	High	15.63%	70.20%	60.00%	39.70%		
Southeast Quadrant																
6041	2,018	55	22	389	\$68,740	12.90%	Latinx-White	89.1–91.8	9.90%	Moderate	16.13%	64.20%	63.70%	41.60%		

Source: US Census, 2015-2019 ACS; California Department of Housing and Community Development, AFFH Data and Mapping Resources, <https://affh-data-resources-cahcd.hub.arcgis.com>, accessed September 21, 2022.

1. This table shows only sites within the proposed Housing Overlay 100 and Housing Overlay 150. The remaining RHNA is met through ADUs, which are permitted throughout the City and would not have a concentrated impact on any one census tract.

SEGREGATION/INTEGRATION

As previously stated, the City finds that there are no known historic patterns of segregation by race and ethnicity, persons with disabilities, familial status, age, or income that have disproportionately affected any one area of the City over another. Nonetheless, as described throughout this Housing Element, the City is committed to supporting the development of housing to promote a balanced and integrated community. This is highlighted in Table 5-56: RHNA Sites Strategy in the Housing Resources chapter, as the City has identified a surplus of sites and excess development capacity for housing for all income levels.

Figure 6-3 shows the sites identified to meet Lawndale's RHNA allocation in relation to racial/ethnic diversity. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas of low diversity. In fact, all sites are located in areas of high diversity, and no sites are located in areas of lower diversity. Sites identified for all income levels are located in all census tracts in the City, which will further promote racial/ethnic and economic diversity in Lawndale.

Figure 6-4 Figure 6-6 shows the sites designated to meet Lawndale's RHNA allocation in relation to the distribution of persons with disabilities. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of persons with disabilities. The sites are located in census tracts with <10% or 10-20% of residents indicating a disability. Additionally, the City's mixed-use areas are located near transit corridors and activity centers, which benefits persons with disabilities. However, these sites are not concentrated in areas with already high levels of disability. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for persons with disabilities.

Figure 6-5 Figure 6-12 shows the sites designated to meet Lawndale's RHNA allocation in relation to female-headed households. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high levels of female-headed households. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for female-headed households.

Figure 6-6 Figure 6-14 shows the sites designated to meet Lawndale's RHNA allocation in relation to the distribution of senior residents. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with high proportions of senior residents. The sites are located in areas with low levels of senior residents (<10% or 10-15%). Furthermore, these areas (generally along Hawthorne Blvd.) are also good locations for seniors because they provide easy access to goods and services and are located near transportation facilities and activity centers. The locations of sites designated to meet the City's lower income RHNA allocation are not expected to contribute to patterns of isolation or segregation for senior households.

Figure 6-7 Figure 6-16 shows the sites designated to meet Lawndale's RHNA allocation in relation to median household income. As shown, proposed lower income RHNA sites (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) are located throughout the community and are not concentrated in areas with low median household income. Some candidate sites are located in the City's lowest median household income census block groups (\$30,000 – \$55,000), but the overall distribution is spread amongst block groups with varying levels of median household income. The development of ADUs throughout the City also provides opportunities for economic integration. Further, residential development on candidate sites and ADUs located in census tracts with lower income households would provide needed affordable housing to these residents. The location of new development

to meet the City's lower income RHNA is not expected to contribute to patterns of isolation or segregation for lower income households.

R/ECAPS

The City does not have any racially or ethnically concentrated areas of poverty or areas of affluence and the identification of sites to accommodate the City's RHNA is not expected to alter this finding. Additionally, there are no census tracts in the City with a median household income of \$125,000 or a population that is 80 percent or more white; as such, the City does not have any RCAs. The sites inventory identifies candidate sites at all income levels in all census tracts in the City, thereby increasing the potential for mixed income communities.

ACCESS TO OPPORTUNITY

Lawndale is made up of census tracts that are considered either Moderate Resource or High Resource opportunity areas (see Figure 6-12Figure 6-24). The introduction of new mixed-use development in these areas will help to create more housing affordable to households at lower income levels, introduce new residents to areas which can contribute to higher neighborhood stability, and expand opportunities for people to live and work in the same area. Taken together, new mixed-use development in these areas, which is focused on underutilized commercial sites, will help to diversify the land use pattern without displacing existing residents.

To help support the addition of new development in high resource areas, the City has included Program 7, which promotes the opportunity to develop accessory dwelling units throughout the community.

DISPLACEMENT RISK

Figure 6-13Figure 6-25 shows the sites designated to meet the lower-income RHNA allocation for Lawndale (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of renter households overburdened by housing costs, by census tract. Nearly all sites are located in census tracts with moderate to high levels of renter households overburdened by housing costs (40-60%) and two sites are located in the census tracts with the highest levels of renter households overburdened by housing costs (60-80%). The southeast quadrant of the City (Census Tract 6041) has a renter overpayment rate of 63.7%, and contains 55 lower-, 22 moderate-, and 389 above moderate-income units (4.7%, 4.9%, and 32.8% of the total RHNA capacity for each income group, respectively).

Figure 6-14Figure 6-26 shows the sites proposed to meet Lawndale's lower-income RHNA allocation (underutilized mixed-use sites and sites within the Hawthorne Boulevard Specific Plan allowing for densities of at least 30 du/ac) in relation to percent of homeowner households overburdened by housing costs, by census tract. Sites are fairly evenly divided between census tracts with low levels (20-40%) of owner households overburdened by housing costs and moderate/high levels (40-60%) of owner households overburdened by housing costs. One census tract in the northeast quadrant of the City (Census Tract 6038.02) has a homeowner overpayment rate of 60.1%, and contains 101 lower-, 39 moderate-, and 16 above moderate-income units (8.6%, 8.6%, and 1.3% of the total RHNA capacity for each income group, respectively).

Figures 6-31 and 6-32 show the sites designated to meet all income levels RHNA in relation to areas that are vulnerable to displacement. As shown in Figure 6-31 and Table 6-8, the only census tract in Lawndale identified as "Low-Income/Susceptible to Displacement" (Census Tract 6039) contains a total of 388 lower-, 149 moderate-, and 316 above moderate-income units (33.1%, 33.0%, and 26.6% of the total RHNA capacity for each income group, respectively). As shown in Figure 6-32 and Table 6-8, the two census tracts in Lawndale that are identified as "Vulnerable to Displacement" (Census Tracts 6038.01 and 6039) contain a

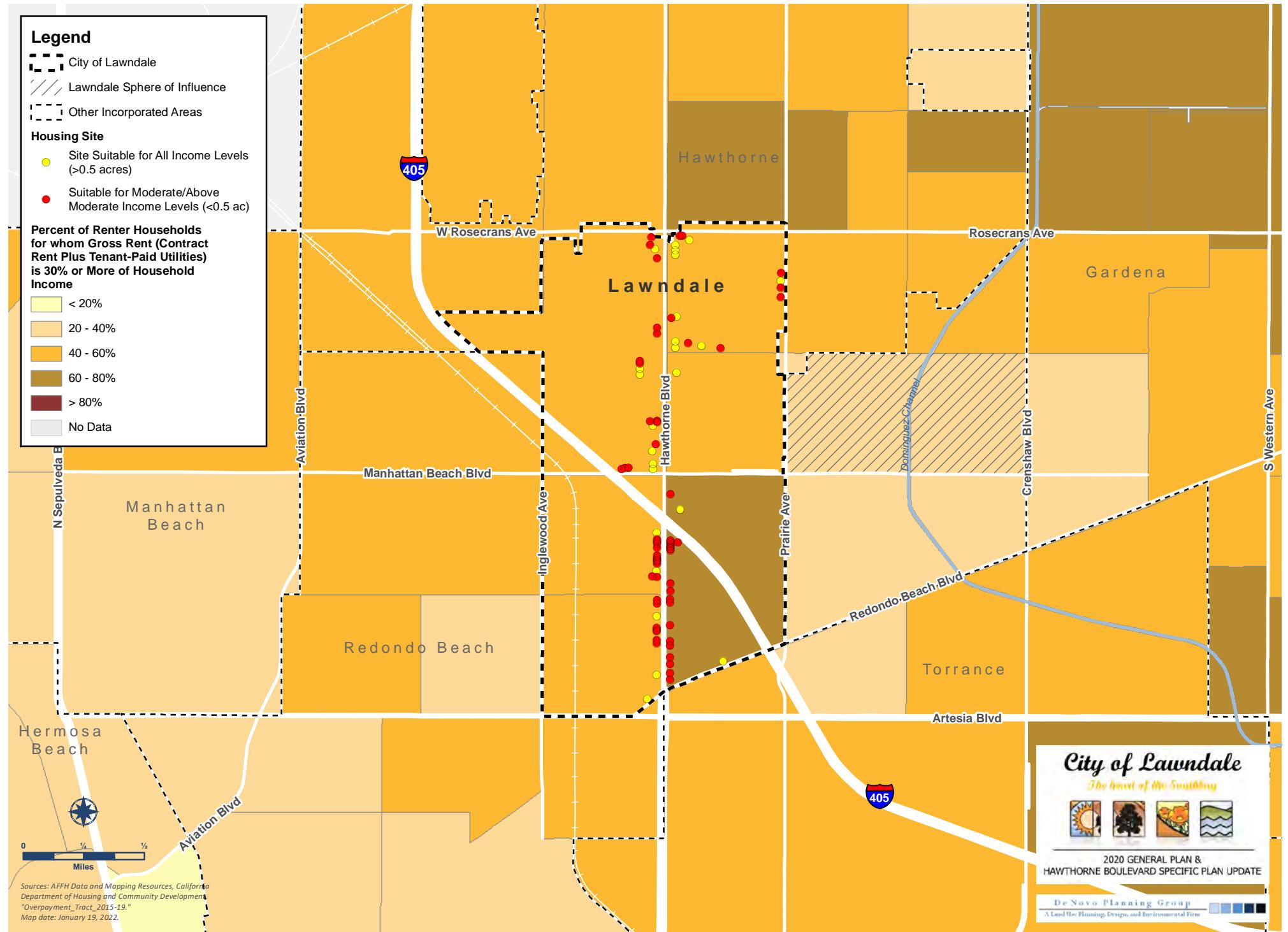
total of 807 lower-, 308 moderate-, and 522 above moderate-income units (68.9%, 68.3%, and 44.0% of the total RHNA capacity for each income group, respectively).

The sites inventory provides for a mix of housing opportunities at all income levels in these areas, including a large number of sites suitable for lower-income households. The intent of introducing new residential development in these areas (at locations currently developed with commercial or light manufacturing uses) is to add new housing to desirable areas and provide a range of housing choices at different prices to current and future residents. The sites designated to accommodate the City's lower income RHNA are not currently developed with residential uses and are not expected to displace current residents (direct displacement). Additionally, it is the intent of the Housing Element to increase Lawndale's overall housing supply, which would help reduce the risk of economic (indirect) displacement related to housing shortages. Further, the City has included a number of programs to reduce potential impacts of direct and indirect displacement if it occurs as a result of new residential development in the City's Housing Overlay areas. As part of Program 22, the City would conduct an analysis to identify existing communities sensitive to displacement; consider gentrification locally, especially the areas in north Lawndale that are particularly vulnerable; and assess how new development and community investments may potentially influence indirect displacement. If the study shows that displacement is expected as a result of new development in the City's Housing Overlay areas, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement, such as options to stabilize existing lower income residents/housing. Program 20 directs the City to continue to work with its fair housing service providers and the South Bay Council of Governments to educate residents regarding their rights and refer all potential unlawful eviction cases to the appropriate parties for review and resolution. Program 2 includes a number of tenant provisions such as relocation assistance should any displacement occur during the planning period.

SITE ANALYSIS FINDINGS

As described above, To accommodate the City's RHNA allocation, the City undertook a robust analysis of existing site conditions, including an evaluation of existing development on the site, the age of the existing structure, site utilization (FAR), historic development patterns and trends, any known constraints to development, ownership patters, and overall development feasibility. These sites were simultaneously subjected to a rigorous equity analysis to ensure the selected sites promote integrated and balanced living patterns, provide a diversity of housing types in areas with moderate-high access to opportunities, and assist to affirmatively further fair housing. The City promotes high-density residential development in stand-alone and mixed-use formats throughout the City, with a special focus on higher density housing along transit corridors and around activity centers. These areas allow and incentivize higher density residential and mixed-use development at the densities needed to stimulate affordable housing development. The Housing Overlay 150 is expected to accommodate up to 2,427 units for all income groups and the Housing Overlay 100 is expected to accommodate 382 units for all income groups; refer to Table 5–6. The City's lower-income RHNA needs are largely accommodated in these locations, which The sites identified to accommodate the City's RHNA at all income levels are largely accommodated in these locations and do not represent extremely concentrated racial or ethnic populations, persons with disabilities, female-headed households, senior households, or lower income households. The remaining RHNA is accommodated through infill development of a projected 34 ADUs; However, the City has included a program Program 7 to encourage additional development of ADUs throughout the City to expand housing opportunities for all income levels and special needs groups, with targeted ADU education in TCAC high resource opportunity areas and in the southeast quadrant, which experiences higher levels of overcrowding lower-income units throughout the community through its accessory dwelling unit program. In addition, the City has included programs in the Housing Plan specifically to address potential fair housing issues, including Program 20, Program 21, and Program 22, in order to provide fair housing outreach and enforcement; expanded choice in housing types and locations; new opportunities in higher resource areas; place-based strategies for neighborhood improvements; and tenant-protections, including displacement protections (refer to Table 1 in the Housing Plan for a summary of the City's implementation actions to further fair housing). For these reasons, the City finds that the sites proposed to accommodate its RHNA allocation do not unduly burden existing areas of concentrated racial or ethnic homogeneity, poverty, or other characteristics. Moreover, the sites affirmatively further fair housing by helping to stimulate investment in areas where additional people and place-based opportunity is desired, and where new residential and/or mixed-use development can help to improve some of the opportunity level characteristics discussed earlier in this section.

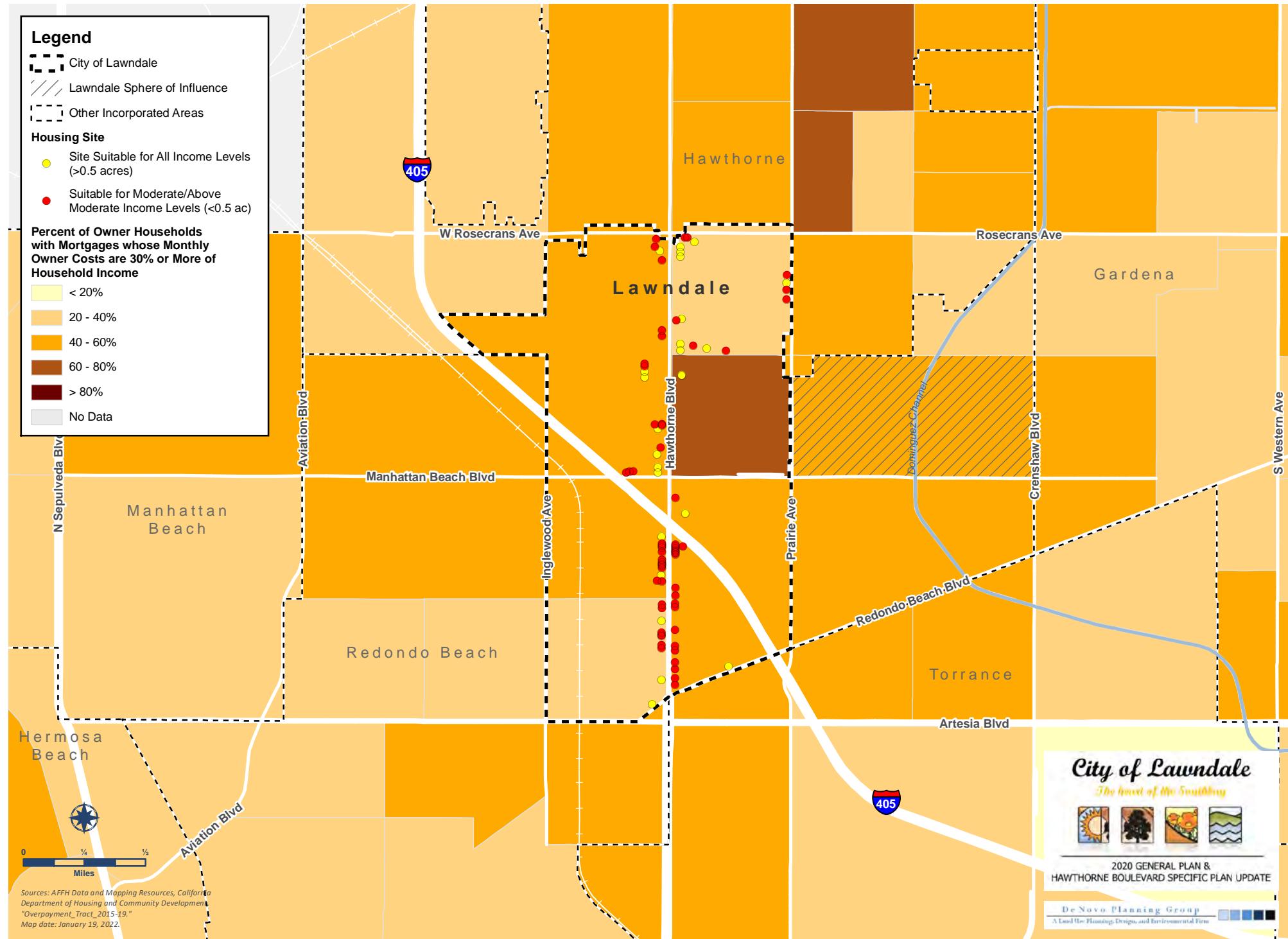
Figure 6-25. Cost-Burdened Renter Households by Census Tract



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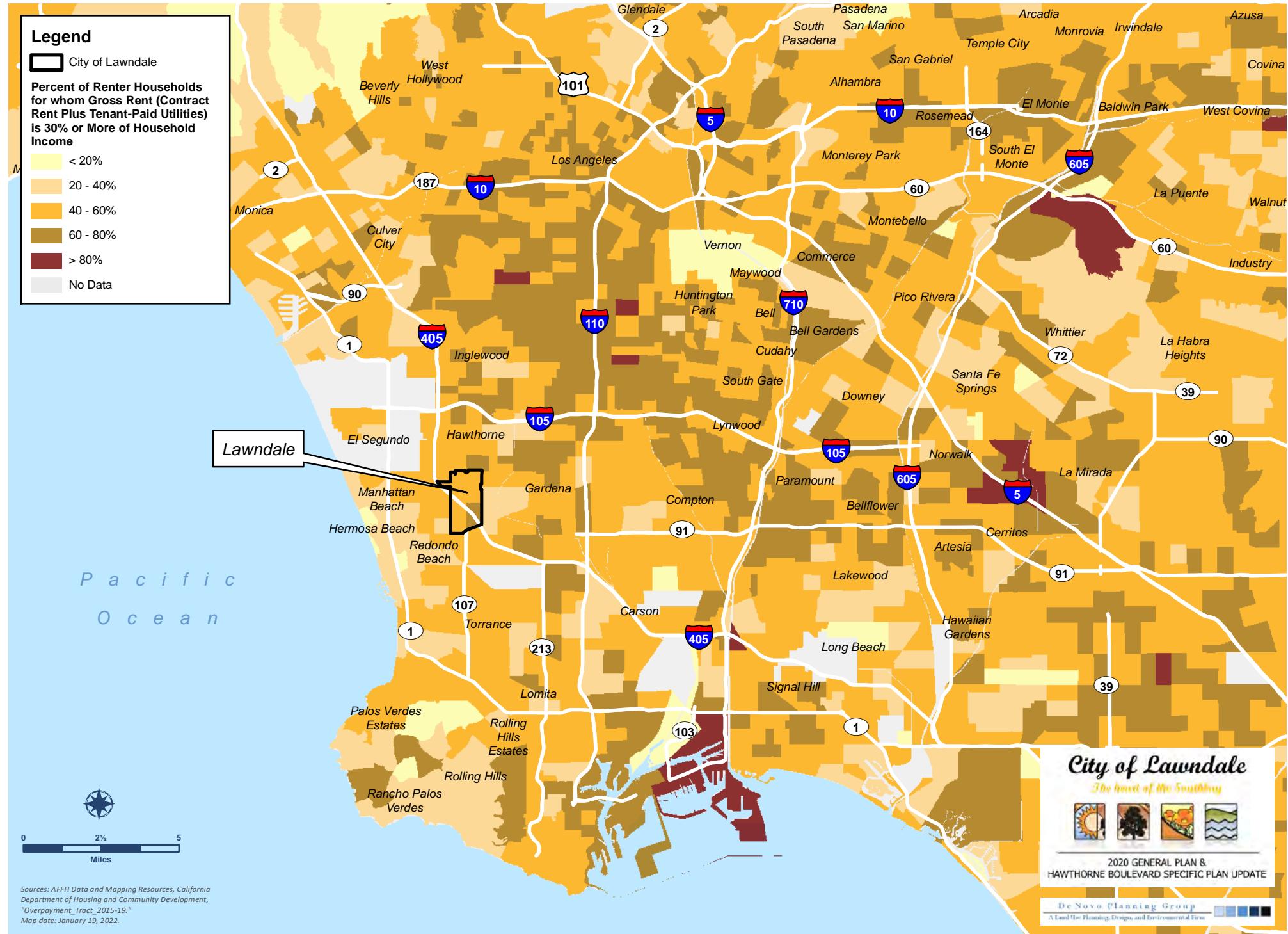
Figure 6-26. Cost-Burdened Owner Households by Census Tract



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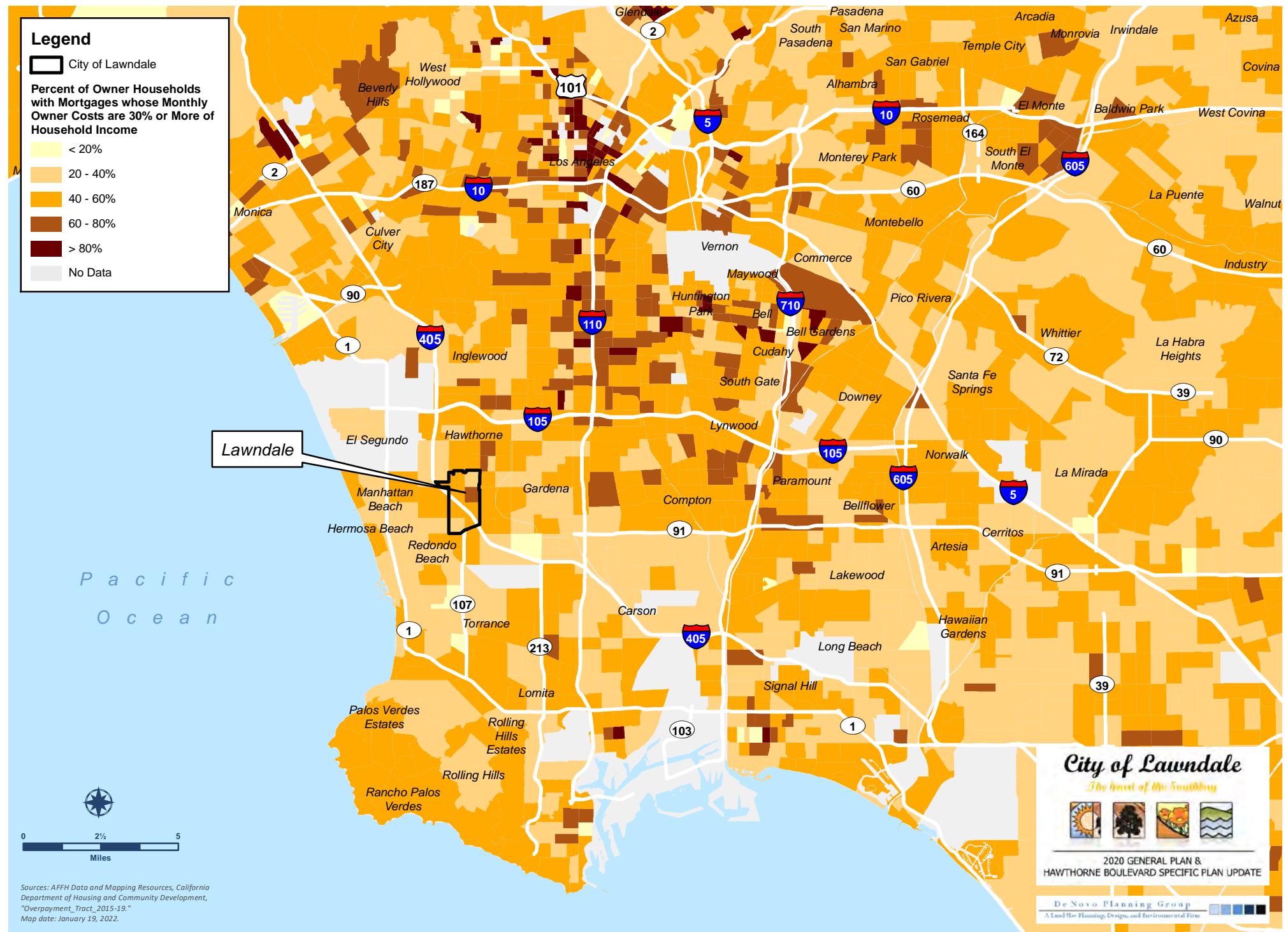
Figure 6-27. Cost-Burdened Renter Households by Census Tract - Regional



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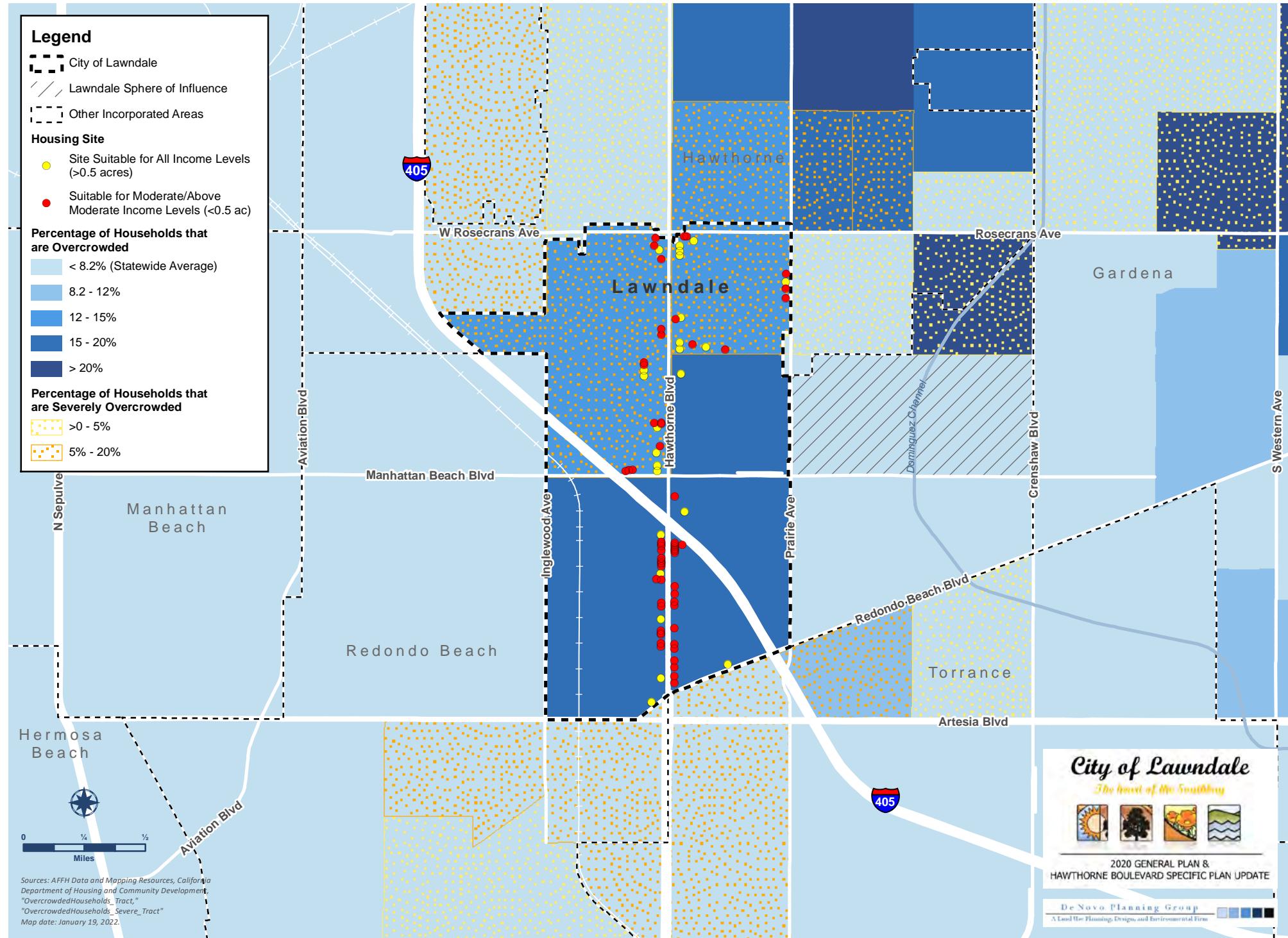
Figure 6-28. Cost-Burdened Owner Households by Census Tract - Regional



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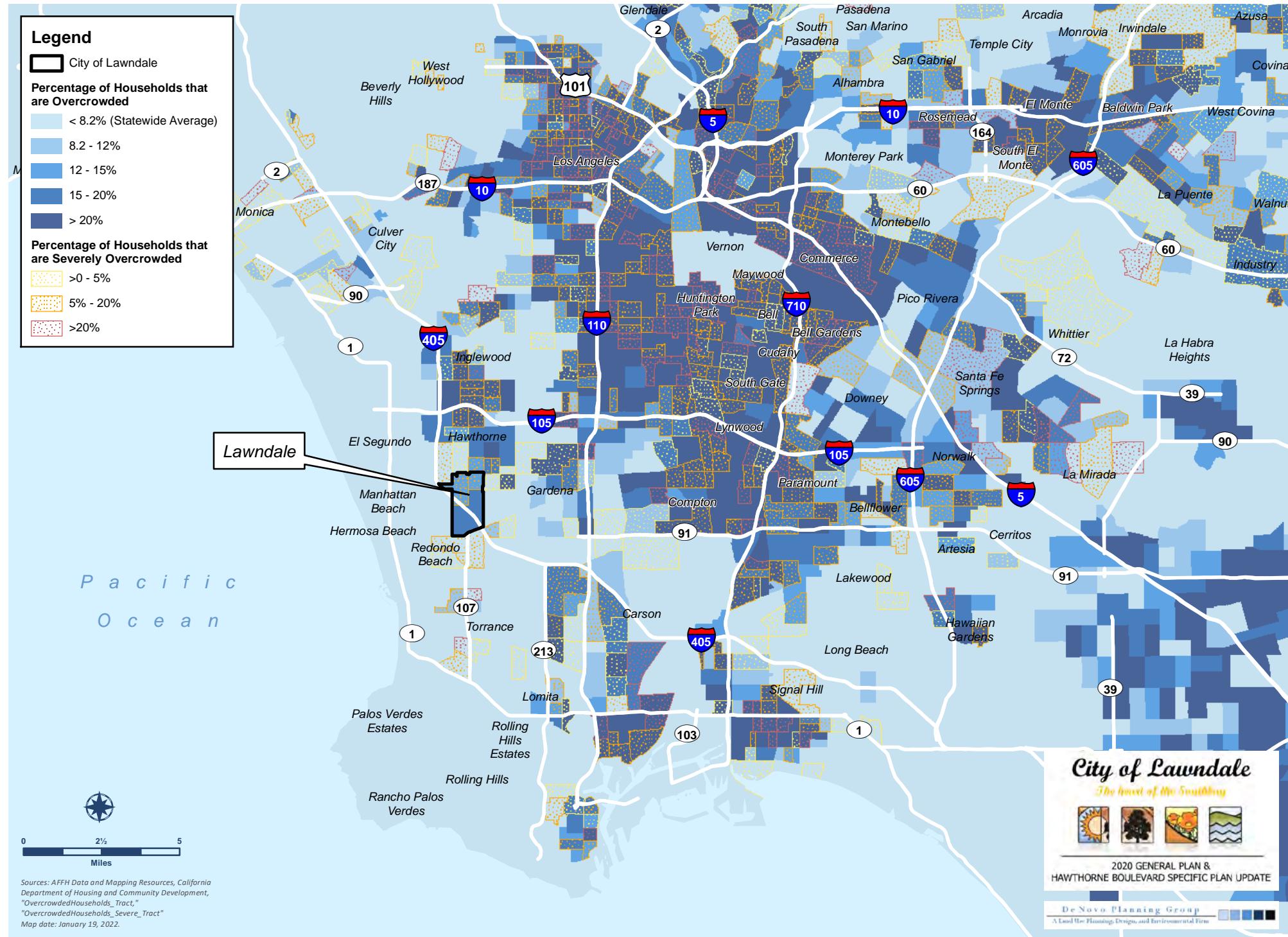
Figure 6-29. Overcrowded Households by Census Tract



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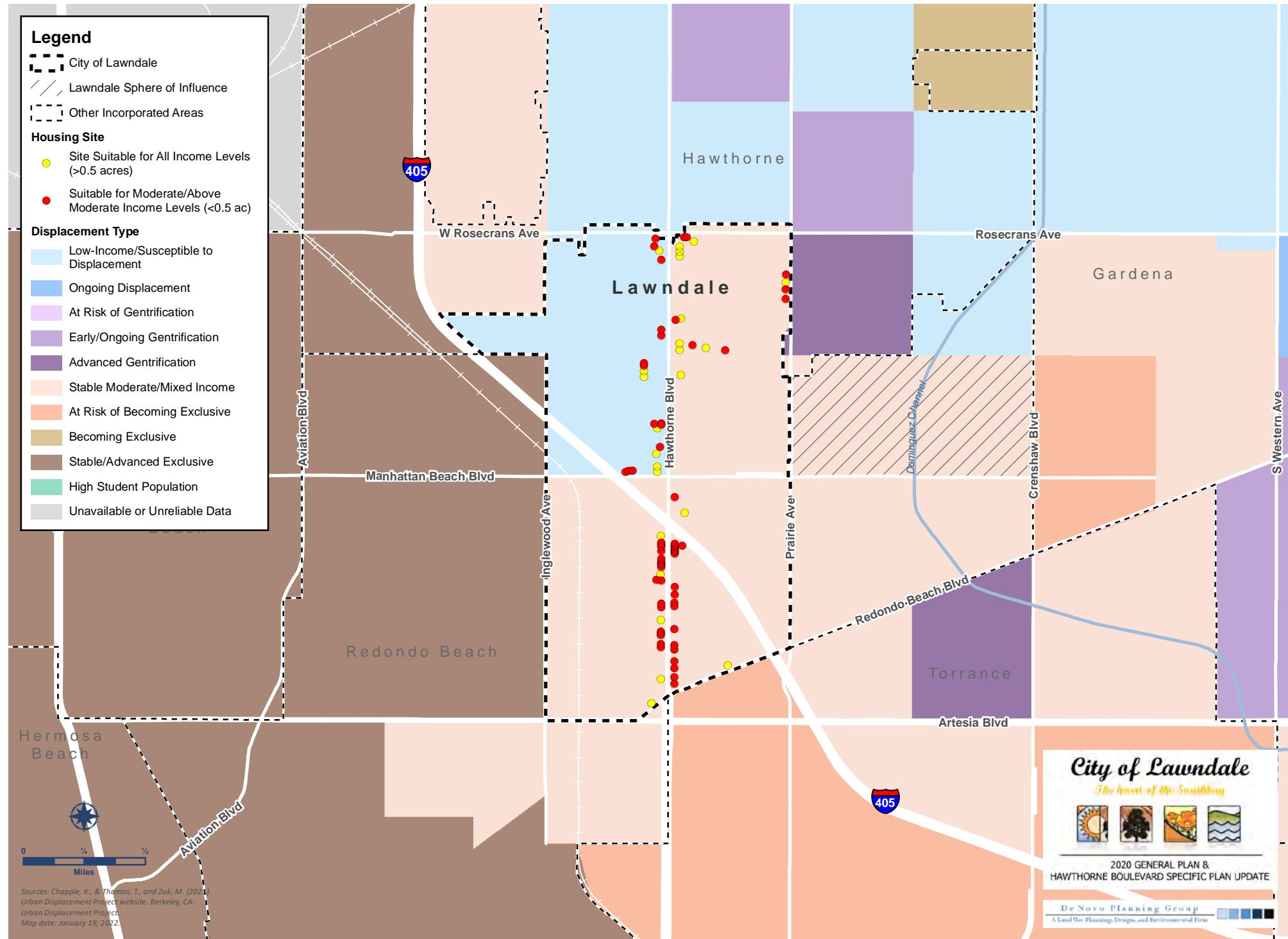
Figure 6-30. Overcrowded Households by Census Tract - Regional



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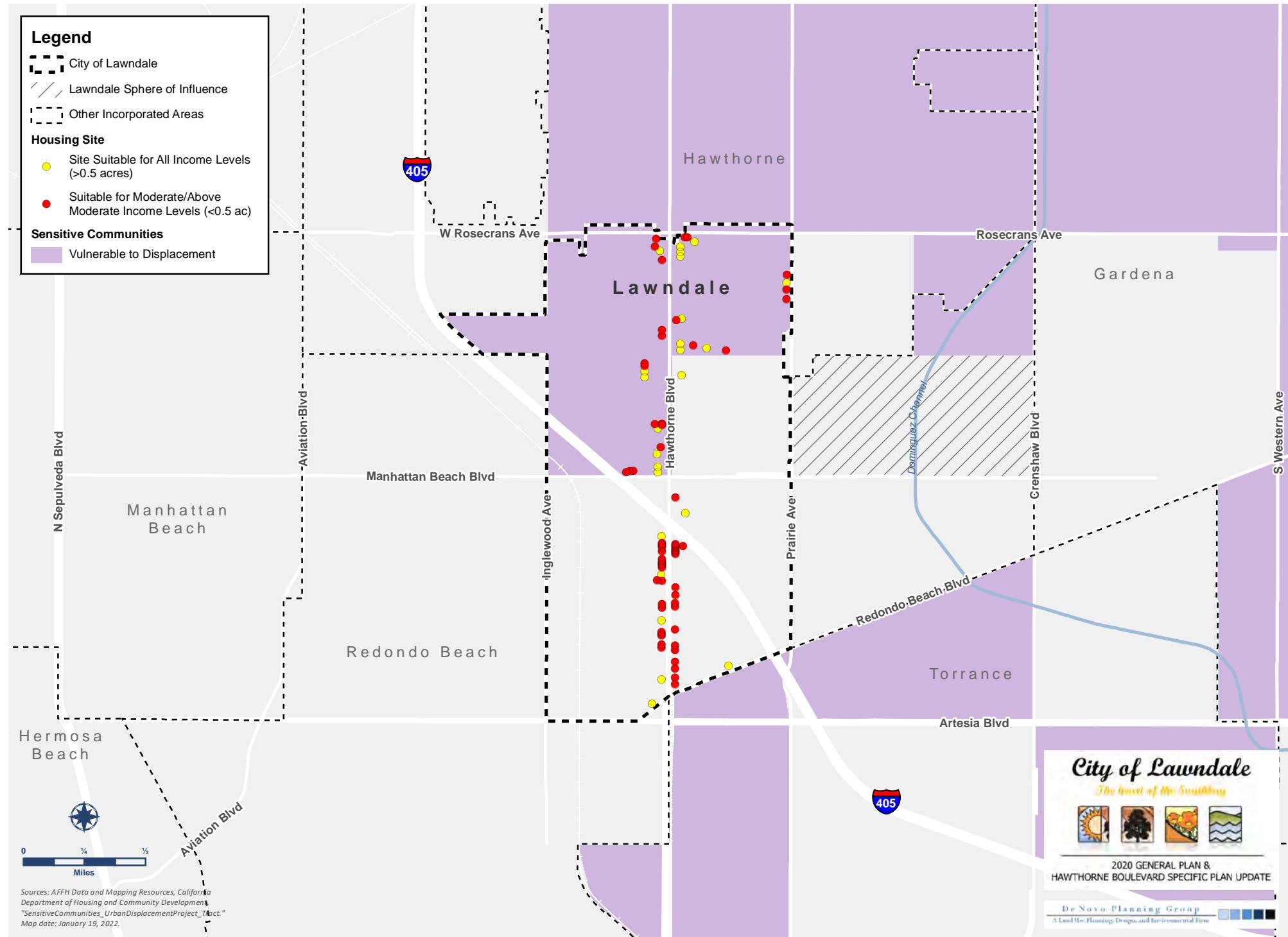
Figure 6-31. Gentrification and Displacement



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Figure 6-32. Sensitive Communities



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6D. Analysis of Contributing Factors and Fair Housing Priorities and Goals

The December 2015 Affirmatively Furthering Fair Housing Rule Guidebook identifies examples of contributing factors by each fair housing issue area: outreach, fair housing enforcement and outreach capacity, segregation and integration, racially and ethnically concentrated areas of poverty, disparities in access to opportunity, disparities in access to opportunities for persons with disabilities, disproportionate housing needs, including displacement risks, and sites inventory. Based on the analysis included in this Background Report, the City has identified the following potential contributing factors to fair housing issues in Lawndale and, as described later in this section, has developed a series of specific programs to address these contributing factors. [The meaningful actions listed in the Table 6-89 relate to the actions identified in the Housing Plan.](#)

TABLE 6-9: FAIR HOUSING ISSUES AND CONTRIBUTING FACTORS

Fair Housing Issue	Contributing Factors	Priority	Meaningful Action
<u>Disparities in Access to Opportunity</u>	<ul style="list-style-type: none"> • Lack of private investment in specific neighborhoods • High demand for affordable housing, due to the high housing costs in the region • Location and type of affordable housing — • Community opposition 	High	<ul style="list-style-type: none"> • Program 3 • Program 6 • Program 7 • Program 8 • Program 9 • Program 112 • Program 15 • Program 178 • Program 18 • Program 201 — • Program 212 • Program 223
<u>Disproportionate Housing Needs, including Displacement Risks</u>	<ul style="list-style-type: none"> • Availability of affordable units in a range of sizes • Displacement of residents due to economic pressures • Land use and zoning laws • Increased demand of affordable housing with supportive services to serve special needs populations 	High	<ul style="list-style-type: none"> • Program 2 • Program 3 • Program 4 • Program 6 • Program 7 • Program 8 • Program 134 • Program 156 • Program 167 • Program 212 • Program 22 • Program 203 • Program 21 • Program 22
<u>Segregation and Integration</u>	<ul style="list-style-type: none"> • Location and type of affordable housing • Lack of public resources 	Medium	<ul style="list-style-type: none"> • Program 1 • Program 4 • Program 21
<u>Disparities in Access to Opportunity for Persons with Disabilities</u>	<ul style="list-style-type: none"> • Increased demand of affordable housing with supportive services to serve special needs populations • Inaccessible sidewalks, pedestrian crossings, or other infrastructure 	Medium	<ul style="list-style-type: none"> • Program 6 • Program 16 • Program 19

<u>Fair Housing Issue</u>	<u>Contributing Factors</u>	<u>Priority</u>	<u>Meaningful Action</u>
Fair Housing Enforcement and Outreach	<ul style="list-style-type: none"> • Lack of resources for fair housing agencies and organizations • Lack of local private fair housing outreach and enforcement 	Medium High	<ul style="list-style-type: none"> • Program 20 • Program 21 • Program 22

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1. **Displacement of residents due to economic pressures.** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County. Given the low median home value relative to the region, and the lower incomes of residents, Lawndale is highly susceptible to gentrification and displacement (based on data from the Urban Displacement Project at the University of California, Berkeley). Going forward, the areas most vulnerable to gentrification and displacement are disadvantaged areas located near areas that have already gentrified and disadvantaged areas located near major transit assets. Program 2₂₃₄ has been included to address this contributing factor.
2. **Lack of private investments in specific neighborhoods.** In order to stimulate private investment and revitalization in specific areas, the City has invested its resources in updating the Hawthorne Boulevard Specific Plan. Through this effort, the City will strive to help streamline investment, highlight investment opportunities, and guide private investment to underrepresented areas within the Specific Plan. Adoption of the updated Hawthorne Boulevard Specific Plan is anticipated to spur new private investment along the City's main transportation corridor, while at the same time the City will continue to encourage the revitalization of other areas of Lawndale through private investments. Program 1₁₂ has been included to address this contributing factor.
3. **Community opposition.** Community opposition is a significant contributing factor to fair housing issues in Los Angeles County and Lawndale. In Lawndale, and many other communities, there is a lack of community understanding around affordable housing and the important role it plays in helping meet the needs of a variety of community members, including young people, working professionals, seniors, persons with disabilities, single-parent households, low-income households, and other at-risk populations. Program 2₁₂₄ has been included in the City's Housing Plan to address this contributing factor.

Moving forward, the City remains committed to providing a diversity of housing options for all income levels, encouraging development throughout the community to help overcome patterns of segregation, and fostering inclusive communities free from barriers that restrict access to opportunity based on protected characteristics. The majority of the City's Housing Programs designed to address fair housing are required to be implemented on an ongoing basis, with annual progress reports and program evaluations to ensure they are achieving the City's objectives. The following list summarizes those programs identified in this Housing Element which affirmatively further fair housing:

- Program 3: Housing Choice Vouchers
- Program 4: Conservation of Existing and Future Affordable Units
- Program 6: Affordable and Special Needs Housing Development
- Program 7: Accessory Dwelling Units
- Program 8: Homeownership Programs
- Program 1~~34~~: Replacement of Affordable Units
- Program 1~~676~~: Zoning Code Amendments – Housing Constraints
- Program 1~~787~~: Density Bonus Ordinance/Affordable Housing Development Incentives
- Program ~~1920~~⁴⁹: California Accessibility Standards Compliance Program
- Program 2~~044~~: Fair Housing Services
- Program 2~~124~~: Affirmatively Furthering Fair Housing **Outreach and Coordination Program**
- Program 232: Economic Displacement Risk Analysis

To the extent that these programs represent ongoing work efforts (from the 5th Cycle Housing Element), these programs are evaluated for effectiveness in Section 2 of this Background Report. The City has undertaken a series of proactive amendments to its Zoning Code to address new requirements related to Density Bonus law and accessory dwelling units, and the City will continue to partner with local and regional stakeholders to affirmatively further fair housing.

7. Other Requirements

7A. Consistency with General Plan

Government Code Section 65300.5 states: "In construing the provisions of this article, the Legislature intends that the general plan and elements and parts thereof comprise an integrated, internally consistent and compatible statement of policies for the adopting agency." Additionally, Government Code Section 65583(c)(7) requires the identification of "means by which consistency will be achieved with other general plan elements and community goals."

The housing element of a general plan sets out a city's overall long-range planning strategy for providing housing for all segments of the community. The California Government Code requires general plans to contain an integrated, consistent set of goals and policies. The housing element is, therefore, affected by policies contained in other elements of a general plan. The housing element is most intricately related to the land use element. The land use element establishes the framework for development of housing by laying out the land use designations for residential development and indicating the type and density permitted by a city.

Working within this framework, the City of Lawndale's Housing Element identifies priority goals, policies, and action programs for the 2021-2029 planning period that directly address the housing needs of Lawndale's existing and future residents. The policies contained in other elements of the City's General Plan affect many aspects of life that residents enjoy such as the amount and variety of open space; the preservation of natural, historic, and cultural resources; permitted noise levels in residential areas; and the safety of the residents in the event of a natural or man-made disaster. The Housing Element has been reviewed for consistency with the City's other General Plan elements and the policies and programs in this Element do not conflict with the policy direction contained in other parts of the General Plan. Furthermore, this Housing Element Update is part of a more comprehensive General Plan Update and update of the Hawthorne Boulevard Specific Plan, all of which are being amended in conjunction with one another. And as portions of the General Plan are amended in the future, the Housing Element will be reviewed to ensure that internal consistency is maintained.

7B. Relationship to Other City Plans and Policies

The Housing Element identifies priority goals, objectives, policies, and action programs for the next eight years that directly address the housing needs of Lawndale. The City's other plans and policies, including its Municipal Code, Zoning Code, and Specific Plan must all remain consistent with the Housing Element. As revisions are considered to the City's Zoning Code and various plans, each revision will be reviewed to ensure that no conflicts with the Housing Element occur.

7C. Priority for Water and Sewer

Per Chapter 727, Statues of 2004 (SB 1087), upon completion of an amended or adopted housing element, a local government is responsible for immediately distributing a copy of the element to area water and sewer providers. Water and sewer providers must grant priority for service allocations to proposed developments that include housing units affordable to lower income households. As the responsible agency, the City of Lawndale will supply a copy of the adopted Housing Element to Golden State Water Company (GSWC) and the Los Angeles County Sanitation Districts (LACSD) District No. 5. The City is also preparing policy language to ensure that all lower income housing projects receive priority for water and sewer service, consistent with State law.

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APPENDIX A SITE INVENTORY



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Please Start Here, Instructions in Cell**A2, Table in A3:B15****Form Fields**

Site Inventory Forms must be submitted to HCD for a housing element or amendment adopted on or after January 1, 2021. The following form is to be used for satisfying this requirement. To submit the form, complete the Excel spreadsheet and submit to HCD at sitesinventory@hcd.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

General Information	
Jurisdiction Name	Lawndale
Housing Element Cycle	6th
Contact Information	
First Name	Jared
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Street Address	14717 Burin Avenue
City	Lawndale
Zip Code	90260

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/ Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
Lawndale	14400 BURIN AVE	90260	4078-034-064					35 Shortfall of Sites	0.47	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	35	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	1
Lawndale	14319 HAWTHORNE BLVD	90260	4078-034-041					19 Shortfall of Sites	0.26	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	19	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	2
Lawndale	14320 HAWTHORNE BLVD	90260	4078-034-040	62	27	34		14 Shortfall of Sites	1.83	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	14	Non-Vacant	Commercial	Auto, Recreation	TCAC Medium	3
Lawndale	14341 HAWTHORNE BLVD	90260	4078-034-065					16 Shortfall of Sites	0.16	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	16	Non-Vacant	Commercial	Professional Building	TCAC Medium	4
Lawndale	4354 W ROSECRANS AVE	90260	4077-009-025					8 Shortfall of Sites	0.08	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	8	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	5
Lawndale	4350 W ROSECRANS AVE	90260	4077-009-024					8 Shortfall of Sites	0.10	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	8	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	6
Lawndale	14310 HAWTHORNE BLVD	90260	4077-009-046	85	38	46		19 Shortfall of Sites	2.51	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	188	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	7
Lawndale	14402 HAWTHORNE BLVD	90260	4077-009-001	35	16	19		8 Shortfall of Sites	1.04	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	78	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	8
Lawndale	14410 HAWTHORNE BLVD	90260	4077-009-002	17	8	10		4 Shortfall of Sites	0.52	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	39	Non-Vacant	Commercial	Store Combination	TCAC Medium	9
Lawndale	14418 HAWTHORNE BLVD	90260	4077-009-032	28	12	15		6 Shortfall of Sites	0.82	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	61	Non-Vacant	Commercial	Restaurants, C	TCAC Medium	10
Lawndale	14525 PRAIRIE AVE	90260	4077-015-012					20 Shortfall of Sites	0.43	Commercial	C-4	Housing Overlay	Housing Overlay 15	20	100	20	Non-Vacant	Commercial	Store Combination	TCAC Medium	11
Lawndale	14617 PRAIRIE AVE	90260	4077-015-017	12	5	6		3 Shortfall of Sites	0.53	Commercial	C-4	Housing Overlay	Housing Overlay 15	20	100	26	Non-Vacant	Commercial	Store Combination	TCAC Medium	12
Lawndale	14627 PRAIRIE AVE	90260	4077-015-016					13 Shortfall of Sites	0.26	Commercial	C-4	Housing Overlay	Housing Overlay 15	20	100	13	Non-Vacant	Commercial	Supermarkets	TCAC Medium	13
Lawndale	14705 PRAIRIE AVE	90260	4077-015-015					19 Shortfall of Sites	0.38	Commercial	C-4	Housing Overlay	Housing Overlay 15	20	100	19	Non-Vacant	Commercial	Stores	TCAC Medium	14
Lawndale	14720 HAWTHORNE BLVD	90260	4077-021-087	32	14	18		6 Shortfall of Sites	0.08	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	24	Non-Vacant	Commercial	Hotel & Motels	TCAC Medium	15
Lawndale	14724 HAWTHORNE BLVD	90260	4077-021-018					22 Shortfall of Sites	0.38	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	22	Non-Vacant	Commercial	Restaurants, C	TCAC Medium	16
Lawndale	14901 HAWTHORNE BLVD	90260	4078-010-038					36 Shortfall of Sites	0.48	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	36	Non-Vacant	Commercial	Stores	TCAC Medium	17
Lawndale	14909 HAWTHORNE BLVD	90260	4078-010-036					15 Shortfall of Sites	0.23	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	15	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	18
Lawndale	15000 HAWTHORNE BLVD	90260	4077-022-034	32	15	18		8 Shortfall of Sites	0.92	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	73	Non-Vacant	Commercial	Hotel & Motels	TCAC Medium	19
Lawndale	15020 HAWTHORNE BLVD	90260	4077-022-028	28	13	16		6 Shortfall of Sites	0.84	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	63	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	20
Lawndale	15011 LARCH AVE	90260	4077-022-015					24 Shortfall of Sites	0.48	Residential Multiple Family Low R-1		Housing Overlay	Housing Overlay 18	20	100	24	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	21
Lawndale	4221 MARINE AVE	90260	4077-023-011	20	9	11		6 Shortfall of Sites	0.91	Industrial	C-M	Housing Overlay	Housing Overlay 10	20	100	46	Non-Vacant	Industrial	Churches	TCAC Medium	22
Lawndale	4177 MARINE AVE	90260	4077-024-040					24 Shortfall of Sites	0.47	Industrial	C-M	Housing Overlay	Housing Overlay 18	20	100	24	Non-Vacant	Industrial	Industrial	TCAC Medium	23
Lawndale	15118 GREVILLE AVE	90260	4079-002-011					22 Shortfall of Sites	0.43	Downtown Commercial	C-M	Housing Overlay	Housing Overlay 18	20	100	22	Non-Vacant	Industrial	Lgt Man.S. Off	TCAC Medium	24
Lawndale	15122 GREVILLE AVE	90260	4079-002-011					22 Shortfall of Sites	0.43	Downtown Commercial	C-M	Housing Overlay	Housing Overlay 18	20	100	22	Non-Vacant	Industrial	Warehousing, Dist	TCAC Medium	25
Lawndale	15123 GREVILLE AVE	90260	4079-002-029	19	9	11		4 Shortfall of Sites	0.08	Downtown Commercial	C-M	Housing Overlay	Housing Overlay 18	20	100	4	Non-Vacant	Industrial	Lgt Man.S. Off	TCAC Medium	26
Lawndale	15208 GREVILLE AVE	90260	4079-002-008	19	9	11		3 Shortfall of Sites	0.87	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	43	Non-Vacant	Industrial	Warehousing, Dist	TCAC Medium	27
Lawndale	15128 HAWTHORNE BLVD	90260	4076-011-041	70	31	39		16 Shortfall of Sites	2.08	Downtown Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	156	Non-Vacant	Commercial	Supermarkets	TCAC Medium	28
Lawndale	Burn Ave/154th St	90260	4079-018-004					18 Shortfall of Sites	0.24	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	18	Non-Vacant	Commercial	Commercial	TCAC Medium	29
Lawndale	15143 HAWTHORNE BLVD	90260	4079-018-005					7 Shortfall of Sites	0.09	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Store Combination	TCAC Medium	30
Lawndale	15417 HAWTHORNE BLVD	90260	4079-018-006					7 Shortfall of Sites	0.09	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Auto, Recreation	TCAC Medium	31
Lawndale	15425 HAWTHORNE BLVD	90260	4079-018-007	28	12	15		7 Shortfall of Sites	0.83	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	62	Non-Vacant	Commercial	Stores	TCAC Medium	32
Lawndale	15617 HAWTHORNE BLVD	90260	4079-030-043					19 Shortfall of Sites	0.25	Downtown Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	19	Non-Vacant	Commercial	Store Combination	TCAC Medium	33
Lawndale	15643 HAWTHORNE BLVD	90260	4079-030-048	89	40	49		19 Shortfall of Sites	2.63	Downtown Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	197	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	34
Lawndale	15725 HAWTHORNE BLVD	90260	4079-030-036	29	13	16		7 Shortfall of Sites	0.87	Downtown Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	65	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	35
Lawndale	15738 HAWTHORNE BLVD	90260	4079-030-015	22	10	13		5 Shortfall of Sites	0.66	Downtown Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	50	Non-Vacant	Commercial	Shopping Centers	TCAC Medium	36
Lawndale	45100 MANHATTAN BEACH BLVD	90260	4079-029-032					11 Shortfall of Sites	0.04	Commercial	NC	Housing Overlay	Housing Overlay 15	20	100	8	Non-Vacant	Commercial	Industrial	TCAC Medium	37
Lawndale	45115 MANHATTAN BEACH BLVD	90260	4079-029-038					8 Shortfall of Sites	0.10	Commercial	NC	Housing Overlay	Housing Overlay 15	20	100	8	Non-Vacant	Commercial	Light Man.S. Off	TCAC Medium	38
Lawndale	45005 MANHATTAN BEACH BLVD	90260	4079-029-038					21 Shortfall of Sites	0.43	Commercial	NC	Housing Overlay	Housing Overlay 15	20	100	21	Non-Vacant	Commercial	Light Man.S. Off	TCAC Medium	39
Lawndale	15190 HAWTHORNE BLVD	90260	4074-003-022					34 Shortfall of Sites	0.45	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	34	Non-Vacant	Commercial	Store Combination	TCAC Medium	40
Lawndale	160th St/Sombra Ave	90260	4074-003-000	12	5	7		3 Shortfall of Sites	0.55	Open Space	O	Housing Overlay	Housing Overlay 15	20	100	27	Non-Vacant	Government	Government Park	TCAC Medium	41
Lawndale	16129 HAWTHORNE BLVD	90260	4080-028-043	17	8	10		3 Shortfall of Sites	0.51	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	38	Non-Vacant	Commercial	Shopping Centers	TCAC High	42
Lawndale	16201 HAWTHORNE BLVD	90260	4080-029-001					7 Shortfall of Sites	0.09	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Stores	TCAC High	43
Lawndale	16205 HAWTHORNE BLVD	90260	4080-029-002					7 Shortfall of Sites	0.09	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Stores	TCAC High	44
Lawndale	16209 HAWTHORNE BLVD	90260	4080-029-003					13 Shortfall of Sites	0.19	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	13	Non-Vacant	Commercial	Auto, Recreation	TCAC High	45
Lawndale	16221 HAWTHORNE BLVD	90260	4080-029-032					27 Shortfall of Sites	0.36	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	27	Non-Vacant	Commercial	Srv Shps/Radio	TCAC High	46
Lawndale	16200 HAWTHORNE BLVD	90260	4075-005-074					13 Shortfall of Sites	0.18	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	13	Non-Vacant	Commercial	Stores	TCAC Medium	47
Lawndale	16201 HAWTHORNE BLVD	90260	4075-005-070					11 Shortfall of Sites	0.11	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	11	Non-Vacant	Commercial	Commercial	TCAC Medium	48
Lawndale	16210 HAWTHORNE BLVD	90260	4075-005-057					7 Shortfall of Sites	0.11	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Commercial	TCAC Medium	49
Lawndale	16216 HAWTHORNE BLVD	90260	4075-005-058					7 Shortfall of Sites	0.09	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Office Buildings	TCAC Medium	50
Lawndale	163rd St/Hawthorne Blvd	90260	4075-005-059					7 Shortfall of Sites	0.09	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	51
Lawndale	16224 HAWTHORNE BLVD	90260	4075-005-060					7 Shortfall of Sites	0.09	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Auto, Recreation	TCAC Medium	52
Lawndale	162nd St/Hawthorne Blvd	90260	4075-005-045					31 Shortfall of Sites	0.43	Commercial	GC	Housing Overlay	Housing Overlay 15	20	150	31	Non-Vacant	Commercial	Parking Lots (Com)	TCAC Medium	54
Lawndale	4408 W 163RD ST	90260	4080-030-001					20 Shortfall of Sites	0.27	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	20	Non-Vacant	Commercial	Auto, Recreation	TCAC High	55
Lawndale	164th St/Hawthorne Blvd	90260	4080-030-002					7 Shortfall of Sites	0.09	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Parking Lots (Com)	TCAC High	56
Lawndale	164th St/Hawthorne Blvd	90260	4080-030-030					7 Shortfall of Sites	0.09	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Parking Lots (Com)	TCAC High	57
Lawndale	16317 HAWTHORNE BLVD	90260	4080-030-026					7 Shortfall of Sites	0.09	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	7	Non-Vacant	Commercial	Stores	TCAC High	58
Lawndale	16401 HAWTHORNE BLVD	90260	4080-031-029	19	9	11		13 Shortfall of Sites	0.57	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	43	Non-Vacant	Commercial	Stores	TCAC High	59
Lawndale	16421 HAWTHORNE BLVD	90260	4080-031-032					13 Shortfall of Sites	0.23	Commercial	NC	Housing Overlay	Housing Overlay 15	20	150	43					

Table C: Land Use, Table Starts in A2

Map Reference	APN	Address	Description of Existing Use	Detailed Description of Existing Uses	Oversupply of Commercial/Marginal Retail	Discontinuation of Office (Work from Home)	Vacancies/For Rent/For Sale	Opportunity for Infill (Keep Existing Uses)	Expressed Property Owner Interest	Site Characteristics				
										Parking (including occupancy trends)	Ingress/ Egress Issues	Signs of Deferred Maintenance	Low Lot Coverage (Less than 50%)	Low improvement-to-land value ratio (Less than 0.5)
1	4078-034-054	14400 BURIN AVE	Parking Lots (Commercial Use Properties)	Parking lot along Hawthorne Blvd, no building. Chevron gas station to the east of site, and commercial building to south of site. Curb cuts on Rosecrans Avenue to access site. Curbcut on Burin Avenue next to Corner Joint restaurant to access site. Minimal landscaping.	X			X	X	X			X	X
2	4078-034-041	14319 HAWTHORNE BLVD	Shopping Centers (Neighborhood, Regional)	1 story commercial building built in 1970, located along Hawthorne Blvd, west perimeter is Burin Avenue, wide sidewalk along street; north/west border surrounded by parking lot, rest of buildings/tenants border south site perimeter. Direct parking. 8 commercial tenants in a strip mall setting (Corner Joining; safety money services; lucky bamboo kitchen; At the Shop haircutting; Damian's Barbershop, Colombian Delicatessen; Cali Games; and Cellphone), wide sidewalk along store front.	X				X			X		
3	4078-034-053	14325 HAWTHORNE BLVD	Auto, Parking Lot	Commercial/industrial building and parking lot along Hawthorne Blvd, west perimeter is Burin Avenue. 1 story, built approximately 1970, tenant is PepBoys Auto and includes auto retail and repair. Includes large parking lot, building footprint is approximately 43% of total lot size.	X				X	X			X	
4	4078-034-055	14431 HAWTHORNE BLVD	Professional Buildings, Parking Lot	Commercial business and parking lot along Hawthorne Blvd. 1 story, built 1970. 1 tenant: Hawthorne Dog and Cat Hospital. Wide sidewalk along southern perimeter- 145 Street.	X		X						X	X
5	4077-009-025	4354 W ROSECRANS AVE	Parking Lots (Commercial Use Properties)	Parking lot for big box commercial center on corner of Rosecrans Avenue and Hawthorne Blvd. No building on parcel. Landscaped buffers inside lot. Surrounded by big box commercial. Curbcut for site access on Rosecrans Avenue, & Hawthorne Blvd. Parking lot for Lawndale Center (commercial).	X					X			X	X
6	4077-009-024	4350 W ROSECRANS AVE	Parking Lots (Commercial Use Properties)	Parking lot, no building on parcel - shared with 4354 W Rosecrans (Map reference 5)	X					X			X	X
7	4077-009-046	14310 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	1 story commercial building in Lawndale Center at intersection of Rosecrans Ave & Hawthorne Blvd, built 1978, includes large parking lot and loading area. 4 tenants:Target/CVS and 3 smaller tenants (dentist, cleaner, salon). Direct parking. Sidewalk along Rosecrans. Curbcut along Rosecrans Ave for vehicle access. No visible vacancies. Parking lot directly west, Rosecrans Ave directly north, Larch Avenue (and loading dock) directly east, parking and other building directly south	X					X				
8	4077-009-001	14402 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	2 commercial buildings in Lawndale Center at intersection of Rosecrans Ave & Hawthorne Blvd, built 1978, includes large parking lot. Building 1 directly east of Hawthorne Blvd with 2 tenants: Cash 1 & Boost Mobile. Building 2 directly east is 1 story commercial building with 6 tenants: King Of Wings; Home of the Champs, SameDay Insurance; Ocho rios Grill; Ocean Threading; Wash & Fold.	X									
9	4077-009-002	14410 HAWTHORNE BLVD	Commercial/Industrial & Warehousing	Three 1-story buildings along Hawthorne Blvd., built between 1923 (with renovation in 1978) and 2005. Commercial/industrial and warehousing. Tenant is Cook's Doors and Windows, access is through two narrow alleyways, curbs directly north and south of site from Hawthorne Blvd for vehicle access. Behind Cook's Doors and Windows is warehousing/storage/workshop building and parking/vehicle storage. Existing building access/configuration could present circulation and pedestrian safety issues.	X						X			
10	4077-009-035	14418 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial building (restaurant) and parking lot along Hawthorne Blvd. Building 1 story, build 1966 tenant: #1 Buffet. short buffer wall along Hawthorne Blvd between parking and sidewalk. Majority of site is an unused parking lot - contains close to 70 parking spaces for 1 buffet-style restaurant. Tire tracks and vandalism in parking lot suggest the lot is used for illegal activities. Trash and debris within and surrounding site. Residential uses adjacent.	X					X		X	X	
11	4077-015-012	14525 PRAIRIE AVE	Service use, Vehicle storage, Vacant	2 small 1 story buildings built between 1915 and 1954 on large lot, the majority of which appears to be used for vehicle storage. Private educational building is primary building, 2nd building appears to be storage and/or vacant. Tenant: Sunshine Schoolhouse. Buildings are in need of repair.			X			X		X	X	X
12	4077-015-017	14617 PRAIRIE AVE	Strip Mall (commercial)	Commercial strip mall along Prairie Avenue. 2 buildings, built between 1973 and 1982. Southernmost building is a 2-story, northernmost is 1 story, buildings have room for 13-14 tenants, including: Testing Center, Pacific West Realty & Funding, Wally's Insurance, Water & Ice, Spartans Gym, S'Salon, Caballero Barber, Fast Cash, Nene's Columbian Food; Taqueria El Jalapeno, Maria's Cleaner and Laundry; and Queen's Donuts. 1 vacancy. Frequent tenant turnover.	X		X			X			X	

Map Reference	APN	Address	Description of Existing Use	Detailed Description of Existing Uses	Oversupply of Commercial/Marginal Retail	Discontinuation of Office (Work from Home)	Vacancies/For Rent/For Sale	Opportunity for Infill (Keep Existing Uses)	Expressed Property Owner Interest	Site Characteristics				
										Parking (including occupancy trends)	Ingress/ Egress Issues	Signed Deferred Maintenance	Low Lot Coverage (Less than 50%)	Low improvement-to-land value ratio (Less than 0.5)
13	4077-015-016	14627 PRAIRIE AVE	Convenience store	Site is convenience store and parking lot on NW corner of Prairie Avenue & 147th Street. Metro bus stop on corner. Building is 1 story commercial building, built 1973. Tenant: 7/11 store. Direct parking on lot. Landscaped buffer between street and site.	X								X	X
14	4077-016-021	14705 PRAIRIE AVE	Stores	Commercial strip mall on SW corner of Prairie Ave and 147 St. 1 story commercial building (built 1984) and parking lot with 9 tenants: Smoke Shop, Totally Satisfied Hair Salon, Allstate, Keystone Realty, Leasing Information H&R Block, Optometrist, Fur Paws Grooming, and Dentist. Sidewalk borders storefronts.	X								X	
15	4077-021-037	14814 HAWTHORNE BLVD	Hotel & Motels	4 story motel; built 1988, tenant is Motel 6, previously Baymont Inn & Suites. Sidewalk along western and southern perimeter. Direct Parking. Landscaped-physical buffer between site and neighboring site (Starbucks). Private parking-blocked with fence.	X									
16	4077-021-018	14828 HAWTHORNE BLVD	Fast-food with drive-thru	Commercial site with parking and drive-thru along Hawthorne Blvd. Corner site. Three curbcuts for access. Landscaped-physical buffer between site and neighboring motel. Direct parking. Tenant: Starbucks (with a drivethrough).	X					X			X	X
17	4078-019-038	14901 HAWTHORNE BLVD	Retail	Commercial corner site and parking lot. Direct parking and parking directly south. Tenant: WSS Shoes. Curbcuts along 149th street and Hawthorne Blvd for vehicle access. Landscaped buffer between street and parking on 149th street. Sidewalk trees. Sidewalk/parking street lighting is ample. Western perimeter is a commercial ally. Southern perimeter is a parking lot.	X									
18	4078-019-036	14909 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	Commercial parking lot, curbside vehicle access from Hawthorne Blvd and commercial ally on western perimeter. WSS Commercial building is directly north. Past the commercial ally on the western perimeter are residential units.	X			X		X			X	X
19	4077-022-034	15000 HAWTHORNE BLVD	Hotel & Motels	Hotel/motel. 1 tenant: Best Western Plus. Building 3-4 stories. Building in good condition. Wide sidewalk with trees along western perimeter. Direct on-site parking. Curbcut along Hawthorne Blvd for vehicle access. Commercial uses directly south of site, residential directly north.	X									
20	4077-022-028	15020 HAWTHORNE BLVD	Shopping Centers (Neighborhood, Community)	Commercial building with 5 tenants: Sherwin-Williams Paints, Cleaners, Mariscos, ASAP, Classic Cleaners, La Fiesta Carniceria. Possibly 1 vacancy. Direct parking, curbcuts along Hawthorne Blvd and Marine Avenue for vehicle access. Adjacent to Best Western Hotel . building showing signs of deferred maintenance	X							X	X	
21	4077-022-015	15011 LARCH AVE	Parking Lots (Commercial Use Properties)	Gated Parking lot for Best Western Plus Hotel that extends westward to Larch Avenue. Parking entrance from Larch Avenue is gated. Residential units directly north and south of site. Best Western Plus directly west	X			X					X	X
22	4077-023-011	4221 MARINE AVE	Churches	Parking lot, and Church. Tenant: Way to God Curch- Lawndale. Corner lot with sidewalk along western and southern perimeter. Curbcut along Marine Avenue for vehicle access. Building and parking lot in fine condition. site is cut in half (N/S) by temporary fence: north of fence- parking lot and church building Residential units directly north and east of site.				X		X			X	
23	4077-024-040	4177 MARINE AVE	Industrial	Corner lot. Sidewalks along western and southern perimeters. Curbcuts along Marine and Freeman Avenues for vehicle access. Site is fenced in from sidewalk. Residential units directly north and west and commercial units to the east. Covered dumpster on site.			X			X			X	X
24	4079-002-011	15118 GREVILLEA AVE	Industrial, manufacturing	Industrial building: American Drilling Co. 1 story building, built in 1968. Curbcut along Grevillea Avenue for vehicle access on western perimeter. Walls on north and south perimeters. Car/parking lot on east side of site accessible through side ally on site.					X	X				X
25	4079-002-010	15122 GREVILLEA AVE	Warehousing, Distribution, Storage	Commercial lot. Tenant: JLM Environmental Inspectors. Parking mainly on eastern half of lot, but also some in front of building. Sidewalk and 2 curbcuts along Grevillea Avenue. Building looks 1 story. Commercial/ uses north and south and east and west.						X			X	
26	4079-002-009	15200 GREVILLEA AVE	Lgt Manf.Sm. EQPT. Manuf Sm.Ships Instr.Manuf. Prnt Pnts	Commercial lot. Tenant: JLM Environmental Inspectors. Parking mainly on eastern half of lot, but also some in front of building. Sidewalk and 2 curbcuts along Grevillea Avenue. Building looks 1 story. Commercial/ uses north and south and east and west.			X		X	X			X	X
27	4079-002-008	15206 GREVILLEA AVE	Warehousing, Distribution, Storage	Commercial lot. 2 structures each 1 story. Building are worn. Look vacant- could be with Site #26. parking along Grevillea Avenue. Looks like open lot in back, shared with Site #26- shared allyway. Fenced off along east side			X		X				X	X
28	4076-011-041	15128 HAWTHORNE BLVD	Supermarkets	large commercial site. Lots of direct parking. Curbcuts along Hawthorne Blvd for vehicle access. Commercial uses to north and south. Residential uses to east and northeast.Tenant: El Super. Sidewalk along storefront. street lighting in parking lot. shared parking lot	X					X			X	X

Map Reference	APN	Address	Description of Existing Use	Detailed Description of Existing Uses	Oversupply of Commercial/Marginal Retail	Discontinuation of Office (Work from Home)	Vacancies/For Rent/For Sale	Opportunity for Infill (Keep Existing Uses)	Expressed Property Owner Interest	Site Characteristics				
										Parking (including occupancy trends)	Ingress/ Egress Issues	Signs of Deferred Maintenance	Low Lot Coverage (Less than 50%)	Low improvement-to-land value ratio (Less than 0.5)
29	4079-018-004		Vacant lot	vacant lot. Residential units to the east. Commercial to north and south. Vacant lots to east. No street access, sidewalks, lighting	X					X			X	X
30	4079-018-005	15413 HAWTHORNE BLVD	Store Combination	commercial lot. Tenant: Casa Bella Tax Service Center. 1 story building. Commercial use directly north, vacant lots surrounding rest of site. Street parking directly in front of business along Hawthorne. Building shows signs of deferred maintenance.	X					X		X	X	X
31	4079-018-006	15417 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial use, 1 tenant: Vic's Auto Sales but currently looks vacant. 1 story building. Curbcut along Hawthorne Blvd. vehicle access is fenced off- no parking lot. Sidewalk is wide and well paved. Parking is directly in front of store. Building shows signs of deferred maintenance.	X					X		X	X	X
32	4079-018-007	15425 HAWTHORNE BLVD	Vacant lot, commercial	Commercial lot: Old tenant no longer there: Van'tasia. Vacant now. 1 story building along Hawthorne Blvd. Curbcuts along Hawthorne Blvd to allow vehicle access. Lot is all paved, run down, large empty parking lot on western half. Sites 29-32 all connect with large vacant parking lot.	X					X		X	X	X
33	4079-030-043	15617 HAWTHORNE BLVD	Store Combination	Commercial lot, 1 tenant: Benjamin Moore. 2 story building. Wide sidewalk along Hawthorne Blvd.Curbcut along Hawthorne Blvd north of building for vehicle access. Street parking also on Hawthorne Blvd. rest of lot is parking. western perimeter is landscaped wall buffer. no direct lighting in parking lot.	X					X				
34	4079-030-048	15643 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	Commercial use; lots of parking, several plazas. Plaza Lawndale, 15 tenants between 15625-15705 Hawthorne Blvd: Saigon Market, WIC, Mothers, \$8J, Uniforms, Lima Service, Mar's Beauty Island, Papa Johns, Inca Gourmet, Southern space, Pho House, Dentistry, Massage, Crepe Heaven. Curbcuts along Hawthorne Blvd for vehicle access to shopping center. Buildings in Plaza Lawndale are 1 story. Center also includes Courtyard plaza- 2 buildings 2 stories each; tenants include: Holy Trinity, Vitamax, Power insurance solutions, VMR Medical, Notary/Taxes, SOC Janitorial; several locations in Courtyard Plaza are vacant; open courtyard between two buildings; landscaped; lighting and direct parking.	X			X						X
35	4079-030-036	15725 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	commercial lot. Direct and street parking. 7 tenants: Saigon Dish, Chiropractic, Cictos Bakery, Le Hair Affair, Twins Cleaners, Do Dental, Optometry. "L" building 1 story. Curbcuts along Hawthorne Blvd for vehicles	X									
36	4079-030-015	15735 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	corner commercial lot, 1 tenant: Spires Restaurant. Parking lot for strip mall and a 2nd building with 4 tenants: McD's Donuts, Water Store, Do Medical, Thu Pharmacy. Sidewalks around southern and eastern perimeters- Curbcuts along Manhattan Beach Blvd for vehicle access.	X			X						X
37	4079-029-031	4519 MANHATTAN BEACH	Industrial	industrial/warehousing lot, Curbcut vehicle access from Manhattan Beach Blvd. and Mansel Ave. Manhattan Beach entrance is gated. Brick wall buffer along southern and western perimeters of site. street lighting, no official tenant/business but used as construction/industrial site for neighboring business (Site #38)						X			X	X
38	4079-029-032	4515 MANHATTAN BEACH	Lgt Manf.Srn. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Pnts	Industrial Use and storage/loading area. 1 building- 1 story. Sidewalk along manhattan beach blvd. 2 curbcuts on street- just east and west of building. Construction/warehouse opporations back of site. Vehicle access also from curbcut Mansel Avenue.				X			X		X	X
39	4079-029-038	4505 MANHATTAN BEACH	Lgt Manf.Srn. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Pnts	Corner industrial/warehouse lot. Direct parking on site. Curbcut along Manhattan Beach Blvd and Grevillea Ave for vehicle access. vehicle access also behind building via Grevillea Ave. short walled buffer between parking and street. 1 story warehouse building. Tenants: RJ Construction and Landscaping Supplies						X				X
40	4074-003-022	15910 HAWTHORNE BLVD	Store Combination	1 building- 2 stories. Tenants: Complete Plus & Crenshaw. Curbcut vehicle access south of building from Hawthorne Blvd. direct street and site parking.	X			X						X
41	4074-003-900		Government Parcel	Dan McKenzie Community Garden. Wide sidewalks along 160th St and Sombra Ave. site is fenced off. Curbcut on 160th street. Fence entrance at curbcut. No vehicle access on site. Garden shed on site. Direct street parking				X					X	X
42	4080-028-043	16129 HAWTHORNE BLVD	Shopping Centers (Neighborhood, community)	Corner commercial lot along Hawthorne Blvd. Sidewalks along southern and eastern perimeter. Vehicle access curbcuts on 162 street and Hawthorne Blvd. 1 story commercial building, 5 tenants: Casual Male XL, Discount Cigarette outlet, Cricket, Nail Spa, Jackson Hewitt. Looks like there is one/two vacancies.	X			X						X
43	4080-029-001	16201 HAWTHORNE BLVD	Convenience store	Corner commercial lot along Hawthorne Blvd. Vehicle curbcut on 162 st. small parking lot on site. 1 story commercial building, built 1951, showing signs of deferred mainenance. Tenant: S&S Liquor.	X					X		X		
44	4080-029-002	16205 HAWTHORNE BLVD	Stores	commercial and parking lot with 1 building, built 1948. Building is 1 story, vacant. Parking on site accessed from curb on Hawthorne Blvd- curbcut on site looks blocked off- vehicular access is directly south of site.	X			X		X			X	X

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										Parking (including occupancy trends)	Ingress/ Egress Issues	Signs of Deferred Maintenance	Low Lot Coverage (Less than 50%)	Low improvement-to-land value ratio (Less than 0.5)
45	4080-029-003	16209 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial lot with large direct parking lot. Building is pushed back off Hawthorne Blvd. Vehicle access directly to site from curbcut off Hawthorne Blvd.	X				X	X				
46	4080-029-032	16221 HAWTHORNE BLVD	Used car lot	Large corner lot with parking used for Used Car Sales lot. Vehicular access curbcuts along 163rd street and Hawthorne Blvd. tenants: Hawthorne Motors Express- 1 story bldg. another 1 story garage on site.	X				X	X			X	X
47	4075-005-074	16200 HAWTHORNE BLVD	Stores	Corner site on 162nd street and Hawthorne Blvd., sidewalk on western and northern perimeters- wide and has bus stop. 2 tenants: Musicians Choice and Contractors State License schools. 1 story building shows signs of deferred maintenance. Landscaping along building side. eastern perimeter is 162nd street ally and parking, possibly vacant corner.	X					X		X		
48	4075-005-056	16206 HAWTHORNE BLVD	Stores	Commercial site with sidewalk along Hawthorne Blvd- eastern perimeter backs up to 162 allyway. Western half of site is building. 1 story building for lease- VACANT. Eastern half is fenced in parking lot. Building shows signs of deferred maintenance.	X		X			X		X	X	
49	4075-005-057	16210 HAWTHORNE BLVD	Store Combination	commercial site w/ residential use behind. 1 building- 1 story, 3 tenants: Grooming, El Chasqui, Hermanos F&S. Direct curb is fire lane. Eastern half of lot is residential unit- worn down 1 story bldg with no sidewalk backing into 162nd street allyway. Shows signs of deferred maintenance.	X					X		X	X	X
50	4075-005-058	16216 HAWTHORNE BLVD	Commercial	commercial site with parking. Bldg along Hawthorne Blvd is 1 story with 1 tenant: Touch of Amour Boutique. Vehicle access is on Site #51.	X					X				
51	4075-005-059		Parking Lots (Commercial Use Properties)	parking lot to site #50. curbcut on Hawthorne Blvd and 162nd street allyway for vehicle access.	X					X			X	X
52	4075-005-060	16224 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Site #52 and Site #53 are a conjoined parking lot for the commercial business: Pat Motors Car Dealer. Sidewalk along western and southern borders. Pat Motors building is on Site #52- 1 story bldg. street lighting. Parking directly on 163rd street.	X					X			X	X
53	4075-005-061		Parking Lots (Commercial Use Properties)	Site #52 and Site #53 are a conjoined parking lot for the commercial business: Pat Motors Car Dealer. Sidewalk along western and southern borders. Pat Motors building is on Site #52- 1 story bldg. street lighting. Parking directly on 163rd street. Curbit on 163rd street.	X		X			X			X	X
54	4075-005-046		Parking Lots (Commercial Use Properties)	Parking lot east of the 162nd street allyway. Minimal landscaping and dumpster on site. Street parking lighting.	X		X			X			X	X
55	4080-030-001	4408 W 163RD ST	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Corner lot, commercial, sidewalks along Hawthorne Blvd. - wide with minimal trees. Curbit on 163rd street and Hawthorne Blvd., 1 tenant: Hawthorne Motors Pre-Owned. Street lighting. All nicely paved. Residential uses to the west of site	X					X			X	X
56	4080-030-002		Parking Lots (Commercial Use Properties)	parking lot connected to Site #55 and #57- curbcut on Hawthorne Blvd. Residential uses to the west of site	X					X			X	X
57	4080-030-025		Parking Lots (Commercial Use Properties)	parking lot connect to Site #55 and #56. curbcut on Hawthorne Blvd. Residential uses to the west of site	X					X			X	X
58	4080-030-026	16317 HAWTHORNE BLVD	Stores	commercial use: SS AutoGlass. Building in front and allyway to west half of site. Bus stop in front on Hawthorne Blvd. Residential uses to west of site. parking lot north of site, commercial use south of site.	X					X			X	X
59	4080-030-029	16405 HAWTHORNE BLVD	Stores	corner commercial lot, sidewalk around southern and western perimeter. 1 tenant: Vista Paint, 1 story building. Parking lot on west half of site. Direct street parking 164th street. Residential to west of site, parking and commercial to the north.	X					X		X	X	
60	4080-031-029	16401 HAWTHORNE BLVD	Stores	corner lot, commercial- 1 tenant: PPG Paints, 1 story building. Parking /loading along western and northern portions of site. Curbit on Hawthorne blvd and 164th st. to access site. residential units to the west of site, church south of site.	X								X	
61	4080-031-037		Service & Residential	Private childcare center. Sidewalk on 165th street. Commercial to east of site, residential to west. No parking or vehicle access. 1 story building- single-family residential buildings in back and on the side. Buildings show signs of deferred maintenance.						X		X		X
62	4080-031-032	16421 HAWTHORNE BLVD	Churches	corner lot. Church use. Sidewalk along southern and eastern portion of site. Church building 2 stories. Curbit on 165th street and Hawthorne Blvd. to access site. No parking on hawthorne blvd.						X			X	X
63	4075-007-018	16500 HAWTHORNE BLVD	Stores	commercial and parking lot. Commercial building is mainly 1 story, 2 stories in the back. Tenants: Healthy Smiles, DTL Hair Salon, Jed Crawford . Parking lot in back- vehicle access curbcut on 165th street.	X					X				
64	4075-007-017	16518 HAWTHORNE BLVD	Service Stations	Commercial Gas shop- Tenant: Arco Gas &M store. Sidewalk along Hawthorne Blvd and 166th street. 2 covered gas pumping stations. Curbcuts along Hawthorne and 166t						X			X	X
65	4081-033-012	16607 HAWTHORNE BLVD	Stores	large commercial building- 1 story. Tenants: Carpets by Monte, Cano's Beauty Salon, South Bay Dental. Wide sidewalk along Hawthorne Blvd. Parking direcgely south and north of site. residential units to the west	X					X				

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										Parking (including occupancy trends)	Ingress/ Egress Issues	Signs of Deferred Maintenance	Low Lot Coverage (Less than 50%)	Low improvement-to-land value ratio (Less than 0.5)
66	4081-033-027	16617 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	Parking lot on the corner of Hawthorne and 167th street. Nicely paved/wide/ landscaped with street lighting sidewalk around southern and eastern perimeters. Curb cut on hawthorne blvd and 167th street.	X					X			X	X
67	4075-009-001	16606 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial site. Tenant: Del Taco (drive through), building: 1 story in great condition. Sidewalk along Hawthorne and 166th street with landscaping and lighting. Parking lot and sidewalk are nicely paved. Curbcut on 166th street for vehicle access. Residential uses to east of site						X			X	X
68	4075-009-003	16610 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial site. Tenant: Brooklyn Bar, bldg 1 story, old but in good condition. Corner lot. Sidewalk wraps from western perimeter to southern. Parking on site and along street. Residential uses to east of site						X			X	
69	4081-032-030	16725 HAWTHORNE BLVD	Stores	Commercial site, 1 story warehouse. Tenants: Hobby People, and Italy 2000 Important Fine Furniture. Sidewalk along Hawthorne Blvd and 186th street Parking lot/loading dock behind building- fenced off. residential uses to the west of site.	X		X						X	
70	4081-031-014	16807 HAWTHORNE BLVD	Stores	not well defined property lines. Site #70 and #71 are same commercial use: Tenant: Shoe City, out of business, now vacant. 1 story building. Parking in back (western portion)- fine pavement. Sidewalk along Hawthorne Blvd- wide and nicely paved. Residential uses to the west of site.	X		X			X			X	X
71	4081-031-015	16815 HAWTHORNE BLVD	Stores	Site #70 and #71 are same commercial use: Tenant: Shoe City out of business, vacant. 1 story building. Parking in back (western portion)- fine pavement. Sidewalk along Hawthorne Blvd- wide and nicely paved. Residential uses to the west of site.	X		X			X				X
72	4081-031-016	16819 HAWTHORNE BLVD	Professional Buildings	Commercial. Tenant: Dental Center of Redondo Beach. Building 1 story. ADA accessible from parking lot- in back of site.	X									
73	4075-011-051	16804 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	Commercial corner lot. Sidewalk along Hawthorne and 168th street- wide with minimal landscaping. Parking on western half of site, short wall buffer between parking and sidewalk. Vehicle access curbcut on Hawthorne Blvd Buildings on eastern half- back up the allyway, 1 story, 2 Tenants. Accent: The MBW Specialists, Boulevard Automotive. part of building is auto garage.	X					X			X	
74	4081-030-035	16901 HAWTHORNE BLVD	Parking Lots (Commercial Use Properties)	corner commercial parking lot. Vehicle curbcut on 169th and Hawthorne Blvd. landscaped buffer between parking and sidewalk along 169th street.						X			X	X
75	4081-030-032	16901 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	commercial use: Taco Bell (inside and drive through)- drive through curbcuts on Hawthorne Blvd, 1 story building						X			X	
76	4075-012-019	16900 HAWTHORNE BLVD	Stores	Commercial use. 1 building, 1 story. Tenant: Moda Italia out of business - vacant. Loading dock on eastern portion of site behind commercial building. Residential units to the east of site. street lighting on sidewalk. direct street parking on 169th and next to loading dock. Building shows signs of deferred maintenance. Bus stop in front along Hawthorne Blvd.	X								X	
77	4075-012-020	16910 HAWTHORNE BLVD	Store Combination	Commercial building- 1 story with parking behind, vehicle access from alley. Tenants: Bay Dental Center, South Bay Coin, Cash for Gold. Shows signs of deferred maintenance.	X								X	X
78	4075-014-025	17000 HAWTHORNE BLVD	Stores	parking on eastern half of site, vehicle curbcut on 170th street. 1 story commercial building. Vacant. Wide sidewalk nicely paved with minimal landscaping and lights. Street parking on 170th. Residential units to east of site.	X		X			X			X	
79	4075-014-026	17070 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	curbcuts on hawthorne blvd, ample parking. Everything nicely paved. Sidewalk wide and has mail stands, nicely paved. Commercial building restaurant 1 story, tenant: Yoshinoya. Landscaped buffers between parking and 171st street. Residential uses to east of site	X					X			X	
80	4081-028-032	17101 HAWTHORNE BLVD	Auto, Recreation EQPT, Construction EQPT, Sales & Service	corner lot. Street access from curbcuts on 171st and Hawthorne Blvd. Commercial use: 1 story, tenant: Lightning Express Car Wash. Sidewalks line northern and eastern perimeter- wide nicely paved with minimal landscaping. Commercial use is raised above sidewalk, fenced off from pedestrian traffic. street lighting, all nicely paved and well maintained						X			X	X
81	4075-015-016	17100 HAWTHORNE BLVD	Restaurants, Cocktail Lounges	Commercial building: 1 story, tenant: Boston Market. Sidewalk lining perimeter of storefront. Sidewalk lining western and northern perimeter of site with landscaping and lighting. Direct parking, in front and on eastern portion of site. Curbcut on Hawthorne Blvd to access site. street lighting in parking lot. building and parking lot and sidewalk are all in good condition.	X					X			X	
82	4075-015-017	17124 HAWTHORNE BLVD	Stores	Commercial use. 1 story building, tenant: Video & Audio Center. Parking in northern portion of site. Street light parking along sidewalk and parking lot. Landscaped. Vehicle access from curbcut on Hawthorne Blvd. residential and commercial uses to the east.	X					X			X	



Site 2



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Google

2D



Site 3



Site 4



14431 Hawthorne ...
14431 Hawthorne Blvd,...
33.90°N, 118.35°W



2D



Google



Hawt

4354 Rosecrans Ave, H...

33.90°N, 118.35°W

Site 5



2D

Site 6

4354
Hawt

4354 Rosecrans A...

4354 Rosecrans Ave, H...

33.90°N, 118.35°W



2D



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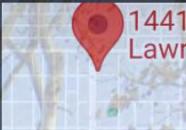
14310 Hawthorne ...
Lawn
14310 Hawthorne Blvd,...
33.90°N, 118.35°W

Site 7





Site 9



14410 Hawthorne ...
14410 Hawthorne Blvd,...
33.90°N, 118.35°W



2D



← 4398 W 145th St Lawndale, California

Site 10

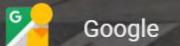


#1 BUFFET
ORIENTAL & CONTINENTAL

LUNCH
&
DINNER
BANQUETS WELCOME
PARKING IN REAR

#1 BUFFET

2D



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Site 11

14525 Prairie Ave
Lawn
14525 Prairie Ave, Law...
33.90°N, 118.34°W



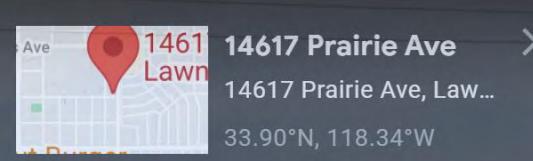
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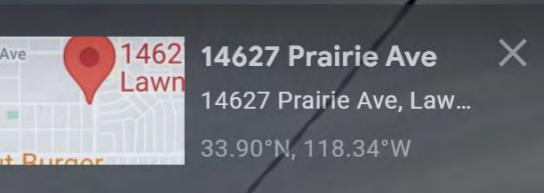


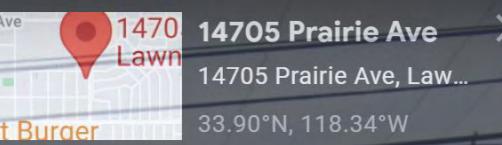
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2D



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Google

Site 15

Feb 2021



2021 Google

Google

Site 16

14814 Hawthorne ...
Lawn
14814 Hawthorne Blvd,...

In-N-Out Burger
33.90°N, 118.35°W

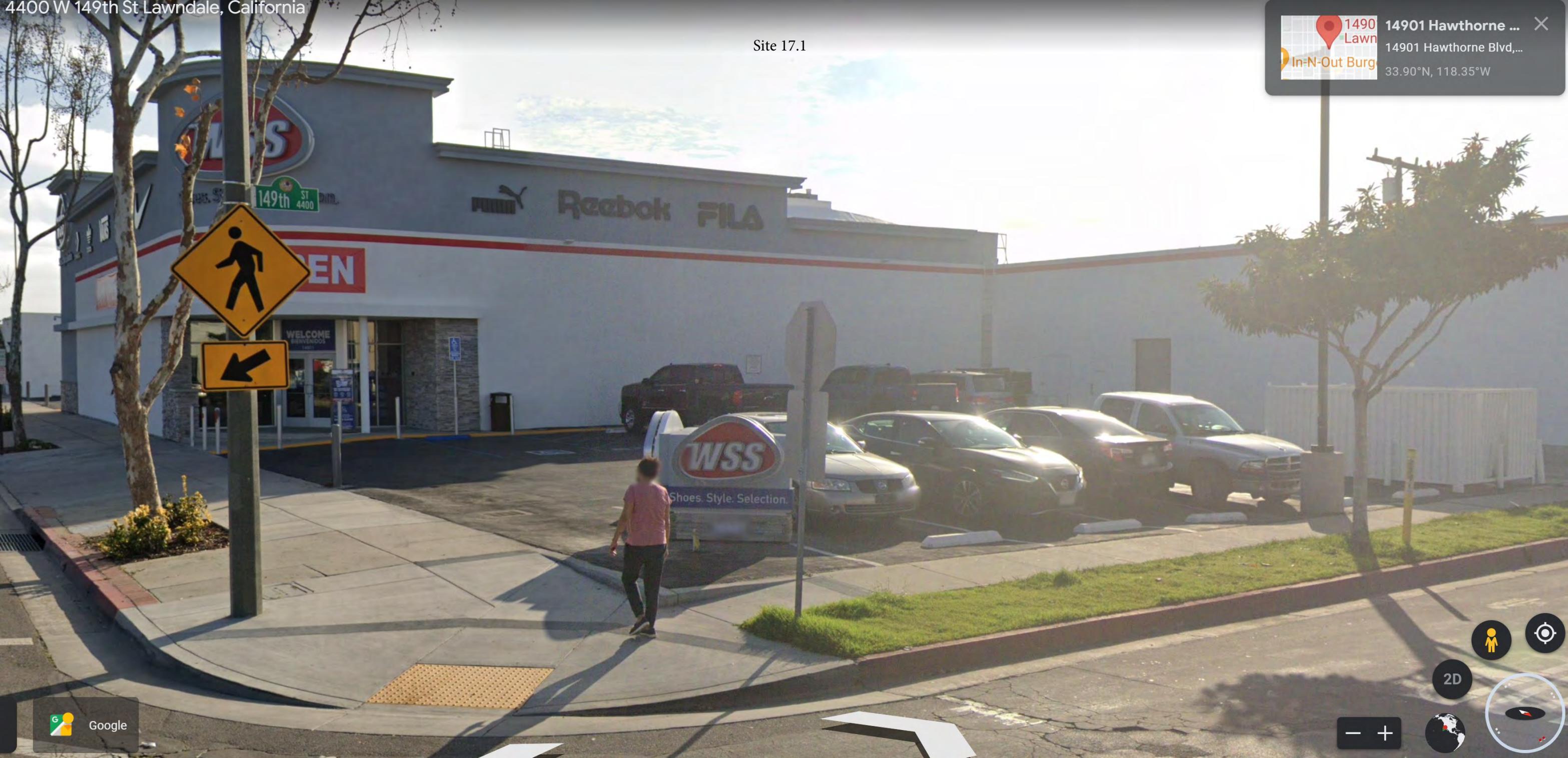


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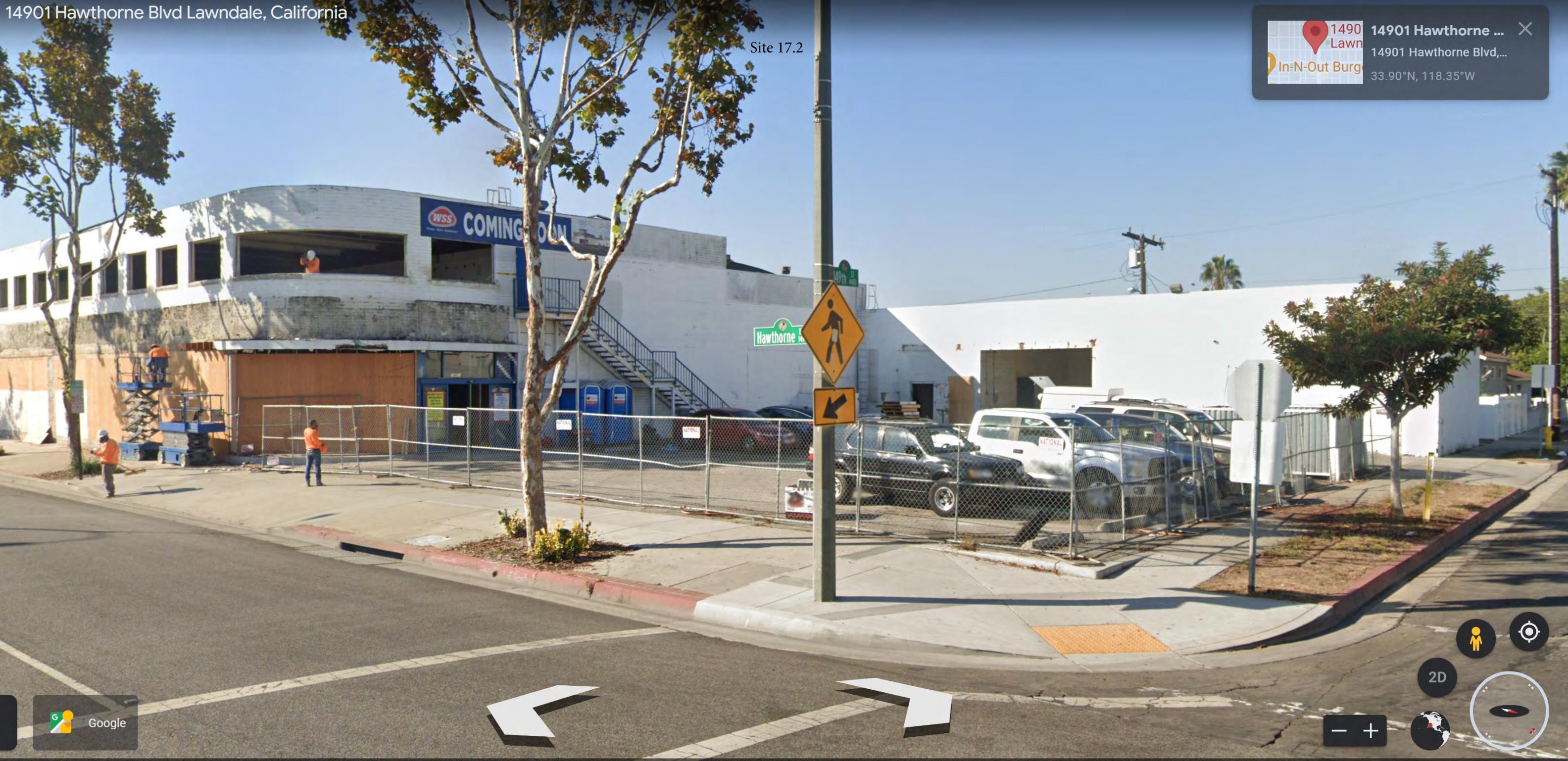
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Site 17.1



Site 17.2

14901 Hawthorne ...
Lawn
14901 Hawthorne Blvd,...
In-N-Out Burger
33.90°N, 118.35°W



14925 Hawthorne Blvd Lawndale, California

Site 18



14909 Hawthorne ...
14909 Hawthorne Blvd,...
33.90°N, 118.35°W







15011 Larch Ave Lawndale, California

Site 21



Google



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A zoom control icon consisting of a minus sign on the left and a plus sign on the right, located in the bottom right corner of the image.

4228 Marine Ave Lawndale, California

Site 22

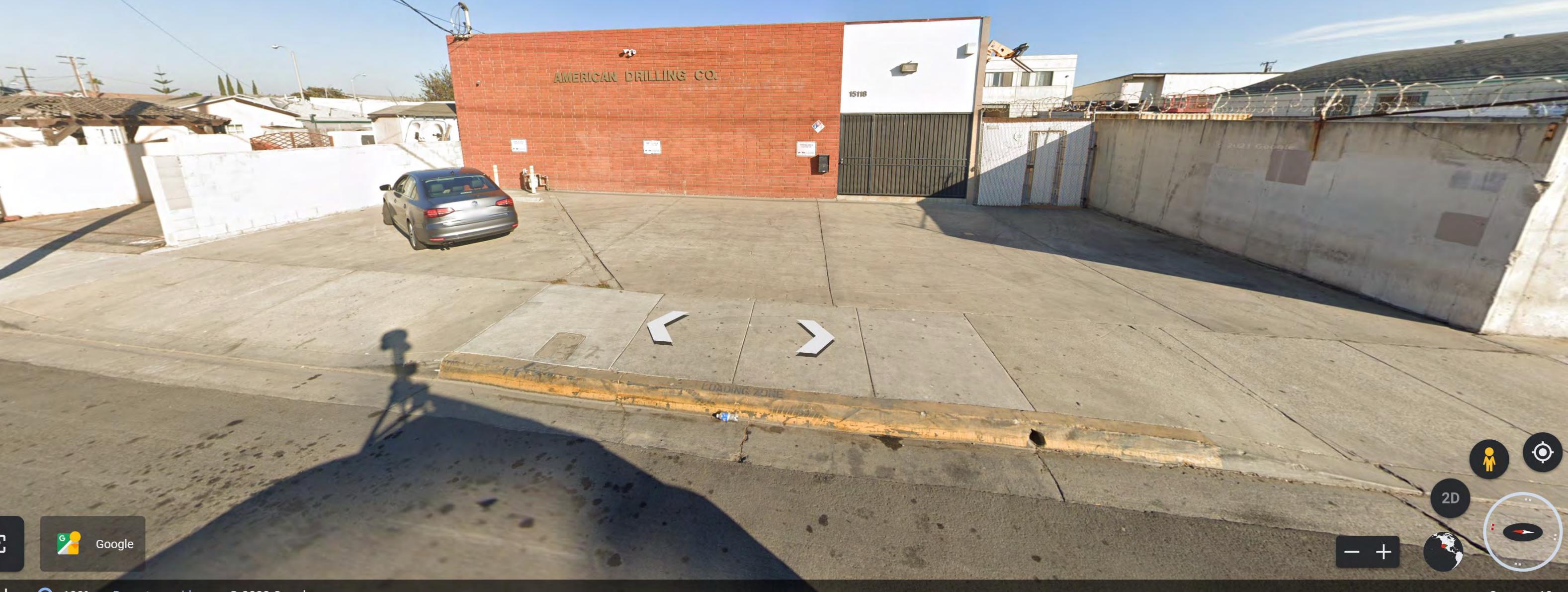




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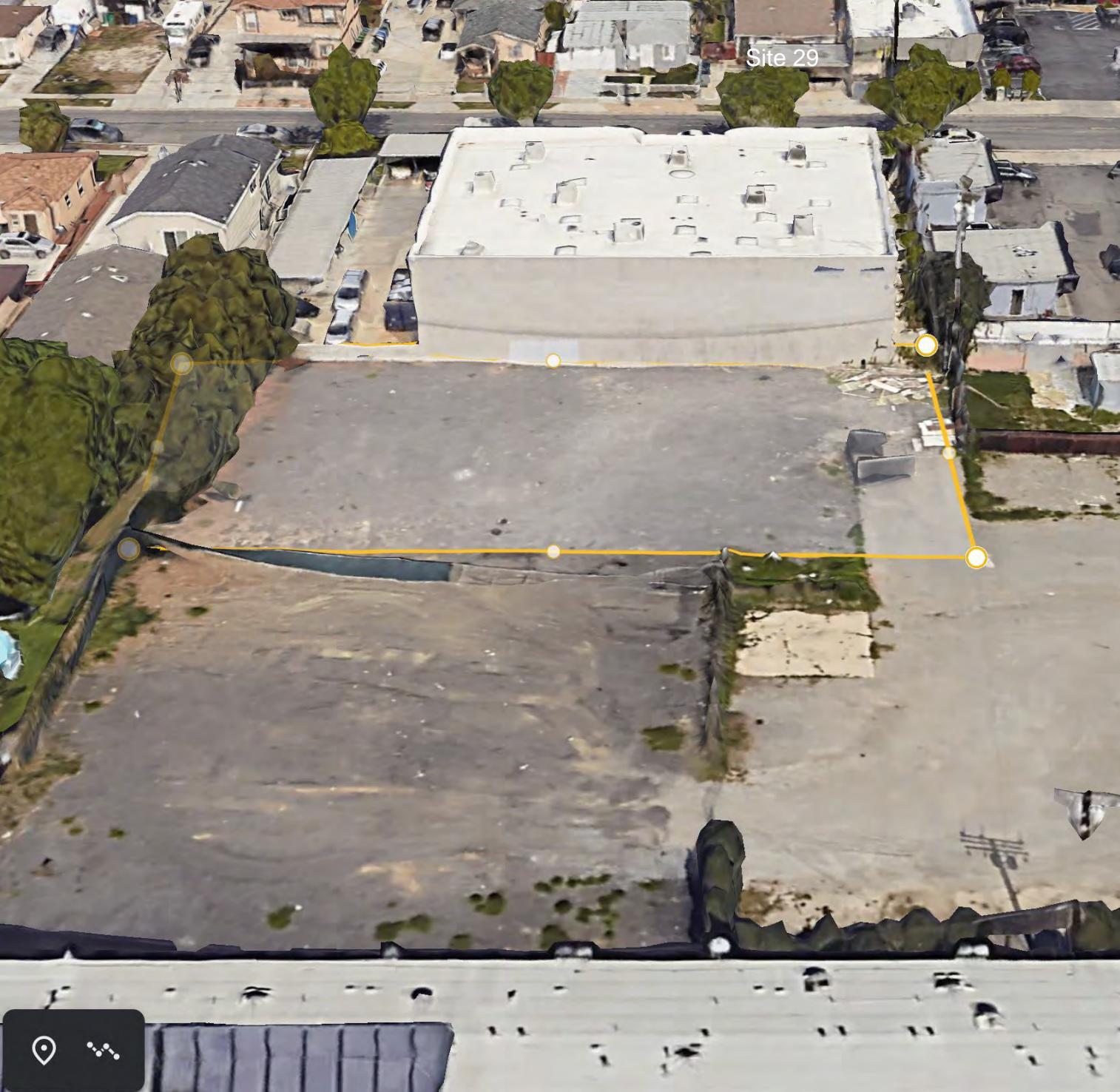
15201 Grevillea Ave Lawndale, California

Site 27

urger 1520
Lawn 15206 Grevillea Ave X
15206 Grevillea Ave, L...
33.89°N, 118.35°W







X



Start new



2D



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15417 Hawthorne Blvd Lawndale, California

Site 31

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VIC'S
AUTO SALES

TAXES

SERVICE
CENTER



15425 Hawthorne Blvd Lawndale, California

Site 32



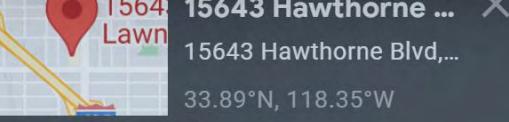
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2D



Site 33





Site 34.1



Site 34.2



2D



Site 34.3



2D



15643 Hawthorne ...
Lawn
15643 Hawthorne Blvd,...
33.89°N, 118.35°W

Site 34.4





Lawn

Site 34.5



2D



Site 35.1

**Mc DENS DONUTS****Water Store****DO MEDICAL**
Dr. JENNIFER THOMAS DO**The PHARMACY****Alkaline Water**ALKALINE
OPEN
COFFEE &
DONUTOPEN
OZONIZED
PURIFIED

Google

2D



Site 35.2



2D

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