

Site 35.3



15725 Hawthorne ...
15725 Hawthorne Blvd,...
33.89°N, 118.35°W



2D



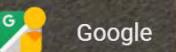
- +

Site 36

15725 Hawthorne ...
15725 Hawthorne Blvd,...
33.89°N, 118.35°W



2D

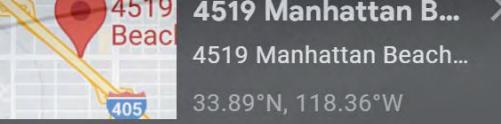


Google

- +



Site 37



2D



- +

 Beach

4519 Manhattan Beach...

33.89°N, 118.36°W

Site 38



2D



Google

Site 39

4505 Manhattan Beach
4505 Manhattan Beach...
33.89°N, 118.36°W





15910
Hawthorne
Blvd

Site 41

Lawn
15910 Hawthorne Blvd...
405
33.89°N, 118.35°W



Google

- +

2D



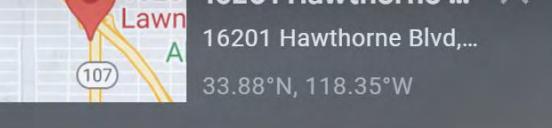
3D



Site 42



Site 43



Google

- +



2D





Site 44

Heart of the South Bay



2D



- +



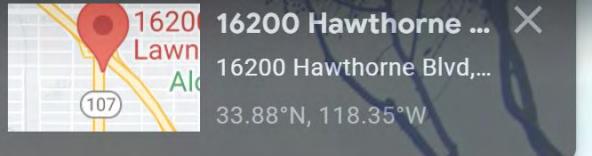
Site 45



Site 46

16221 Hawthorne ...
16221 Hawthorne Blvd,...
33.88°N, 118.35°W





16200 Hawthorne ...

16200 Hawthorne Blvd,...

33.88°N, 118.35°W

The logo consists of the words "CONTRACTORS STATE LICENSE SCHOOLS" stacked vertically in white, sans-serif capital letters on a dark blue rectangular background.

ORGANIC

CONTRACTOR
LICENSE SCHOOL

3200

PARKIN
BY
WEAR

1

1

MUSICIANS CHOICE

MUSICIANS CHOICE
FULLY EQUIPPED REHEARSAL STUDIOS



Google



16206 Haw
Lawn

16206 Haw

33.88°N, 11

107

FOR LEASE

Jeffery Alan Turek

RE/MAX Commercial & Investment Realty
7775 South Hawthorne Boulevard
Suite 203, Torrance, CA 90505

310-802-2545

310-802-2546 (fax)

California License #01260997

16206

GRO

1620

GROOMING

(310)



2

- +



16210
Lawn

16210 H

33.88°N,

- +



le

HERMANOS F&S
16214
(310)371-4100

16214

A TOUCH OF
AMOUR
BOUTIQUE

A TOUCH OF
AMOUR
BOUTIQUE

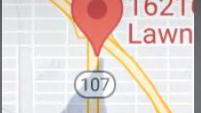


Boutique

Boutique OPEN

© 2023 Google





16216 Hwy 101
Lawn
33.88°N, 117.23°W



310-370-9662



Site 52



107



2D

CONTRACTORS
LICENSE SCHOOL
800 400-EXAM



2D



Hawthorne
Motors
PRE-OWNED
VERSATILE
QUALITY
CARS
310-793-9999
HawthorneMotors.com

LAWNDALE

HAWTHORNE MOTORS
PRE-OWNED
310.793.9999

Hawthorne
Motors
PRE-OWNED
BUY
SELL
TRADE
LOAN
FINANCE
CARS
310-793-9999
HawthorneMotors.com

Hawthorne
Motors
PRE-OWNED
1ST TIME BUYERS
BAD CREDIT
TAX LIENS
REPOS
MATRICULA
310-793-9999
HawthorneMotors.com

Hawthorne
Motors
PRE-OWNED
1ST TIME BUYERS
BAD CREDIT
TAX LIENS
REPOS
MATRICULA
310-793-9999
HawthorneMotors.com



Hawthorne
Motors
PRE OWNED

PRE-INSPECTED

WARRANTY

CARFAX

310-793-9999

HawthorneMotors.com

Guest
Parking

WE BUY CARS
CARFAX
SE HABLA ESPAÑOL

310-793-9999

HawthorneMotors.com

Hawthorne
Motors
PRE OWNED

AFFORDABLE
QUALITY
Vehicles

310-793-9999

HawthorneMotors.com



© 2021 GoDaddy

Site 58



16317 Hawthorne Blvd,...

33.88°N, 118.35°W



- +



2D



Google

Site 59



16317 Hawiian

33.88°N, 117.9°W



Site 60



16317 Hawthorne Blvd,...
33.88°N, 118.35°W



Google

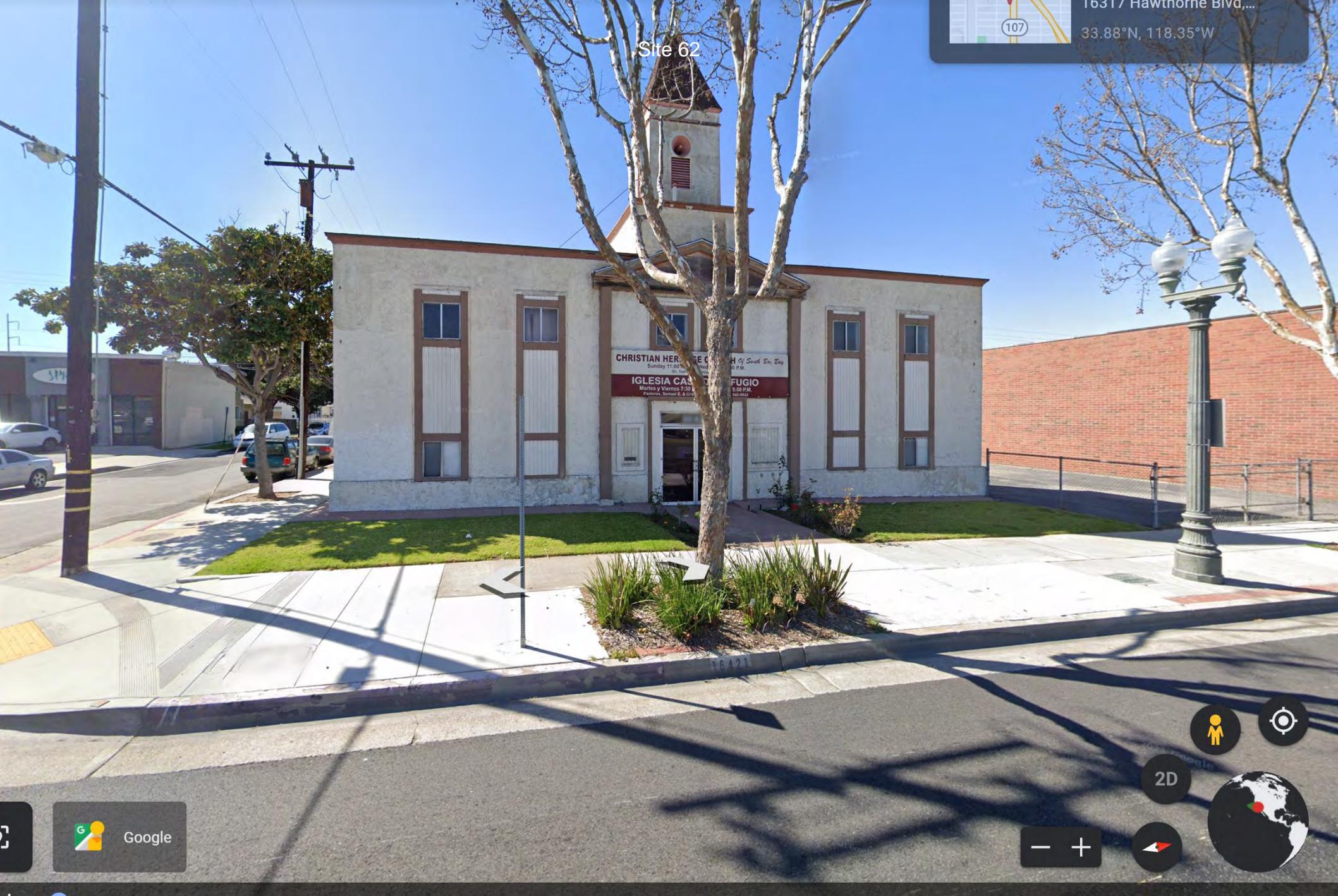
Site 61

GAC PAINTS

CH LDC RE

8%
20%

Site 62



Site 63

Lawn

16500 Ha

33.88°N, 118.24°W

HEALTHY  SMILES

16502

DTL HAIR SALON

16506

16508

AWNDALE

DTL

Hair

SALON

16509

HAIR

SALON

16510

HAIR

SALON

16511

HAIR

SALON

16512

HAIR

SALON

16513

HAIR

SALON

16514

HAIR

SALON

16515

HAIR

SALON

16516

HAIR

SALON

16517

HAIR

SALON

16518

HAIR

SALON

16519

HAIR

SALON

16520

HAIR

SALON

16521

HAIR

SALON

16522

HAIR

SALON

16523

HAIR

SALON

16524

HAIR

SALON

16525

HAIR

SALON

16526

HAIR

SALON

16527

HAIR

SALON

16528

HAIR

SALON

16529

HAIR

SALON

16530

HAIR

SALON

16531

HAIR

SALON

16532

HAIR

SALON

16533

HAIR

SALON

16534

HAIR

SALON

16535

HAIR

SALON

16536

HAIR

SALON

16537

HAIR

SALON

16538

HAIR

SALON

16539

HAIR

SALON

16540

HAIR

SALON

16541

HAIR

SALON

16542

HAIR

SALON

16543

HAIR

SALON

16544

HAIR

SALON

16545

HAIR

SALON

16546

HAIR

SALON

16547

HAIR

SALON

16548

HAIR

SALON

16549

HAIR

SALON

16550

HAIR

SALON

16551

HAIR

SALON

16552

HAIR

SALON

16553

HAIR

SALON

16554

HAIR

SALON

16555

HAIR

SALON

16556

HAIR

SALON

16557

HAIR

SALON

16558

HAIR

SALON

16559

HAIR

SALON

16560

HAIR

SALON

16561

HAIR

SALON

16562

HAIR

SALON

16563

HAIR

SALON

16564

HAIR

SALON

16565

HAIR

SALON

16566

HAIR

SALON

16567

HAIR

SALON

16568

HAIR

SALON

16569

HAIR

SALON

16570

HAIR

SALON

16571

HAIR

SALON

16572

HAIR

SALON

16573

HAIR

SALON

16574

HAIR

SALON

16575

HAIR

SALON

16576

HAIR

SALON

16577

HAIR

SALON

16578

HAIR

SALON

16579

HAIR

SALON

16580

HAIR

SALON

16581

HAIR

SALON

16582

HAIR

SALON

16583

HAIR

SALON

16584

HAIR

SALON

16585

HAIR

SALON

16586

HAIR

SALON

16587

HAIR

SALON

16588

HAIR

SALON

16589

HAIR

SALON

16590

HAIR

SALON

16591

HAIR

SALON

16592

HAIR

SALON

16593

HAIR

SALON

16594

HAIR

SALON

16595

HAIR

SALON

16596

HAIR

SALON

16597

HAIR

SALON

16598

HAIR

SALON

16599

HAIR

SALON

16600

HAIR

SALON

16601

HAIR

SALON

16602

HAIR

SALON

16603

HAIR

SALON

16604

HAIR

SALON

16605

HAIR

SALON

16606

HAIR

SALON

16607

HAIR

SALON

16608

HAIR

SALON

16609

HAIR

SALON

16610

HAIR

SALON

16611

HAIR

SALON

16612

HAIR

SALON

16613

Site 64



16518 Hawthorne ...
16518 Hawthorne Blvd,...
33.88°N, 118.35°W



2021 Google

2021 Google



Site 66



Carpets by Monte
MAXX Floors
National Laminate - The Vinyl

VINYL HARDWOOD REMNANT



CARPET



Site 67



Site 68



2D





Site 69

ITALY 2000
IMPORTED FINE FURNITURE

Hobby Lobby

ITALY 2000
IMPORTED FINE FURNITURE

PED XING

2D





16815 Hawthorne Blvd,...

33.88°N, 118.35°W



2D



Google

DENTAL CENTER OF REDONDO BEACH

16819

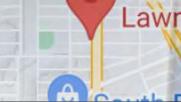


PARK IN REAR



CONVERSE

16815 Hawthorne Blvd.
33.88°N, 118.35°W



BOULEVARD AUTOMOTIVE
COMPLETE MECHANICAL * MAINTENANCE * ELECTRICAL REPAIR
THE MAZDA SPECIALISTS 310-542-5254

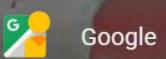
Accent
THE BMW SPECIALISTS
310-371-3769

BOULEVARD AUTOMOTIVE
310-542-5254

TRUCK
ROUTE
↑

NO PARKING
6AM - 9PM
2 HOURS
9AM - 6PM

16804



2D



TACO BELL
Breakfast

16901

RS

OPEN

8AM - 9PM

MON-FRI



2D



Google

- +



Site 76

Lawn

16900 Hawthorne Blvd.,

South Ba

33.88°N, 118.35°W

MODA ITALIA

! STORE
CLOSING!

STORE
CLOSING

ITEMS
MUST GO

STORE
CLOSING

16900



Metrolink

L2

2D





SOUTH BAY COIN
GOLD AND SILVER BUYERS

BAY DENTAL CENTER

LAWNDALE



16916

OPEN

SOUTH BAY
COIN

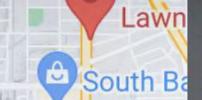
\$10

\$79

CASH FOR GOLD

CASH for GOLD

Site 78

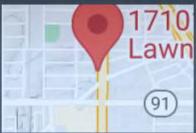


Site 79



101 CA-107 Lawndale, California

Site 80



1710 Hawthorne
17101 Hawthorne
33.88°N, 118.35°W

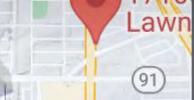


2D

17100 Hawthorne ...

17100 Hawthorne Blvd,...

33.88°N, 118.35°W



91



2D



2021 Google

Site

1712
Lawn

17124 Hawthorne Blvd,...
91

33.87°N, 118.35°W

Home Te
Spec



© 2019 Google

PARKING ZONE





Site 84



2D



APPENDIX B

PUBLIC ENGAGEMENT

SUMMARY



REVISED SEP 2022

REVISED SEP 2022

Public Engagement Summary

Introduction

As part of the Housing Element public participation is required to present an opportunity to the jurisdiction's stakeholders; residents, employers and public and private sectors in the community. The housing element update public participation ensures that the appropriate housing strategies are more efficiently and effectively evaluated, developed and implemented. As part of this housing element update the City of Lawndale has conducted several virtual meetings to encourage public participation and public comments, as described below.

Project Website

A dedicated webpage (<https://lawndale.generalplan.org/>) serves as the main conduit of information for individuals who can access material online (in nearly all cases, material has also been made available in hard copy for people with limited internet access, but the temporary closure of public facilities and other gathering places due to the COVID-19 pandemic has limited opportunities for members of the public to access hard-copy materials). The project website is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions.

Public outreach

During the beginning of the Housing Element Update the City of Lawndale experienced challenges due to the Covid-19 pandemic. The public participation process had to be adapted in order to gather input. The City used several methods to reach the public; emails, social media, public announcements during public hearings, electronic billboards and public announcements in the City website. There was a specific and intentional effort to involve all economic segments of the community in the development of the housing element, specifically lower-income households.

The City conducted 9-eight virtual workshops and two surveys which included discussion on the Housing Element and Environmental Justice. The City recognized that some members of the community may be unable to connect to the workshops virtually to provide comments. To address this potential limitation, the City included a comment card for each workshop in both English and Spanish that could be completed and sent to the City. Public input was gathered from these meetings and they are summarized below. Results of the two surveys are included as an attachment to this document.

<u>Date</u>	<u>Workshop</u>
February 2, 2021	First virtual workshop, General Plan Update
March 9, 2021	First Spanish workshop, General Plan Update
March 23, 2021	Second virtual workshop, Land Use
April 26, 2021	Second Spanish workshop, Land Use
April 27, 2021	Third virtual workshop, Land Use
May 18, 2021	Community workshop by phone, General Plan Update & Land Use

May 20, 2021	Fourth virtual workshop, Environmental Justice
June 22, 2021	Fifth virtual workshop, Recap on General Plan Elements, Hawthorne Boulevard Specific Plan.
August 4, 2021	Sixth virtual workshop, Housing Element and Fair Housing Act
<u>November 17, 2021</u>	<u>Seventh virtual workshop, Housing Element and General Plan Update</u>
<u>December 15, 2021</u>	<u>Eighth virtual workshop, Housing Element and General Plan Update</u>

Public Input

The community of Lawndale was informed about the new Regional Housing Needs Assessment Allocation of 2,497 housing units for the City. The community of Lawndale commented on the concerns they have about the location of the units. They commented that housing should be located within major corridors such as, Hawthorne Boulevard, Prairie, and Inglewood Boulevard.

The City received several comments keeping the small town feel of the city intact. Some of the comments received include: appropriate parking requirements for new developments; lower density is preferred; continue with landscaping requirements and offer incentives for drought tolerant landscaping; to outline more specified requirements for residential facades to deter “box like” buildings while maximizing utilization; mixed use projects within the Hawthorne boulevard is desired to enhance the City and add to a better image of the City; request for affordable housing incentives to increase fence heights for improved privacy; to improve parkways that are not being maintained; to restrict car dealerships, bars, car title loan offices; liquor stores, adult shops, pawn shops, furniture stores, payday loan office and automotive uses, especially when close to parks; bring in uses to generate more sales tax for the city; incentives to attract quality businesses; attract more small-scale businesses; add more green space/ community space in commercial development to create places for people to gather; add walkable streets and courtyards on other areas of the city besides Hawthorne Boulevard; approve or encourage more small locally owned businesses. The residents also brought up that fact that there are a lot of uses such as automotive uses within the City which are underutilized sites for housing.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available on November 29, 2021. The material was posted to the project website and advertised at public hearings and to individuals registered for project notifications. The City also advertised the Public Review Draft and provided direction on how individuals can provide public comment via social media and to stakeholders engaged in housing services in and around Westminster. Invitations to review and comment on the draft Housing Element were sent directly to parties who had previously signed-up for notifications and the City advertised availability at meetings with the Planning Commission and City Council. The City also hosted a public meeting during the 30-day review process online to collect comments and share the information with all available parties.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City’s Housing Element Project Manager.

Despite these efforts, the City received no public comments on the Public Draft 2021-2029 Housing Element during the 30-day public review period.

Contacted Stakeholders

RELIGIOUS ORGANIZATIONS	
Name	Address
Restoration Life Church	4231 W. 147th Street
Lluvia De Gracia Iglesia Cristiana	4646 Manhattan Beach Blvd
Lawndale Wesleyan Church	4455 W. 168th Street
EDUCATIONAL INSTITUTIONS	
Name	Address
Lucille Smith Elementary	4521 W. 147th Street
Jane Adams Middle School	4535 W. 153rd Place
Lawndale Elementary School District	4161 W. 147th Street
Centinella Valley Union High School Distrct	14901 South Inglewood Avenue
Lawndale High School	14901 S. Inglewood
Will Rogers Middle School	4110 W. 154th Street
Leuzinger High School	4118 W. Rosecrans
Billy Mitchell Elementary School	14429 Condon Avenue
COMMUNITY GROUPS	
LAWNDALE LITTLE LEAGUE	15114 FIRMONA
Lawndale Chamber of Commerce	14717 Hawthorne Blvd Unit A

Community Survey Report

**City of Lawndale Housing
Element Update**

November 2021

In partnership with De Novo Planning Group

Contents

Introduction	3
Executive Summary: Survey #1	4
Executive Summary: Survey #2	5
Survey #1: Respondent Demographics	6
Survey #1 Responses	7
VALUES AND PRIORITIES	7
Survey #2: Respondent Demographics	10
Survey Responses #2	11
VALUES AND PRIORITIES	11
HOUSING AFFORDABILITY	12
HOUSING MAINTENANCE.....	13
HOUSING FIT	15
Appendix A: Survey #1	19
Appendix B: Summary of Survey #1 Responses	19
Appendix D: Survey #2.....	19
Appendix E: Summary of Survey #2 Responses	19

Figures

Figure 1.....	7
Figure 2.....	11
Figure 3.....	12
Figure 4.....	13
Figure 5.....	14
Figure 6.....	15
Figure 7.....	16
Figure 8.....	17
Figure 9.....	18

Introduction

The City of Lawndale is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Lawndale is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Lawndale and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a series of virtual community workshop was conducted and two surveys were presented. The two separate surveys work together to gather information on housing-related issues. Survey #1 focused on visioning, values, and living conditions in Lawndale as well as demographic questions. Survey #2 focused on community priorities and existing conditions related to housing. This report is a summary of the responses received and the general themes that emerged.

Both surveys were conducted in both English and Spanish. They were posted to the website in October 2020 and were open until November 2021.

Survey #1 was 19 questions long. It had a 100% completion rate and 58 total responses.

Survey #2 was 16 questions long. It had an 100% completion rate and 41 total responses.

Executive Summary: 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%)

Executive Summary: 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%)

Survey #1: Respondent Demographics

The survey contained 7 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other six questions highlighted the following about the respondents:

- Most respondents (97%) lived within the City, with only 3% of respondents living elsewhere.¹
- Of those individuals who live in Lawndale, approximately 44% have lived here for 15+ years. The next highest response (25%) was 2-5 years, followed by 10% (each) for less than 2 years, 6-10 years, and 11-15 years.²
- Most of the respondents own their own home (69%), with 22% of respondents renting, 7% neither owning nor renting (living with friends or family). 2% of respondents do not live in Lawndale.³
- Half (50%) of respondents work outside of the City in areas such as Culver City, Long Beach, and El Segundo. Of other respondents, 26% are retired; 16% work in Lawndale; 7% own their own business in Lawndale; and 2% are students.⁴
- The respondents were primarily 25-44 years old (48%), followed by 45-64 years old (30%), and 65+ years old (21%).⁵
- The most common household size was 2 people (33%), followed by 3 people (25%), 4 people (18%), 5+ people (14%), and 1 person (11%)

¹ Question 13: Do you live in Lawndale?

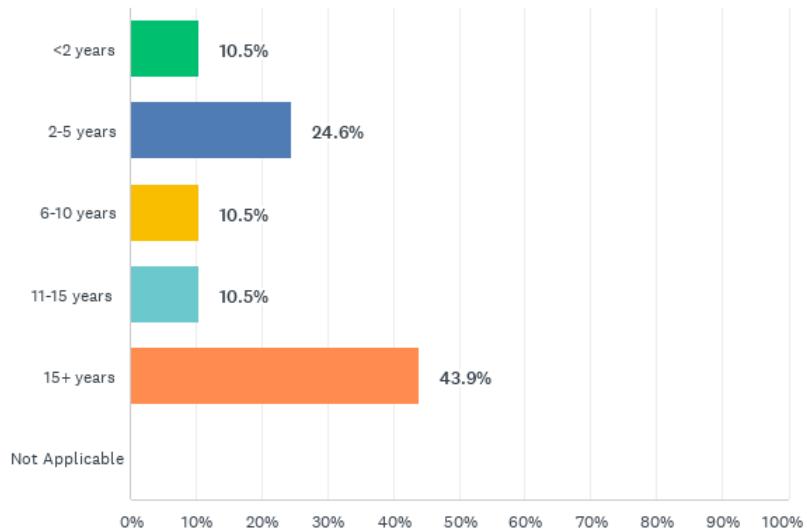
² Question 14: How long have you lived in Lawndale?

³ Question 15: Do you?

⁴ Question 16: Do you work in Lawndale?

⁵ Question 18: How many people live in your household?

Figure 1: How long have you lived in the City?



Survey #1 Responses

The survey responses reveal information about community values, existing conditions, and housing in Lawndale.

VALUES AND PRIORITIES

When respondents were asked, “What do you value most about Lawndale? What makes this a special place to live or work?”⁶ frequent themes included:

- Safety
- Quiet
- Location/Proximity to the ocean
- Weather
- Small city and community feel
- Trees and greenery
- Diversity
- Affordability (less expensive than surrounding areas)

⁶ Question 1: What do you value most about Lawndale? What makes this a special place to live or work?

When respondents were asked, “What is your favorite place in Lawndale?”⁷ frequent locations included:

- Rudolph park
- Civic Center
- Library
- Alondra Park
- Home
- Various retail and restaurants

When respondents were asked, “How would you rate the quality of life in Lawndale?”⁸ about half (49%) answered excellent or good. Responses were:

- Good (47%)
- Fair (44%)
- Poor (7%)
- Excellent (2%)

When respondents asked what they would like to see more of in Lawndale,⁹ the most common responses were:

- Restaurants (67%)
- Shops (51%)
- Public gathering places (51%)
- Entertainment/cultural facilities (44%)

When asked, “How important are the following concerns to you and your family?”¹⁰ the top concerns listed as either “very important” or “somewhat important” were:

- 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%)
-

⁷ Question 2: What is your favorite place in Lawndale?

⁸ Question 3: How would you rate the quality of life in Lawndale?

⁹ Question 4: What would you like to see more of in Lawndale? (Pick up to five)

¹⁰ Question 9: How important are the following concerns to you and your family?”

-
- Build more single-family housing (75%)
 - Provide ADA-accessible housing (69%)
 - Encourage more senior housing (66%)
 - Provide more housing for all income levels (59%)
 - Provide housing for the homeless (55%)

The issues that were ranked as the lowest importance were:

- Build more multi-family housing (apartments, condos, etc.) (38%)

Survey #2: Respondent Demographics

The second survey contained 8 questions related to demographics. One of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other 7 questions highlighted the following about the respondents:

- Most respondents (98%) lived within the City, with only 2% of respondents living elsewhere.¹¹
- Of respondents, approximately 51% have lived in their place of residence for 15+ years. The next highest response (17%) was 2-5 years, followed by less than 2 years (15%), 6-10 years (10%), and 11-15 years (7%).¹²
- Most of the respondents own their own home (66%), with 22% of respondents renting, and 12% neither owning nor renting (living with friends or family).¹³
- The respondents were primarily 25-44 years old (41%), followed by 45-64 years old (39%), 65+ years old (17%), and 18-24 years old (2%).¹⁴
- When asked about their household type,¹⁵ respondents primarily lived in multi-generational family households (grandparents, children, and/or grandchildren all under the same roof) (23%), followed by couple and couple with child under 18 years old (20% each), single-person household (18%), and young adult living with parents (10%). Another 10% of respondents identified as “other,” with answers including adult head of household living with adult children.
- The most common household size was 3 people (30%), followed by 2 people (28%), 4 people (20%), 5+ people (13%), and 1 person (10%).¹⁶
- The most common housing type was Single-Family Home (Detached) (73%), followed by Single-Family Home (Attached) (13%) and Multi-family Home (Apartment/Condo) (13%). 3% of respondents selected “other.”¹⁷

¹¹ Question 1: Do you live in Lawndale?

¹² Question 3: How long have you lived in your place of residence?

¹³ Question 2: Do you?

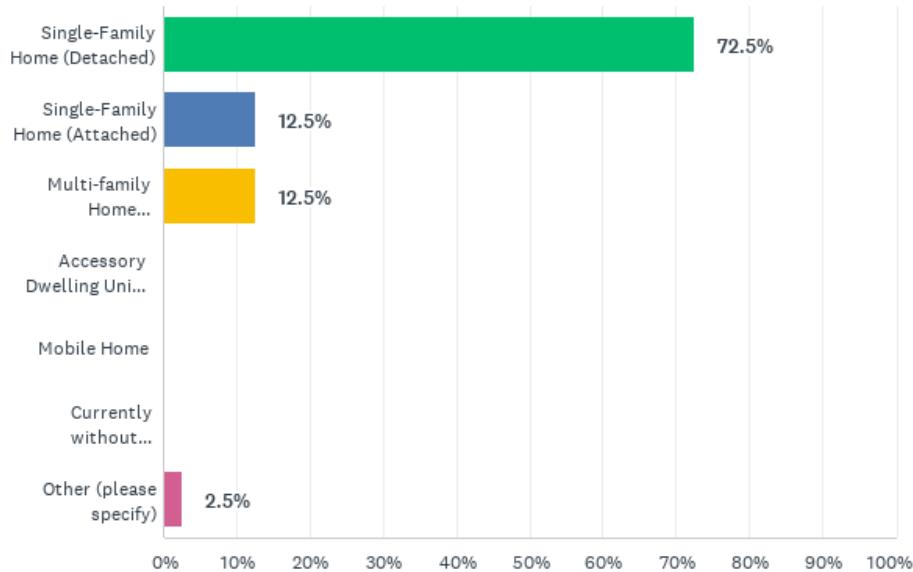
¹⁴ Question 15: Your age group is:

¹⁵ Question 11: Which of the following best describes your household type?

¹⁶ Question 14: How many people live in your household?

¹⁷ Question 12: Select the type of housing that best describes your current home.

Figure 2: Select the type of housing that best describes your current home.



Survey Responses #2

The second survey responses reveal information about housing in Lawndale. The results are grouped into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

VALUES AND PRIORITIES

When asked, “What made you decide to live here?”¹⁸ respondents stated:

- Affordability (61%)
- Proximity to job/work (32%)
- Other (32%)
- Proximity to family and friends (29%)
- Proximity to shopping and services (22%)
- Quality of housing options (17%)
- Safety of neighborhoods (17%)
- Quality of local school system (10%)

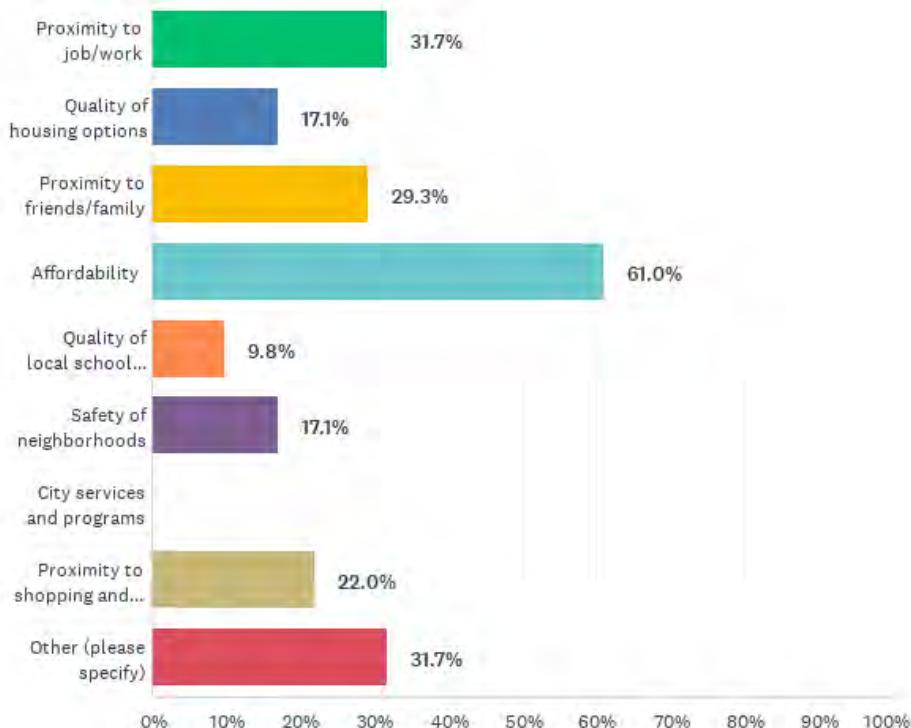
¹⁸ Question 4: What made you decide to live here? (Select all that apply)

- City services and programs (0%)

Of those who answered “Other,” responses included:

- Grew up in Lawndale
- Location (proximity to the beach, freeways)
- Trees on the street

Figure 3: What made you decide to live here?



HOUSING AFFORDABILITY

When respondents were asked, “If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time?”¹⁹ most answers pointed to issues of affordability. The top three responses (for those respondents who do not already own a home) included:

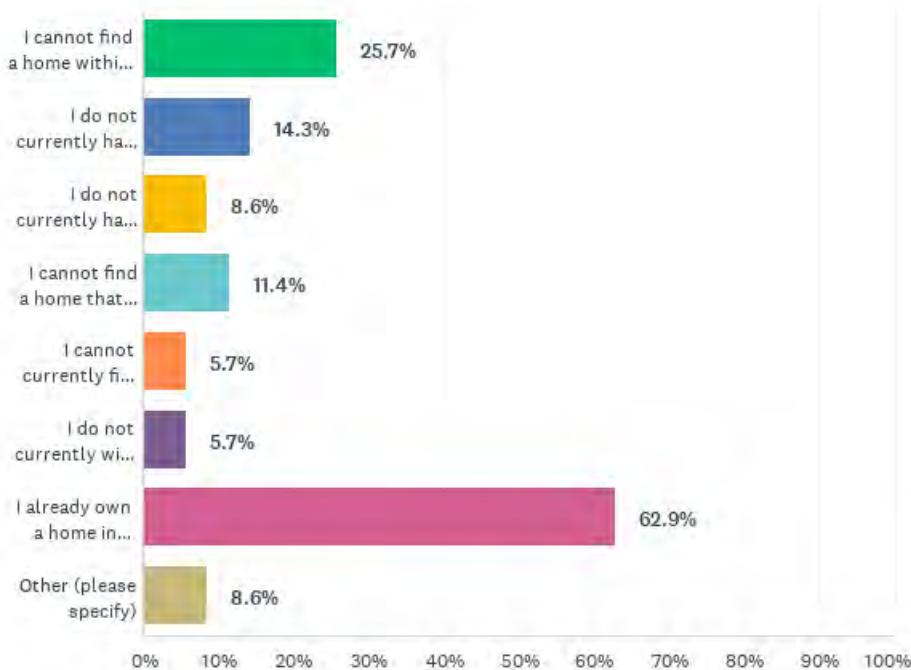
- I cannot find a home within my price range in Lawndale (26%)
- I do not currently have the financial resources for an appropriate down payment (14%)

¹⁹ Question 8: If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- I cannot find a home that suits my living needs in Lawndale (housing size, disability accommodations) (11%)

63% of respondents already owned a home in Lawndale. Less than 6% of respondents expressed the opinion that they do not wish to own or rent in Lawndale.

Figure 4: If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time?



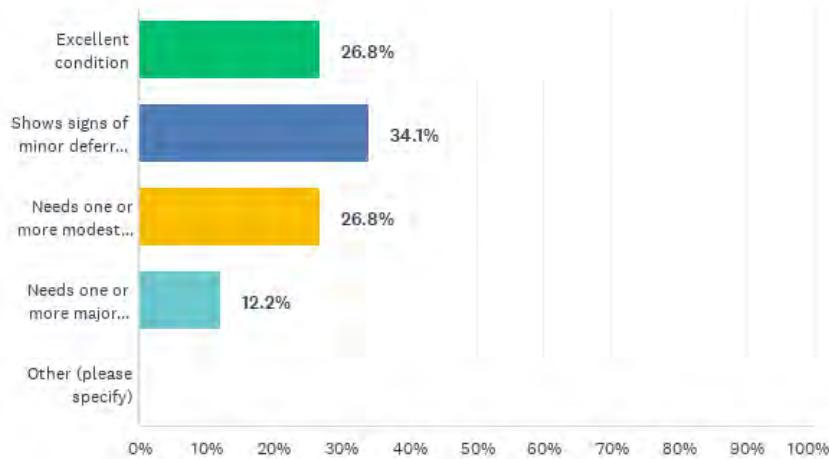
HOUSING MAINTENANCE

When respondents were asked, “How would you rate the physical condition of the residence you live in?”²⁰ about one-quarter of all respondents answered positively, with the response “excellent condition” receiving 27%.

- Excellent condition (27%)
- Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.) (34%)
- Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.) (27%)
- Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.) (12%)

²⁰ Question 6: How would you rate the physical condition of the residence you live in?

Figure 5: How would you rate the physical condition of the residence you live in? (all responses)



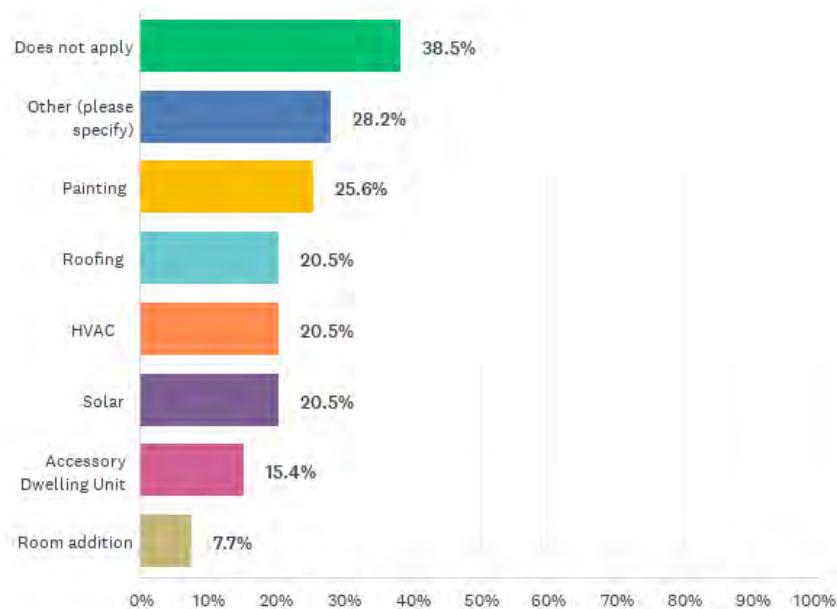
Homeowners were more likely than renters to respond that their residence was in excellent condition (30% vs. 21%). Renters listed higher rates of needed moderate or major maintenance with 21% of renters stating that their residence showed signs of deferred maintenance, 43% stating that one or more modest rehabilitation projects (such as a new roof, new siding, etc.) were needed, and 14% stating that their residence needed one or more major upgrades (such as new foundation, new electrical/plumbing, etc.).

When asked, “Which of the following housing upgrades or expansions have you considered making on your home?”²¹ the top responses included:

- Does not apply (39%)
- Other (28%)
- Painting (26%)
- Roofing (21%)
- HVAC (21%)
- Solar (21%)

²¹ Question 7: Which of the following housing upgrades or expansions have you considered making on your home?

Figure 6: Which of the following housing upgrades or expansions have you considered making on your home?



Some of the other answers included remodeling, kitchen and bathroom upgrades, and outdoor improvements such as landscaping.

As would be expected, renters were more likely to answer that this question does not apply to them (69%), with the few improvements highlighted by renters being painting (15%) and solar (15%).

HOUSING FIT

When asked, “How satisfied are you with your current housing situation?”²² the top responses were:

- I am somewhat satisfied (46%)
- I am somewhat dissatisfied (27%)
- I am very satisfied (22%)
- I am dissatisfied (5%)

There were differences in responses, however, between homeowners and renters. 30% of homeowners were “very satisfied” as opposed to only 7% of renters.

Looking at this difference in more depth, renters and owners were grouped into two groups “satisfied” or “dissatisfied.” Satisfied included anyone who answered positively to the statements, “I

²² Question 5: How satisfied are you with your current housing situation?

am very satisfied,” or “I am somewhat satisfied.” Dissatisfied included anyone who answered positively to the statements, “I am somewhat dissatisfied,” or “I am dissatisfied.” These two groups voiced their satisfaction as follows:

Homeowners: 78% satisfied; 22% dissatisfied

Renters: 50% satisfied; 50% dissatisfied

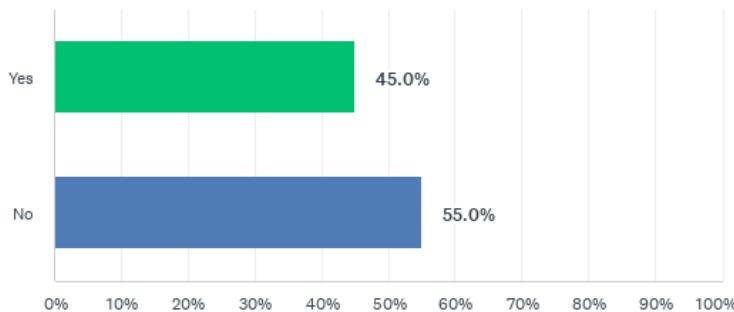
Other comments that were received include:

- Rent is too high for families and has become unaffordable
- Loud neighbors
- Crime/lack of safety
- Neighborhoods in poor condition
- Not enough street parking

When asked, “Do you think that the range of housing options currently available in the City of Lawndale meets your needs?”²³ respondents answered:

- No (55%)
- Yes (45%)

Figure 7: Do you think that the range of housing options currently available in the City of Lawndale meets your needs?



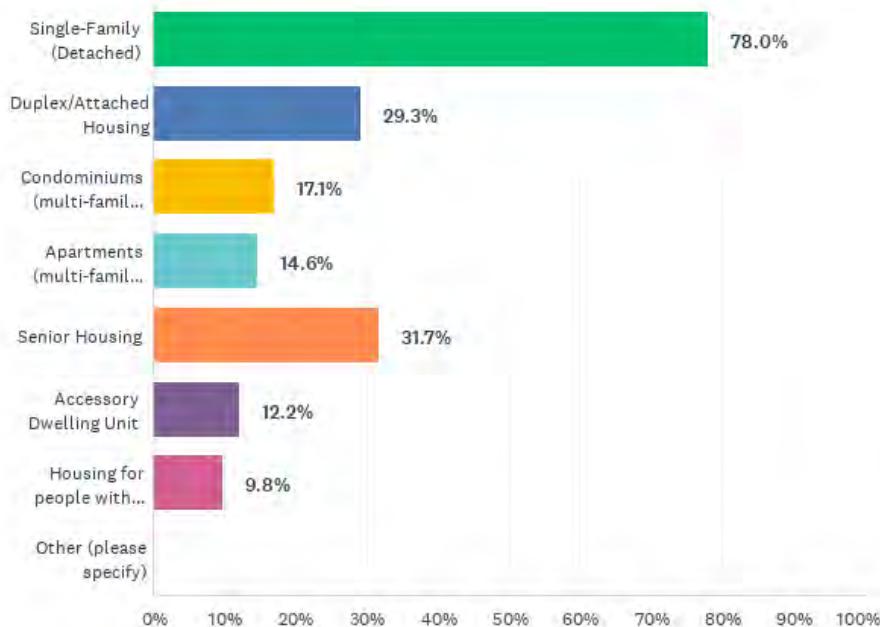
However, the breakdown along homeownership lines illuminates a significantly different response, with 54% of homeowners answering “Yes”, as opposed to only 29% of renters.

²³ Question 10: Do you think that the range of housing options currently available in the City of Lawndale meet your needs?

When asked, “What types of housing are most needed in the City of Lawndale?”²⁴ respondents answered:

- 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%)

Figure 8: What types of housing are most needed in the City of Lawndale?



Renters were more likely than homeowners to state that multi-family housing was needed (29% condominiums/29% apartments vs. 11% condominiums/7% apartments)

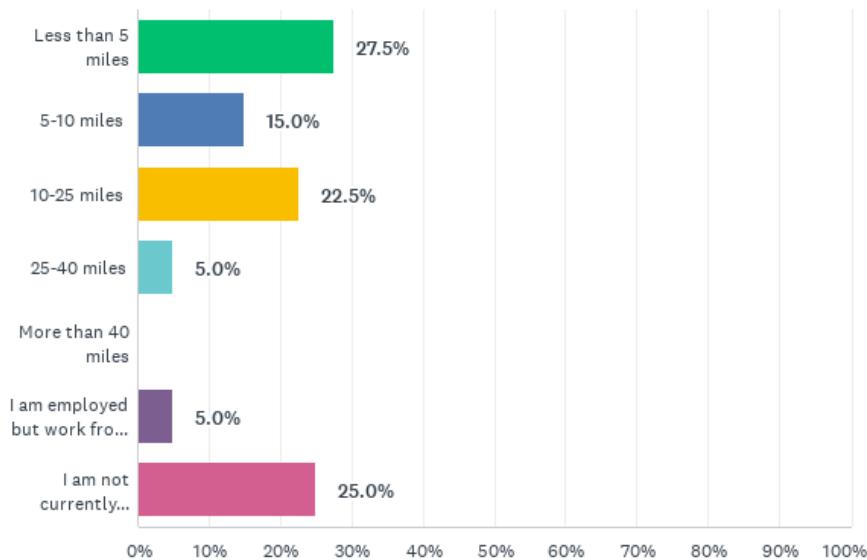
When it comes to age comparisons, residents over the age of 45 were the least likely to state that multi-family housing was needed (4% responded condominiums were needed and 0% responded apartments were needed).

²⁴ Question 9: What types of housing are most needed in the City of Lawndale?

When asked, “If you are currently employed, approximately how long is your one-way commute to work?”²⁵ respondents were most likely to reply:

- Less than 5 miles (28%)
- I am not currently employed (25%)
- 10-25 miles (23%)
- 5-10 miles (15%)
- 25-40 miles (5%)
- I am employed, but work from home (5%)

Figure 9: If you are currently employed, approximately how long is your one-way commute to work?



²⁵ Question 13: If you are currently employed, approximately how long is your one-way commute to work?

Appendix A: Survey #1

Appendix B: Summary of Survey #1 Responses

Appendix D: Survey #2

Appendix E: Summary of Survey #2 Responses

Q1 What do you value most about Lawndale? What makes this a special place to live or work?

Answered: 50 Skipped: 8

#	RESPONSES	DATE
1	Relative safety of the area, the people are friendly and family oriented area. A lot of supermarkets too	11/8/2021 6:43 AM
2	Nice hard working people	8/5/2021 12:37 AM
3	The trees. The green and plants. The location, close enough to the beach to get the last of the sea breeze.	8/4/2021 7:11 PM
4	Lose to work	6/19/2021 8:10 PM
5	Small city size	6/19/2021 7:55 PM
6	What I value and what I get are two different things. I value cleanliness and a look of order not just on properties but business too. I'd like to see a lot of improvement in these areas. Make Lawndale a community to be proud of. Let people drive through and see what we can become and they will want to shop and eat not just drive through.	6/18/2021 10:44 PM
7	Location. It's central and easy to get from here to other places. Close to the beach and great weather.	6/8/2021 4:07 PM
8	Pleasant weather, supermarkets nearby, close to beach	6/6/2021 12:35 AM
9	Convenience to all beach cities and freeways	6/3/2021 9:12 PM
10	Proximity to the Ocean, Freeway, and LAX	6/2/2021 8:36 PM
11	I wish Lawndale can provide better school system. I like the way our city improve the streets condition and planting more trees every year.	5/16/2021 11:26 PM
12	Access to a modern park and top schools.	5/15/2021 7:21 PM
13	The community, I love how the city gives back with the Halloween and Christmas events. How the City contributes to the parks.	5/13/2021 3:14 PM
14	Small town feel, but with access to all amenities.	5/9/2021 11:27 PM
15	Diversity	5/8/2021 7:03 AM
16	Location	5/7/2021 8:03 PM
17	Proximity to family in South Bay	4/26/2021 10:39 AM
18	inexpensive beach life	4/14/2021 6:34 PM
19	I have lived in Lawndale for 15 years. It feels like a small town nestled in the South Bay. We are near many natural and manmade amenities.	3/9/2021 10:16 AM
20	How diverse it is.	2/14/2021 4:32 PM
21	location	2/14/2021 2:54 PM
22	Community	2/14/2021 12:58 PM
23	The people, the city official, and their vision and caring about their community and the location and the weather	2/10/2021 12:57 PM
24	The small town feel, even when surrounded by bigger cities.	2/3/2021 10:36 AM
25	The people in it	2/2/2021 3:28 AM
26	The feeling of community	2/1/2021 7:45 PM

Lawndale Vision and Values Survey

27	least expensive than surrounding cities	2/1/2021 7:30 PM
28	It's small, less complex (City Hall seems more in touch and receptive) and convenient.	1/12/2021 3:03 PM
29	Is the people as well as City officials	12/15/2020 12:09 PM
30	Cultural Diversity and (pre-covid) clean parks with respectful staff. Various denominations represented - religious freedom and expression is a plus.	12/2/2020 6:19 PM
31	Close to being a small town and easy access to the freeway	11/27/2020 9:22 PM
32	Lawndale is a diverse community and that is a strength!	11/19/2020 9:46 PM
33	Driving up and down Hawthorne Blvd and seeing all the beautiful trees and flowers is a pleasure anytime of the year. Everything is kept so clean and well maintained including our streets and sidewalks. No graffiti anywhere. I feel safe living in Lawndale	11/16/2020 6:44 PM
34	The diversity of the city	11/13/2020 10:02 AM
35	The small town feel. The community of neighbors.	11/9/2020 10:05 PM
36	Proximity to the Beach Cities and the cultural diversity.	11/8/2020 6:10 PM
37	Hawthorne Blvd real Stores that people want to stop at.	10/23/2020 11:19 AM
38	The small town feeling	10/20/2020 8:43 PM
39	Mostly quiet. Ease of access to freeways, beaches, airport.	10/17/2020 10:23 PM
40	A quiet and safe community	10/17/2020 9:09 PM
41	That it is a quiet, family-oriented city. Safe to walk and calm.	10/16/2020 9:06 PM
42	Pretty quiet	10/8/2020 6:58 PM
43	Proximity to the beach, to the airport, to downtown and everywhere else in L.A.	10/8/2020 4:34 PM
44	Lawndale has been home 30+ years and has had a lot of changes. It is located in a good spot in the South Bay, close to beach, shopping, and entertainment.	10/8/2020 4:28 PM
45	Friendly neighbors, small-town feeling	10/8/2020 4:14 PM
46	It's special because it's near the beach, however the city could use a nice revamp. For being known as the heart of South Bay, a lot of the business and store fronts do not look appealing. Same with the homes.	10/8/2020 3:33 PM
47	Weather and location	10/8/2020 3:23 PM
48	It's affordable and still close to the beach.	10/8/2020 3:09 PM
49	CLOSE TO OCEAN	10/8/2020 10:06 AM
50	Small town life	10/8/2020 9:41 AM

Q2 What is your favorite place in Lawndale?

Answered: 50 Skipped: 8

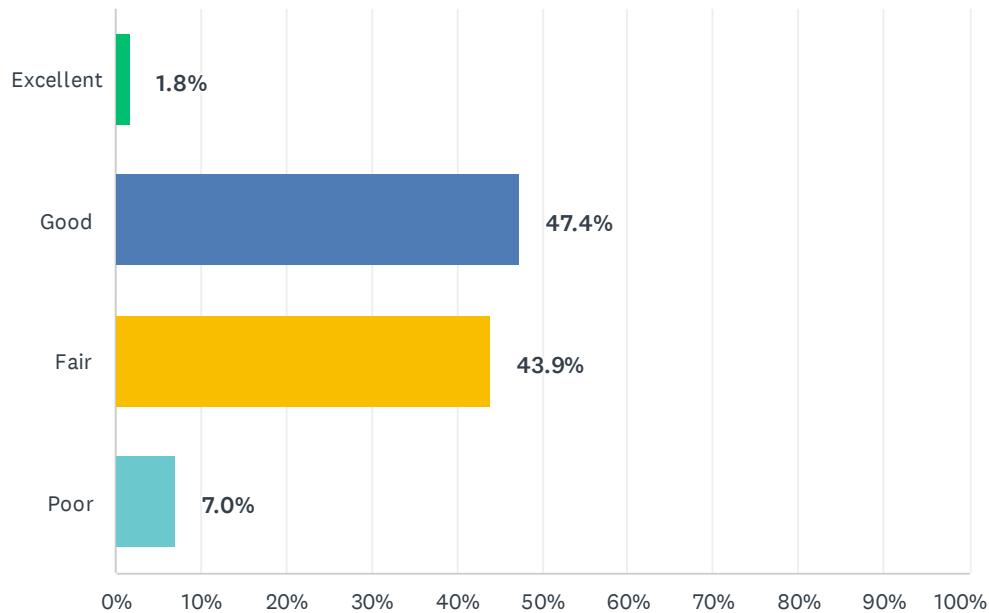
#	RESPONSES	DATE
1	Alondra park	11/8/2021 6:43 AM
2	My house	8/5/2021 12:37 AM
3	My home	8/4/2021 7:11 PM
4	Rudolph park	6/25/2021 1:08 AM
5	Myvhome	6/19/2021 8:10 PM
6	Galleria	6/19/2021 7:55 PM
7	my home	6/18/2021 10:44 PM
8	Civic Center	6/8/2021 4:07 PM
9	library	6/6/2021 12:35 AM
10	We don't spend time in Lawndale.	6/3/2021 9:12 PM
11	Rudolf Park	6/2/2021 8:36 PM
12	Rudolph Park	6/2/2021 7:13 PM
13	The parks and youth sports	5/16/2021 11:26 PM
14	Alondra Park	5/15/2021 7:21 PM
15	The parks, my kids love walking to our local park.	5/13/2021 3:14 PM
16	Unfortunately, we do not have a gathering space for the community where we can congregate besides the parks. The Civic Center is a nice space, but not enough seating and parking. We need a space in a central location to interact. One idea is to have a park-like plaza where families can get together to listen to classical music or relaxing music while they go about their day.	5/9/2021 11:27 PM
17	Rudolph park, library	5/8/2021 7:03 AM
18	None	5/7/2021 8:03 PM
19	Home	4/26/2021 10:39 AM
20	my home	4/14/2021 6:34 PM
21	I don't have one. Honestly, I spend a lot of time outside of Lawndale for dining and entertainment. Lawndale is where we sleep and where my children have attended school.	3/9/2021 10:16 AM
22	Pacific Rim or Saigon Dish	2/14/2021 4:32 PM
23	rogers park	2/14/2021 2:54 PM
24	Library	2/14/2021 12:58 PM
25	Alondra Community Park and youth events	2/10/2021 12:57 PM
26	The Lawndale library and the surrounding area	2/3/2021 10:36 AM
27	The car wash	2/2/2021 3:28 AM
28	none	2/1/2021 7:30 PM
29	Al Chile Pelon	1/12/2021 3:03 PM
30	Hawthorne Blvd, Alondra community park	12/15/2020 12:09 PM

Lawndale Vision and Values Survey

31	The Lawndale Wesleyan Church	12/2/2020 6:19 PM
32	nothing yet, usually go to Torrance or Manhattan beach for shopping or eating out	11/27/2020 9:22 PM
33	Parks and the library.	11/19/2020 9:46 PM
34	Lightning Express Car Wash	11/16/2020 6:44 PM
35	my home	11/13/2020 10:02 AM
36	None at the moment.	11/9/2020 10:05 PM
37	William Green Park	11/8/2020 6:10 PM
38	The Green Belt along the Rail Road Tracks. Families enjoy the Park like area.	10/23/2020 11:19 AM
39	Córner burger and the parks	10/20/2020 8:43 PM
40	Leo's.	10/17/2020 10:23 PM
41	Small shopping centers	10/17/2020 9:09 PM
42	Around city hall	10/16/2020 9:06 PM
43	Library	10/8/2020 6:58 PM
44	The area around city hall and library	10/8/2020 4:34 PM
45	I don't have a favorite since the 99 cent store on Hawthorne and 149th St. closed a few years ago.	10/8/2020 4:28 PM
46	"The Corner Joint", and the walkability and outline of the area around library and city hall.	10/8/2020 4:14 PM
47	No where, there is nothing interesting or hip within Lawndale.	10/8/2020 3:33 PM
48	My house	10/8/2020 3:09 PM
49	HOME	10/8/2020 10:06 AM
50	My neighbor hood	10/8/2020 9:41 AM

Q3 How would you rate the quality of life in Lawndale?

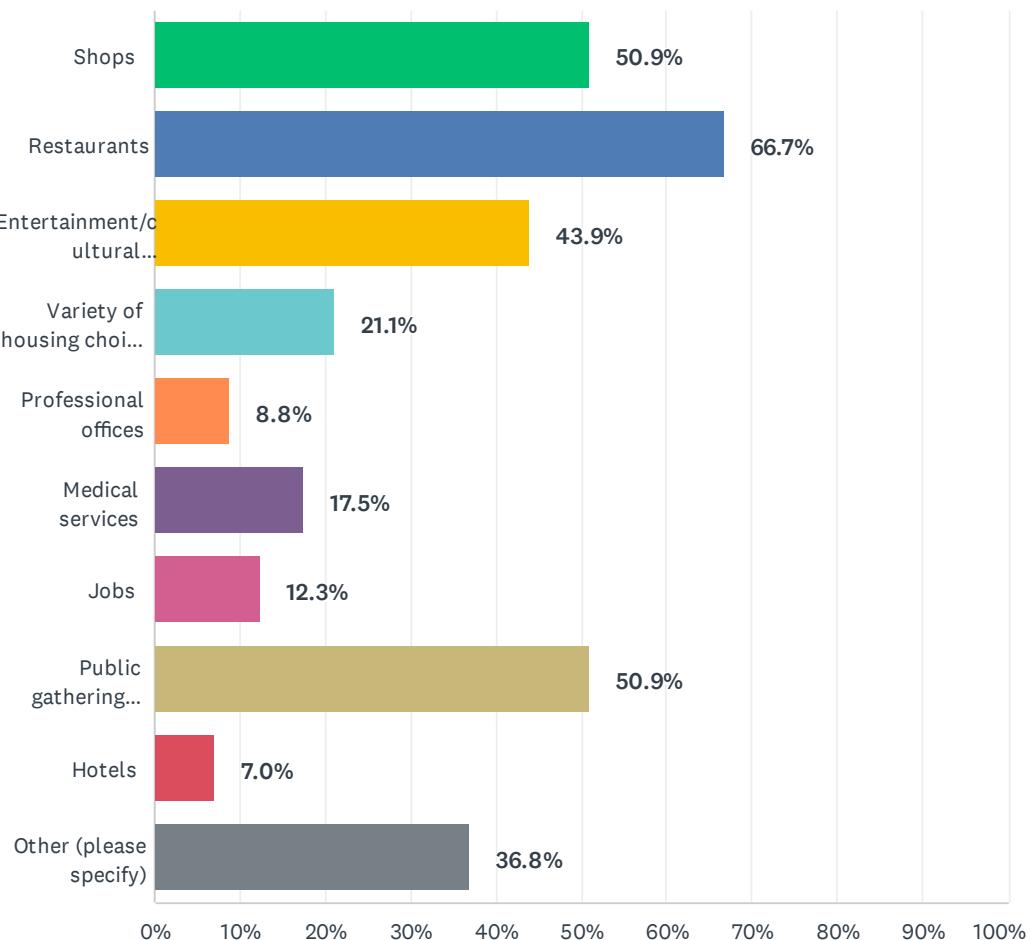
Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
Excellent	1.8%	1
Good	47.4%	27
Fair	43.9%	25
Poor	7.0%	4
TOTAL		57

Q4 What would you like to see more of in Lawndale? (Pick up to five)

Answered: 57 Skipped: 1



Lawndale Vision and Values Survey

ANSWER CHOICES	RESPONSES	
Shops	50.9%	29
Restaurants	66.7%	38
Entertainment/cultural facilities	43.9%	25
Variety of housing choices	21.1%	12
Professional offices	8.8%	5
Medical services	17.5%	10
Jobs	12.3%	7
Public gathering places	50.9%	29
Hotels	7.0%	4
Other (please specify)	36.8%	21
Total Respondents: 57		

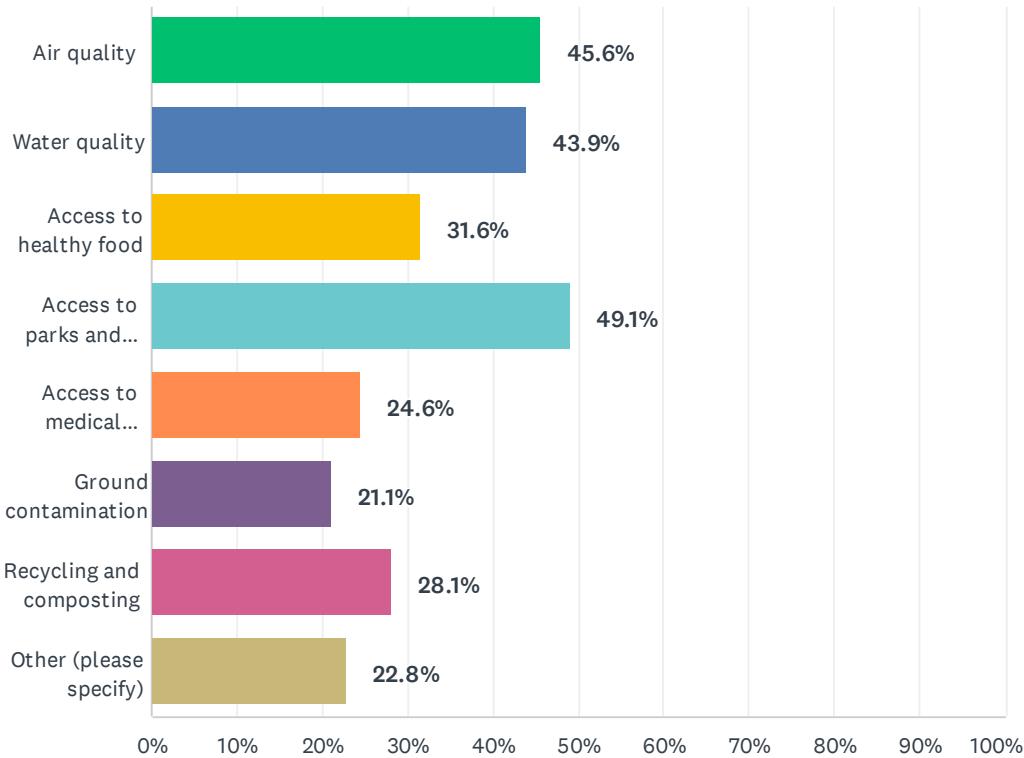
#	OTHER (PLEASE SPECIFY)	DATE
1	Better roads	8/4/2021 7:11 PM
2	Feel safe to walk as a womanq	6/19/2021 8:10 PM
3	it is important to keep Lawndale as much of a residential community instead of monstrous apartment buildings because that keeps pride in the community alive.	6/18/2021 10:44 PM
4	A quality market or Trader Joe's	6/8/2021 4:07 PM
5	low cost cable internet access for seniors	6/6/2021 12:35 AM
6	Child Development Center with curriculum like the one in Redondo Beach School. It's called CDC.	5/16/2021 11:26 PM
7	Less apartments..more single family homes. Like wisburn	5/7/2021 8:03 PM
8	Residential parking	4/26/2021 10:39 AM
9	outdoor spaces	4/14/2021 6:34 PM
10	Developed and organized recreational activities. Improved communication about recreational activities. Increased school to community connection.	3/9/2021 10:16 AM
11	Recreational complex for youth and adult sports and classes	2/14/2021 4:32 PM
12	More family venues.	2/1/2021 7:45 PM
13	home owners taking pride in their property. LESS rentals	2/1/2021 7:30 PM
14	Parking	12/2/2020 6:19 PM
15	parks and recreation areas, public pool.	11/19/2020 9:46 PM
16	A more active community center. More open and green spaces.	11/9/2020 10:05 PM
17	The top priority should be beautifying the houses in the City, especially W 162nd - W. 170th streets between Firmona and Grevillia. The houses look tattered and beat-up, with yards chock full of litter and junk. Why doesn't code enforcement do anything about these homes? It's embarrassing when we have friend and family come over...the houses are just totally beat up and the yards look despicable. It almost looks like my country (Mexico). I don't get it. This is supposed to be the USA.	11/8/2020 6:10 PM
18	Fishing tackle shop.	10/23/2020 11:19 AM

Lawndale Vision and Values Survey

19	cannabis dispensary to help generate funds for city	10/17/2020 10:23 PM
20	Dog parks and more nature	10/16/2020 9:06 PM
21	PARKS	10/8/2020 10:06 AM

Q5 What community health topics do you think are most important for Lawndale to consider over the next 20 years? (Select up to three)

Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES
Air quality	45.6%
Water quality	43.9%
Access to healthy food	31.6%
Access to parks and schools	49.1%
Access to medical services	24.6%
Ground contamination	21.1%
Recycling and composting	28.1%
Other (please specify)	22.8%
Total Respondents: 57	

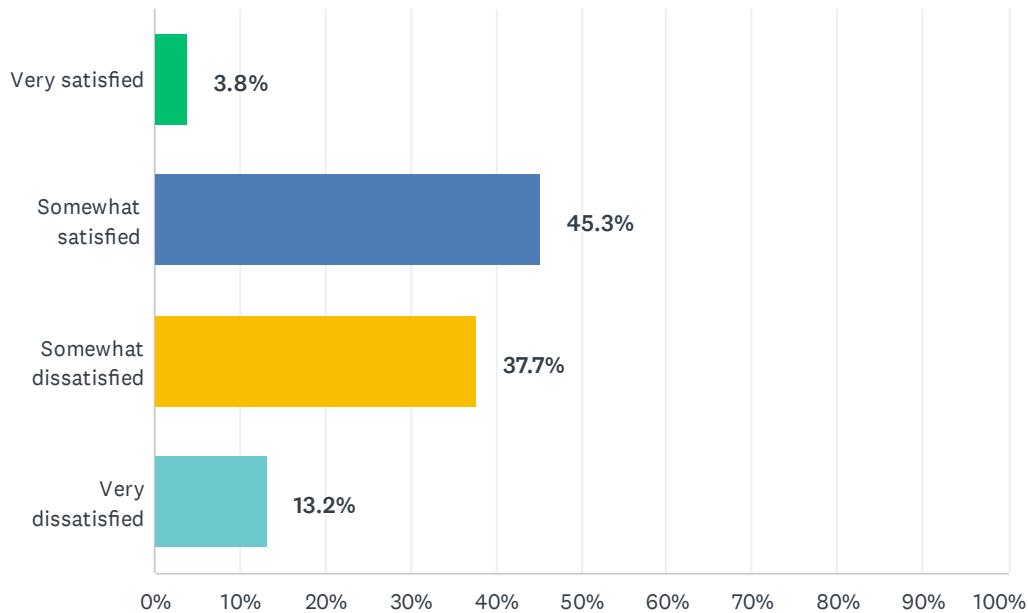
#	OTHER (PLEASE SPECIFY)	DATE
1	Homeless people and cleaning the big streets better	8/5/2021 12:37 AM
2	Cleanliness of neighborhoods; homeless	6/8/2021 4:07 PM
3	Safety/Security	6/2/2021 7:13 PM

Lawndale Vision and Values Survey

4	Parking, we should have house residence park privileges. Instead of having them parks 3 to 4 blocks away from their homes.	5/13/2021 3:14 PM
5	Ticket dog walkers...sidewalks are their restroom	5/7/2021 8:03 PM
6	Noise abatement	4/26/2021 10:39 AM
7	better school district, jobs, lower crime	2/1/2021 7:30 PM
8	high quality public transporation	11/19/2020 9:46 PM
9	homelessness	11/13/2020 10:02 AM
10	Better quality housing and beautifying the city's residential areas.	11/8/2020 6:10 PM
11	Gang Activity is too much.	10/23/2020 11:19 AM
12	Crime	10/20/2020 8:43 PM
13	more native trees and grasses. move towards solar for all buildings.	10/17/2020 10:23 PM

Q6 How do you feel about the way Lawndale has changed over time?

Answered: 53 Skipped: 5



ANSWER CHOICES	RESPONSES	
Very satisfied	3.8%	2
Somewhat satisfied	45.3%	24
Somewhat dissatisfied	37.7%	20
Very dissatisfied	13.2%	7
TOTAL		53

#	IF YOU ARE SOMEWHAT OR VERY DISSATISFIED, WHY?	DATE
1	Artesia btwn Hawthorne and Inglewood smells and is a hangout for homeless and trash	8/5/2021 12:37 AM
2	Haven't lived here long enough	8/4/2021 7:11 PM
3	Shabby looking neighborhoods	6/19/2021 8:10 PM
4	there are too many rentals and absent homeowners causing a decline in the look and feel of a welcoming community. More cars cause traffic problems on all major roads. Emergency vehicles have to find a way through traffic and use streets that connect Prairie and Hawthorne Blvd. Lawndale will never have the feel of a beach city and "The Heart of the South Bay" unless officials reign in and hold accountable absent home owners and renters alike. Check out the neighborhoods and look at the physical appearance; is this really what Lawndale was meant to be? Build more apts. and the population goes up and so does traffic, parking problems, crime etc. There was a time, when Hawthorne Blvd had a make-over and I thought we were on the way to being proud of Lawndale but over time there has been a steady decline mainly due to the increase in rental units causing people to come and go without having roots in the community and take pride in where they live.	6/18/2021 10:44 PM
5	Although it has slowly improved over the last 19 years, there is still a lack of shopping and entertainment destinations within the city. I envision a thriving community in which we can	6/8/2021 4:07 PM

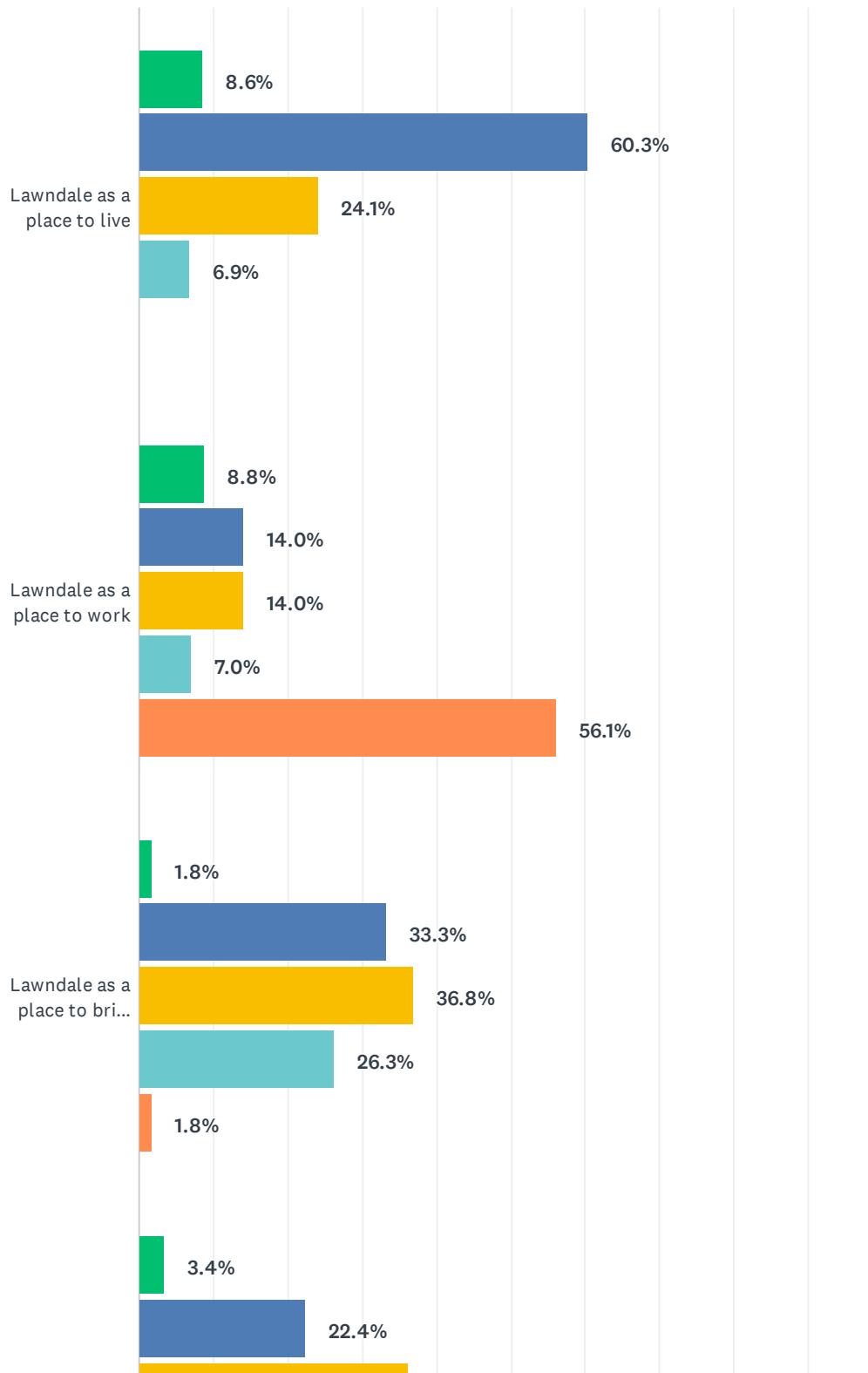
Lawndale Vision and Values Survey

spend our retail dollars and have fun and useful destinations to walk to.

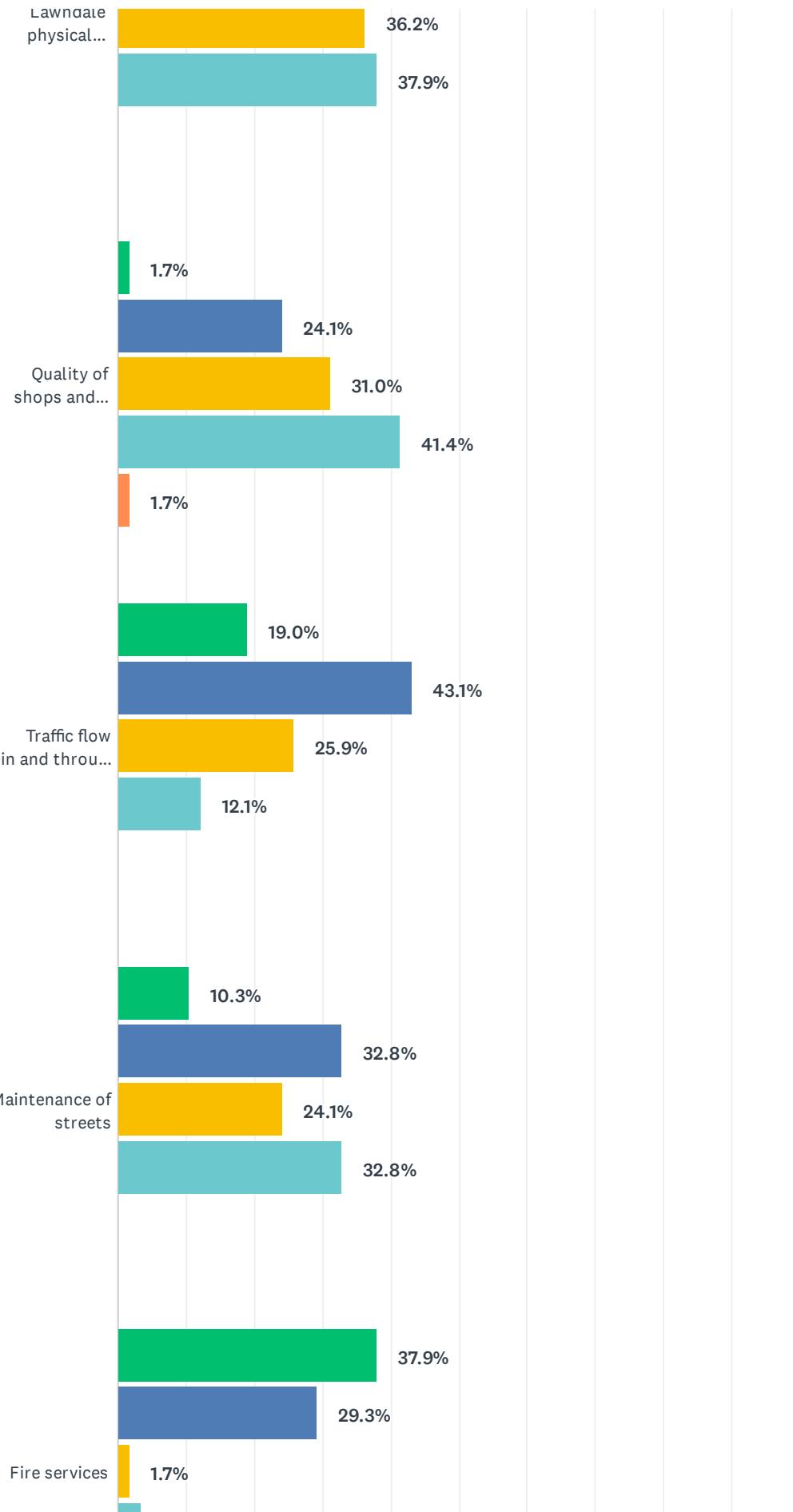
6	Need to elevate aesthetics of the city. Make Hawthorne Blvd look less like a strip mall with abandoned dentist offices and pawn shops. It needs modernization and landscaping. Crime and safety also huge concern and fix the fireworks problem!	6/3/2021 9:12 PM
7	I'm hoping that the neighborhood will improve, but it feels less safe now compared to 1.5 years ago	6/2/2021 7:13 PM
8	Need to lower crime rates	5/16/2021 11:26 PM
9	Even if we enjoy the small-town feel, there is insecurity in the neighborhoods. We need monitoring of gang activity. More public lighting. Some of the streets , for example, Freeman Ave., among others are complete dark.	5/9/2021 11:27 PM
10	People don't care about the curb appeal of their homes	5/7/2021 8:03 PM
11	rigged permitting rules	4/14/2021 6:34 PM
12	There is no improvement	2/14/2021 12:58 PM
13	Lots of gangs and graffiti	2/2/2021 3:28 AM
14	education, crime, no sense of family-community	2/1/2021 7:30 PM
15	city streets are in desperate need of repair	11/27/2020 9:22 PM
16	Street parking in housing areas has become more and more difficult. You have to park 1 or 2 streets away and walk to your house. Having to leave your car so far away is also stressful.	11/16/2020 6:44 PM
17	The hotels along Hawthorne Blvd. and their new 'tenants"	11/13/2020 10:02 AM
18	There is no progress. No evolution. All the cities that surround Lawndale (Hawthorne, Inglewood, Redondo Beach, Torrance) are improving and look nice...Lawndale looks like a ghetto.	11/8/2020 6:10 PM
19	The Residents should respect others more and care.	10/23/2020 11:19 AM
20	Crime rates has gone up, the city is dirty. Neighborhood doesn't care about being a good neighbor, city officials and employees aren't too worry about keeping the citizens safe and satisfied our needs aren't being met.	10/20/2020 8:43 PM
21	Sheriffs need more community outreach	10/17/2020 9:09 PM
22	It is beginning to slowly change to a louder and party centric city	10/16/2020 9:06 PM
23	It hasn't changed much throughout the years	10/8/2020 6:58 PM
24	Houses are deteriorating. Basic maintenance should be encouraged and free (no permit requirements)	10/8/2020 4:34 PM
25	Many private homes are not being maintained and falling apart. Basic maintenance should be encouraged and free.	10/8/2020 4:14 PM
26	No one is taking care of their homes, there's a bunch of dentists office everywhere down Hawthorne boulevard, there's no true up keep or dedication to bringing attention to Lawndale which is ridiculous given our neighbor Hawthorne is turning it around ever since spacex showed up. People drive through Lawndale to get to Hawthorne and it's a completely different vibe.	10/8/2020 3:33 PM
27	Too many small rundown businesses, dental offices, motels. Huge parking problems in residential areas. Complex parking permit process.	10/8/2020 3:23 PM
28	Its quality of living has declined	10/8/2020 3:09 PM
29	NOISIER OVER LAST 5 YEARS	10/8/2020 10:06 AM
30	Some areas look very ghetto like	10/8/2020 9:41 AM

Q7 Please rate your level of satisfaction on a scale from 1 to 4 (1 – very satisfied, 2 – somewhat satisfied, 3 – somewhat dissatisfied, 4 – very dissatisfied, N/A – No Opinion) with the following:

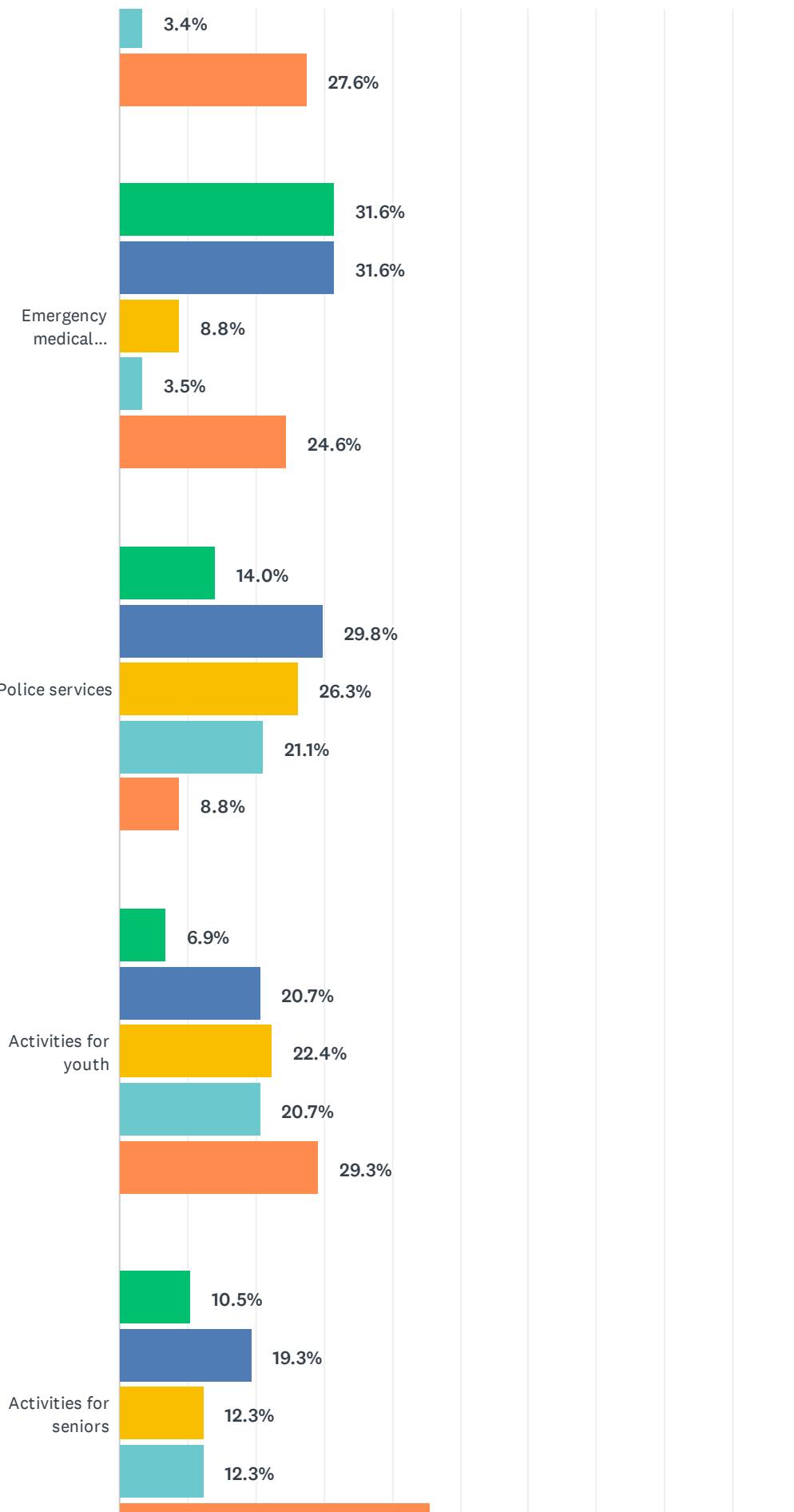
Answered: 58 Skipped: 0



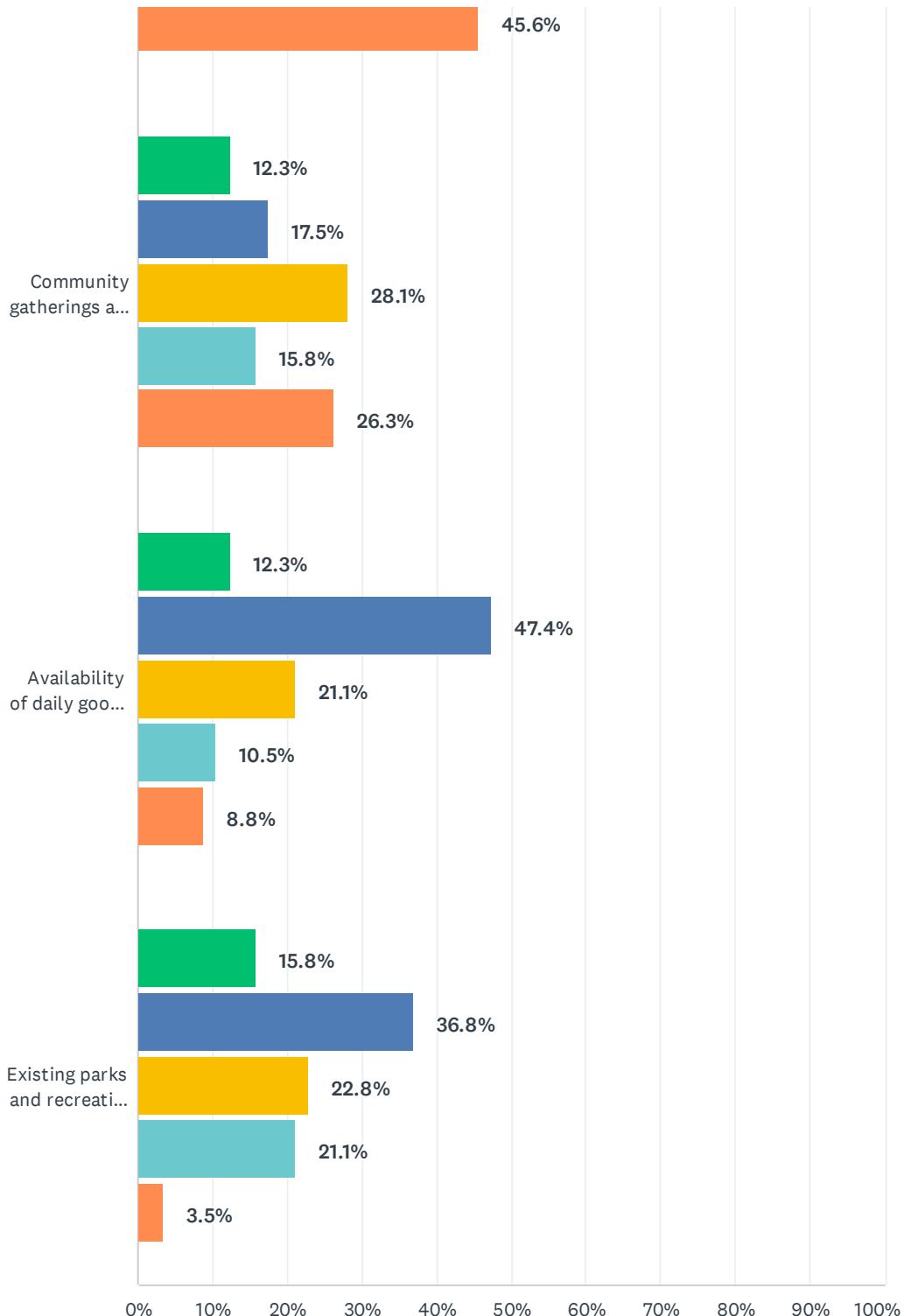
Lawndale Vision and Values Survey



Lawndale Vision and Values Survey



Lawndale Vision and Values Survey



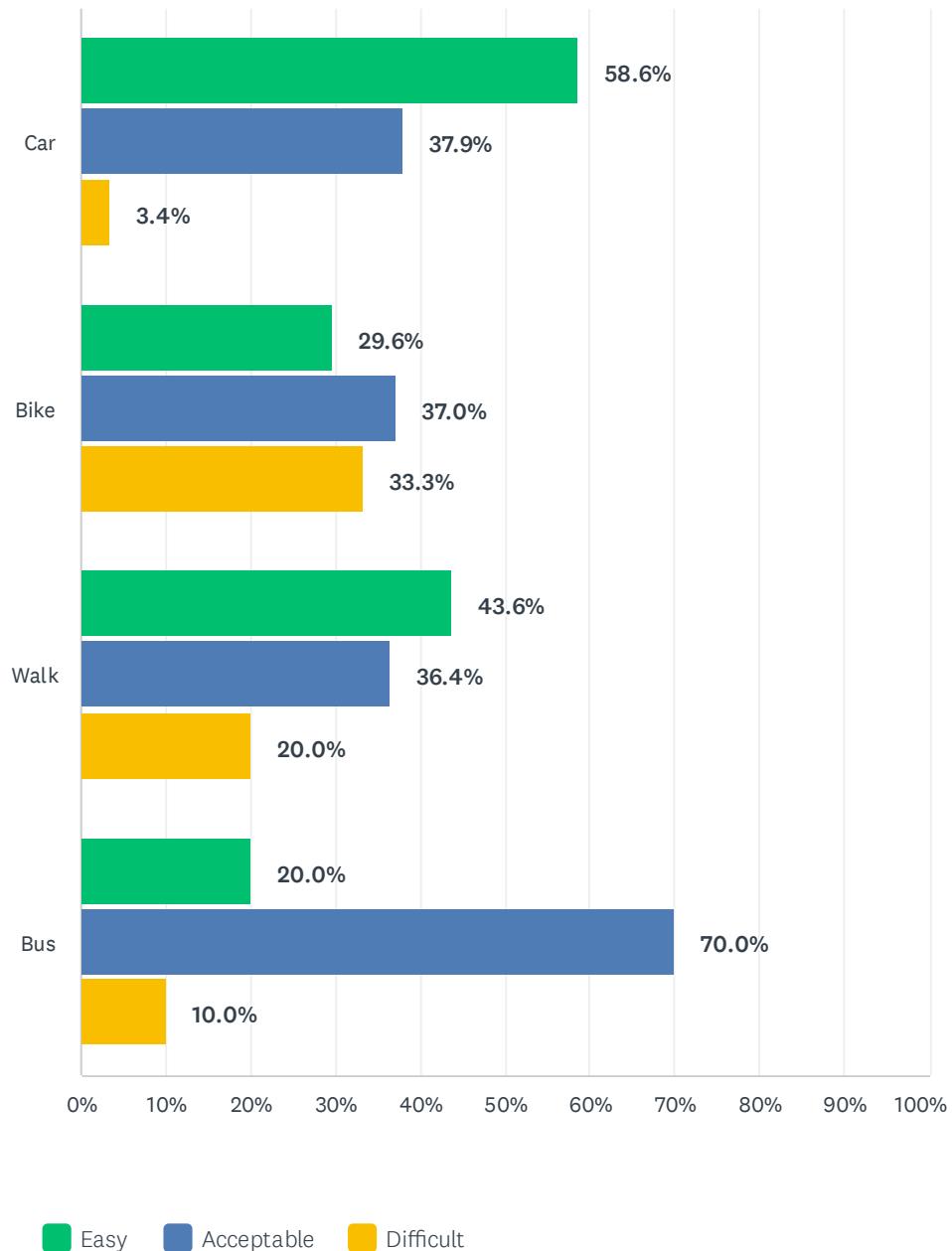
█ 1 - Very Satisfied █ 2 - Somewhat Satisfied
█ 3 - Somewhat Dissatisfied █ 4 - Very Dissatisfied
█ N/A

Lawndale Vision and Values Survey

	1 - VERY SATISFIED	2 - SOMEWHAT SATISFIED	3 - SOMEWHAT DISSATISFIED	4 - VERY DISSATISFIED	N/A	TOTAL	WEIGHTED AVERAGE
Lawndale as a place to live	8.6% 5	60.3% 35	24.1% 14	6.9% 4	0.0% 0	58	2.29
Lawndale as a place to work	8.8% 5	14.0% 8	14.0% 8	7.0% 4	56.1% 32	57	2.44
Lawndale as a place to bring your out of town friends and family to visit	1.8% 1	33.3% 19	36.8% 21	26.3% 15	1.8% 1	57	2.89
Lawndale physical appearance	3.4% 2	22.4% 13	36.2% 21	37.9% 22	0.0% 0	58	3.09
Quality of shops and restaurants along Hawthorne Boulevard	1.7% 1	24.1% 14	31.0% 18	41.4% 24	1.7% 1	58	3.14
Traffic flow in and through the City	19.0% 11	43.1% 25	25.9% 15	12.1% 7	0.0% 0	58	2.31
Maintenance of streets	10.3% 6	32.8% 19	24.1% 14	32.8% 19	0.0% 0	58	2.79
Fire services	37.9% 22	29.3% 17	1.7% 1	3.4% 2	27.6% 16	58	1.60
Emergency medical services	31.6% 18	31.6% 18	8.8% 5	3.5% 2	24.6% 14	57	1.79
Police services	14.0% 8	29.8% 17	26.3% 15	21.1% 12	8.8% 5	57	2.60
Activities for youth	6.9% 4	20.7% 12	22.4% 13	20.7% 12	29.3% 17	58	2.80
Activities for seniors	10.5% 6	19.3% 11	12.3% 7	12.3% 7	45.6% 26	57	2.48
Community gatherings and events	12.3% 7	17.5% 10	28.1% 16	15.8% 9	26.3% 15	57	2.64
Availability of daily goods and services	12.3% 7	47.4% 27	21.1% 12	10.5% 6	8.8% 5	57	2.33
Existing parks and recreation facilities	15.8% 9	36.8% 21	22.8% 13	21.1% 12	3.5% 2	57	2.51

Q8 How easy is it to move in and around Lawndale using the following modes of transportation?

Answered: 58 Skipped: 0

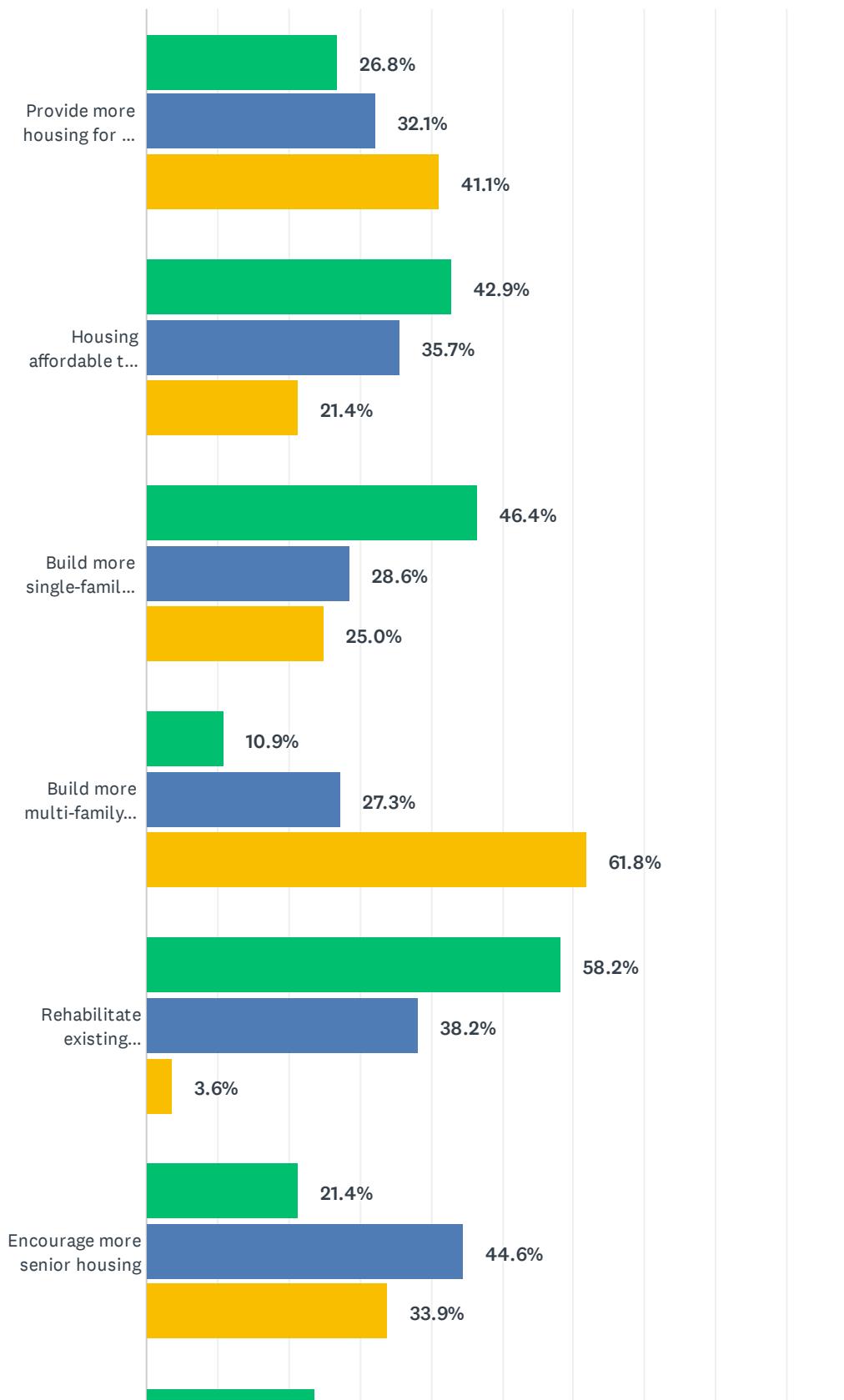


Lawndale Vision and Values Survey

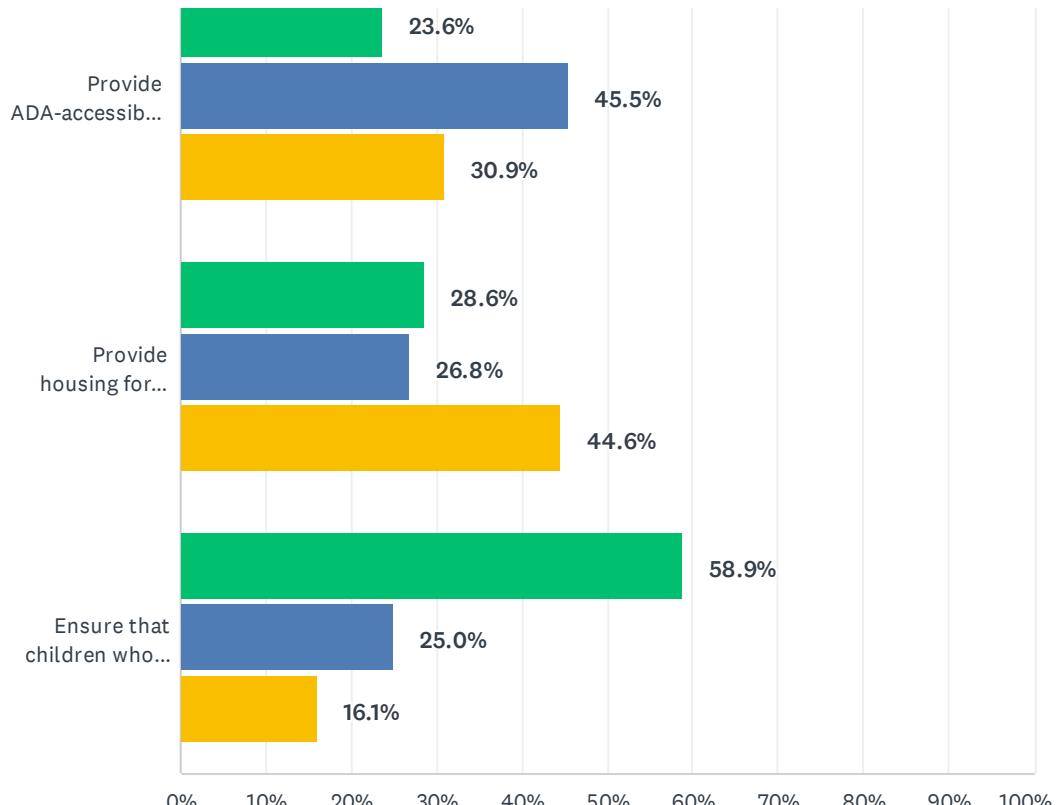
	EASY	ACCEPTABLE	DIFFICULT	TOTAL	WEIGHTED AVERAGE
Car	58.6% 34	37.9% 22	3.4% 2	58	1.45
Bike	29.6% 16	37.0% 20	33.3% 18	54	2.04
Walk	43.6% 24	36.4% 20	20.0% 11	55	1.76
Bus	20.0% 10	70.0% 35	10.0% 5	50	1.90

Q9 How important are the following concerns to you and your family?

Answered: 58 Skipped: 0



Lawndale Vision and Values Survey

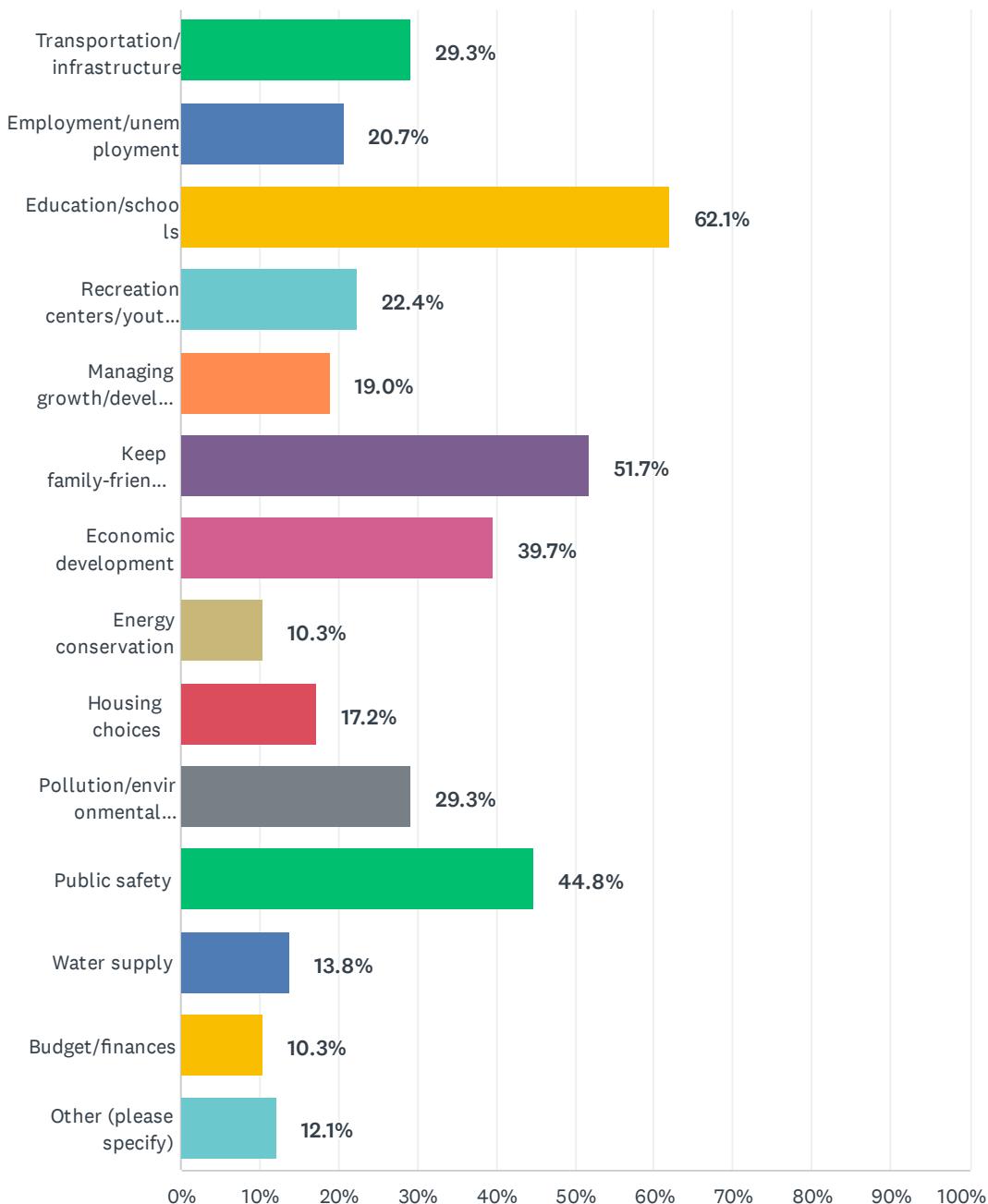


Very Important Somewhat Important Not Important

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	TOTAL
Provide more housing for all income levels ◦	26.8% 15	32.1% 18	41.1% 23	56
Housing affordable to working families	42.9% 24	35.7% 20	21.4% 12	56
Build more single-family housing	46.4% 26	28.6% 16	25.0% 14	56
Build more multi-family housing (apartments, condos, etc.)	10.9% 6	27.3% 15	61.8% 34	55
Rehabilitate existing housing	58.2% 32	38.2% 21	3.6% 2	55
Encourage more senior housing	21.4% 12	44.6% 25	33.9% 19	56
Provide ADA-accessible housing	23.6% 13	45.5% 25	30.9% 17	55
Provide housing for homeless	28.6% 16	26.8% 15	44.6% 25	56
Ensure that children who grow up in Lawndale can afford to live in Lawndale	58.9% 33	25.0% 14	16.1% 9	56

Q10 Thinking about the future of Lawndale, what are the three most important issues the City should consider when planning for the next 15 to 20 years?

Answered: 58 Skipped: 0



Lawndale Vision and Values Survey

ANSWER CHOICES	RESPONSES	
Transportation/infrastructure	29.3%	17
Employment/unemployment	20.7%	12
Education/schools	62.1%	36
Recreation centers/youth recreation	22.4%	13
Managing growth/development	19.0%	11
Keep family-friendly atmosphere	51.7%	30
Economic development	39.7%	23
Energy conservation	10.3%	6
Housing choices	17.2%	10
Pollution/environmental concerns	29.3%	17
Public safety	44.8%	26
Water supply	13.8%	8
Budget/finances	10.3%	6
Other (please specify)	12.1%	7
Total Respondents: 58		

#	OTHER (PLEASE SPECIFY)	DATE
1	Crime	8/4/2021 7:11 PM
2	Attracting large-scale business in the way that Hawthorne has.	6/8/2021 4:07 PM
3	Well-planned infrastructure of the city based on environmentally-friendly decisions. Solar powered/sensor public lighting , charging stations with low cost to access wi-fi, charging devices, etc. This especially practical when residents and visitors need access. that can be adapted	5/9/2021 11:27 PM
4	parking	12/2/2020 6:19 PM
5	Police need to shutdown large loud neighborhood parties that go on till 3 or 4am. This is terrible for the people that live near by and have to listen to music so loud you can't sleep, listen to your TV or even talk to your family. It's very unfair to force your neighbors to listen to your party and loud music. A lot of time it's a live band that's playing the music. That level of noise causes hearing damage.	11/16/2020 6:44 PM
6	Beautifying existing housing/curb appeal. Improve streets, sidewalks and the neighbor-facing yards/properties between 20-foot setbacks. Houses look like ghetto with all the trash and junk. Just drive down Firmona and take a look yourself.	11/8/2020 6:10 PM
7	Gang task force and youth Sports.	10/23/2020 11:19 AM

Q11 Thinking about the future of Lawndale, what three words or phrases best describe how you would like to see the community in 2040?

Answered: 52 Skipped: 6

ANSWER CHOICES	RESPONSES	
1	100.0%	52
2	98.1%	51
3	94.2%	49

#	1	DATE
1	Green	11/8/2021 6:43 AM
2	Clean	8/5/2021 12:37 AM
3	Lots of trees and biker and runner friendly	8/4/2021 7:11 PM
4	More policed	6/25/2021 1:08 AM
5	Better roads	6/19/2021 8:10 PM
6	Small	6/19/2021 7:55 PM
7	better upkeep of homes P.S. My kids live at home and can't afford rent. Lawndale can't make the determination to make housing affordable to kids that grow up in Lawndale	6/18/2021 10:44 PM
8	Upscale	6/8/2021 4:07 PM
9	Lowest Taxes in the South Bay	6/6/2021 12:35 AM
10	Safe	6/3/2021 9:12 PM
11	Safe	6/2/2021 8:36 PM
12	Thriving	6/2/2021 7:13 PM
13	Family friendly atmosphere	5/16/2021 11:26 PM
14	Top schools	5/15/2021 7:21 PM
15	Clean	5/13/2021 3:14 PM
16	sanitary/clean	5/9/2021 11:27 PM
17	Improved education	5/8/2021 7:03 AM
18	Cleaner look	5/7/2021 8:03 PM
19	Family oriented	4/26/2021 10:39 AM
20	relaxed	4/14/2021 6:34 PM
21	Progressive education (surrounding districts provide more options)	3/9/2021 10:16 AM
22	Flourishing	2/14/2021 4:32 PM
23	better grocery stores	2/14/2021 2:54 PM
24	Welcoming	2/14/2021 12:58 PM
25	Dynamic business and entertainment center	2/10/2021 12:57 PM
26	Excellence	2/2/2021 3:28 AM

Lawndale Vision and Values Survey

27	Diverse	2/1/2021 7:45 PM
28	job opportunities	2/1/2021 7:30 PM
29	Community	1/12/2021 3:03 PM
30	Vibrant	12/15/2020 12:09 PM
31	Balanced City Budget	12/2/2020 6:19 PM
32	upgraded streets	11/27/2020 9:22 PM
33	Environmentally Sustainable	11/19/2020 9:46 PM
34	Safe	11/16/2020 6:44 PM
35	Green	11/9/2020 10:05 PM
36	Aspire to be like Redondo Beach	11/8/2020 6:10 PM
37	Safety	10/23/2020 11:19 AM
38	Safe	10/20/2020 8:43 PM
39	solar powered	10/17/2020 10:23 PM
40	Public Safety	10/17/2020 9:09 PM
41	Clean up Lawndale east of Hawthorne both crime and beautification	10/16/2020 9:06 PM
42	I probably will be dead	10/8/2020 8:44 PM
43	Cleaner/ stricter rules	10/8/2020 6:58 PM
44	green	10/8/2020 4:34 PM
45	thriving	10/8/2020 4:28 PM
46	Multi generation and family friendly	10/8/2020 4:14 PM
47	Ecofriendly	10/8/2020 3:33 PM
48	Prosperous	10/8/2020 3:23 PM
49	Clean	10/8/2020 3:09 PM
50	BETTER QUALITY OF RETAIL ON HAWTHORNE BLVD	10/8/2020 10:06 AM
51	Friendly	10/8/2020 9:41 AM
52	less congestion	10/8/2020 9:04 AM
#	2	DATE
1	Sustainable	11/8/2021 6:43 AM
2	Employed	8/5/2021 12:37 AM
3	Home well maintained	8/4/2021 7:11 PM
4	More walkable	6/25/2021 1:08 AM
5	Less shabby look to the neighborhoods	6/19/2021 8:10 PM
6	Healthy	6/19/2021 7:55 PM
7	stores on Hawthorne Blvd need to present a better front ie; clean, paint etc	6/18/2021 10:44 PM
8	Clean	6/8/2021 4:07 PM
9	No leaf blowers allowed	6/6/2021 12:35 AM
10	Inviting	6/3/2021 9:12 PM
11	Clean	6/2/2021 8:36 PM

Lawndale Vision and Values Survey

12	Sophisticated	6/2/2021 7:13 PM
13	Crime rates go down	5/16/2021 11:26 PM
14	Access to better quality school meals for all	5/15/2021 7:21 PM
15	Family oriented	5/13/2021 3:14 PM
16	ADA-compliant	5/9/2021 11:27 PM
17	Healthy economic growth	5/8/2021 7:03 AM
18	Family	5/7/2021 8:03 PM
19	Affordable	4/26/2021 10:39 AM
20	safe	4/14/2021 6:34 PM
21	More medium businesses	3/9/2021 10:16 AM
22	Respectful	2/14/2021 4:32 PM
23	better parks	2/14/2021 2:54 PM
24	Economically thriving	2/14/2021 12:58 PM
25	beautiful and modern buildings	2/10/2021 12:57 PM
26	Innovative	2/2/2021 3:28 AM
27	Affordable	2/1/2021 7:45 PM
28	top school district	2/1/2021 7:30 PM
29	Respect	1/12/2021 3:03 PM
30	Dynamics	12/15/2020 12:09 PM
31	Community Partnerships	12/2/2020 6:19 PM
32	remodel/update current homes + develop newer homes	11/27/2020 9:22 PM
33	Diverse community	11/19/2020 9:46 PM
34	Quiet	11/16/2020 6:44 PM
35	Inclusive	11/9/2020 10:05 PM
36	Aspire to be like like Hawthorne	11/8/2020 6:10 PM
37	Hawthorne Blvd. Shopping experience and fun.	10/23/2020 11:19 AM
38	Better	10/20/2020 8:43 PM
39	financially independent	10/17/2020 10:23 PM
40	Pollution control	10/17/2020 9:09 PM
41	Have a city hall that actually calls back citizens and employees who are more humble	10/16/2020 9:06 PM
42	Better parking	10/8/2020 6:58 PM
43	well connected through Metro services	10/8/2020 4:34 PM
44	marked parking spots in front of our houses	10/8/2020 4:28 PM
45	"Green" as in environmental conscious	10/8/2020 4:14 PM
46	Clean/inviting	10/8/2020 3:33 PM
47	Destination/attraction	10/8/2020 3:23 PM
48	Safe	10/8/2020 3:09 PM
49	MORE PARKS	10/8/2020 10:06 AM

Lawndale Vision and Values Survey

50	Clean	10/8/2020 9:41 AM
51	fewer auto thefts	10/8/2020 9:04 AM
#	3	DATE
1	Well built houses/appartment maintenance	11/8/2021 6:43 AM
2	Happy	8/5/2021 12:37 AM
3	Streets clean and well paved	8/4/2021 7:11 PM
4	Less cars	6/25/2021 1:08 AM
5	Maintain the trees	6/19/2021 8:10 PM
6	Growing	6/19/2021 7:55 PM
7	Lawndale's growth has exceeded its capacity and neighborhoods are in decline	6/18/2021 10:44 PM
8	Self-Contained	6/8/2021 4:07 PM
9	No Barking Dogs allowed	6/6/2021 12:35 AM
10	Shops and restaurants you want to actually go to	6/3/2021 9:12 PM
11	Desireable	6/2/2021 8:36 PM
12	Safe	6/2/2021 7:13 PM
13	More youth activities	5/16/2021 11:26 PM
14	Modernized parks	5/15/2021 7:21 PM
15	Supporting local schools and parks	5/13/2021 3:14 PM
16	21st-century focus	5/9/2021 11:27 PM
17	Clean	5/8/2021 7:03 AM
18	Parks	5/7/2021 8:03 PM
19	Safe	4/26/2021 10:39 AM
20	clean	4/14/2021 6:34 PM
21	Broader community events	3/9/2021 10:16 AM
22	Community	2/14/2021 4:32 PM
23	Better City Manager	2/14/2021 2:54 PM
24	A place to want to live	2/14/2021 12:58 PM
25	Safety for residences and businesses-low crime	2/10/2021 12:57 PM
26	Outstanding	2/2/2021 3:28 AM
27	More family venues	2/1/2021 7:45 PM
28	family environment	2/1/2021 7:30 PM
29	Connected	1/12/2021 3:03 PM
30	Peaceful	12/15/2020 12:09 PM
31	Good Neighbors	12/2/2020 6:19 PM
32	Robust support of Public education	11/19/2020 9:46 PM
33	Clean	11/16/2020 6:44 PM
34	Diverse	11/9/2020 10:05 PM
35	Aspire to be like like Torrance	11/8/2020 6:10 PM

Lawndale Vision and Values Survey

36	Convention and exhibit center.	10/23/2020 11:19 AM
37	Crimeless	10/20/2020 8:43 PM
38	less segregated	10/17/2020 10:23 PM
39	Family friendly atmosphere	10/17/2020 9:09 PM
40	Start bringing in tech, encourage startups to come in	10/16/2020 9:06 PM
41	More modern	10/8/2020 6:58 PM
42	walkable downtown	10/8/2020 4:34 PM
43	place to shop	10/8/2020 4:28 PM
44	Well maintained	10/8/2020 4:14 PM
45	Sense of community	10/8/2020 3:33 PM
46	Clean/safe	10/8/2020 3:23 PM
47	Family	10/8/2020 3:09 PM
48	NO CARS PARKED ON RESIDENTIAL STREETS	10/8/2020 10:06 AM
49	Business friendly to community	10/8/2020 9:41 AM

Q12 What issues are facing the City that need to be addressed in the General Plan Update or Hawthorne Boulevard Specific Plan?

Answered: 46 Skipped: 12

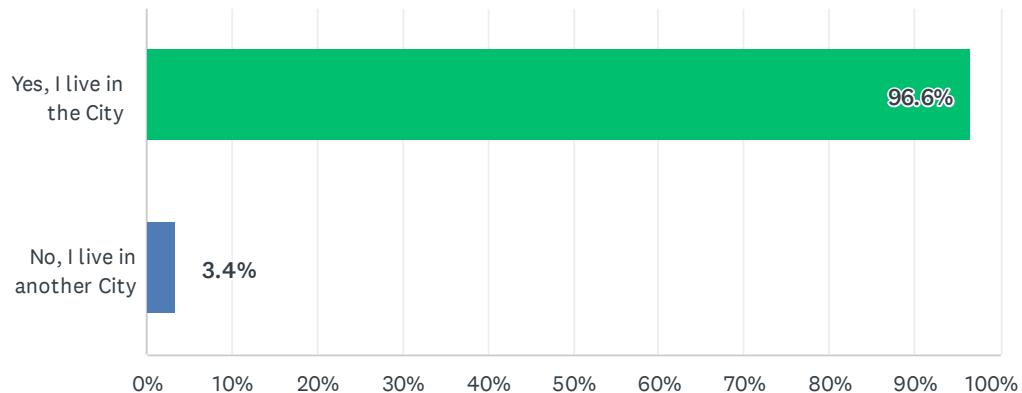
#	RESPONSES	DATE
1	Better maintenance on buildings and upgrade lightpoles with brighter bulbs and fix broken lightpoles in neighborhoods	11/8/2021 6:43 AM
2	Cleanlines	8/5/2021 12:37 AM
3	Not sure if mentioned crime	8/4/2021 7:11 PM
4	Better transit	6/25/2021 1:08 AM
5	Noise evella	6/19/2021 8:10 PM
6	Green line extension noise	6/19/2021 7:55 PM
7	do not let the Metro go down Hawthorne Blvd. in Lawndale	6/18/2021 10:44 PM
8	Parking in the middle of the street. It should be at the sidewalks.	6/8/2021 4:07 PM
9	We need to Ban Barking Dogs and leaf blowers	6/6/2021 12:35 AM
10	Transient Vagrants	6/2/2021 8:36 PM
11	Safety, I don't feel comfortable walking around the streets. The streets are dirty (trash everywhere). There is not any nice shopping nearby (Ralphs, Kohls, BJs Brewhouse)	6/2/2021 7:13 PM
12	School system. Better appearance. More healthy food restaurants	5/16/2021 11:26 PM
13	Modernized parks	5/15/2021 7:21 PM
14	Parking enforcement officers are rude, hire friendly people.	5/13/2021 3:14 PM
15	Overall, Lawndale is great place to live. I have lived in Lawndale for 45 years. I attended all of the locals schools and I decided to stay and be part of this community. I enjoy the cultural diversity that can be seen throughout the city, especially in the food. I feel we need more sit-down eateries that offer healthier, vegan, etc. food. We need to rely on clean-energy and environmentally-friendly decisions. The city needs to be well-lit and inviting. After all, we are the heart of the Southbay. We need an inviting restaurant, cafe ndale for 45 years. I choose to live here because my job is close to my house and I enjoy the small-town feel with the advantages and convenience to the ammenities in the South Bay.	5/9/2021 11:27 PM
16	Homelessness, more family friendly shops and restaurants	5/8/2021 7:03 AM
17	Empty business buildings	5/7/2021 8:03 PM
18	Residential parking	4/26/2021 10:39 AM
19	gang activity, shootings, inadequate police service, too strict permitting rules	4/14/2021 6:34 PM
20	City owning its own sports complex that could offer services to the youth and adults.	2/14/2021 4:32 PM
21	fix the pot holes	2/14/2021 2:54 PM
22	No more corporations that are low quality (whss shoe warehouse)	2/14/2021 12:58 PM
23	updating the zoning and land use	2/10/2021 12:57 PM
24	Homeless housing/programs	2/3/2021 10:36 AM
25	Homeless	2/2/2021 3:28 AM
26	Parking	2/1/2021 7:45 PM

Lawndale Vision and Values Survey

27	visual appeal	2/1/2021 7:30 PM
28	More REAL businesses - not more quick loan places, not more pawn stores, not more derelict furniture stores - places like restaurants that encourage people to walk and support the city. Also, bike lanes! We can afford to lose some street parking as businesses have parking and there's the center island parking as well.	1/12/2021 3:03 PM
29	parking and potholes	12/2/2020 6:19 PM
30	Bike and pedestrian friendly	11/19/2020 9:46 PM
31	Ban Fireworks of all kinds and enforce the ban. No fireworks of any kind should be allowed in Lawndale.	11/16/2020 6:44 PM
32	The tenants of the hotel near 149th street and Hawthorne Blvd.	11/13/2020 10:02 AM
33	New shops are popping up along Hawthorne that are not needed.	11/9/2020 10:05 PM
34	Improve the surrounding streets between Firmona and Grevillia.	11/8/2020 6:10 PM
35	Parking Pedestrian safety and Sports.	10/23/2020 11:19 AM
36	Speeding	10/20/2020 8:43 PM
37	parking is terrible on Hawthorne Blvd, not convenient, especially for disabled/handicapped	10/17/2020 10:23 PM
38	Pedestrian safety at crosswalks	10/17/2020 9:09 PM
39	As Hawthorne is gentrifying, Lawndale is falling behind. Pay attention to home owners and help their investment grow not cater to lower income.	10/16/2020 9:06 PM
40	Cleaner streets and Parking	10/8/2020 6:58 PM
41	Manhattan Beach	10/8/2020 4:34 PM
42	Parking in front of our houses. Duplex people are always parking there.	10/8/2020 4:28 PM
43	Too many random offices like dental buildings. You had the chance to bring something good near spires and you ruined it.	10/8/2020 3:33 PM
44	Theft and parking availability	10/8/2020 3:09 PM
45	HOW TO BEST UTILIZE GREEN LINE EXTENSION	10/8/2020 10:06 AM
46	Use the existing rr line already owned	10/8/2020 9:04 AM

Q13 Do you live in Lawndale?

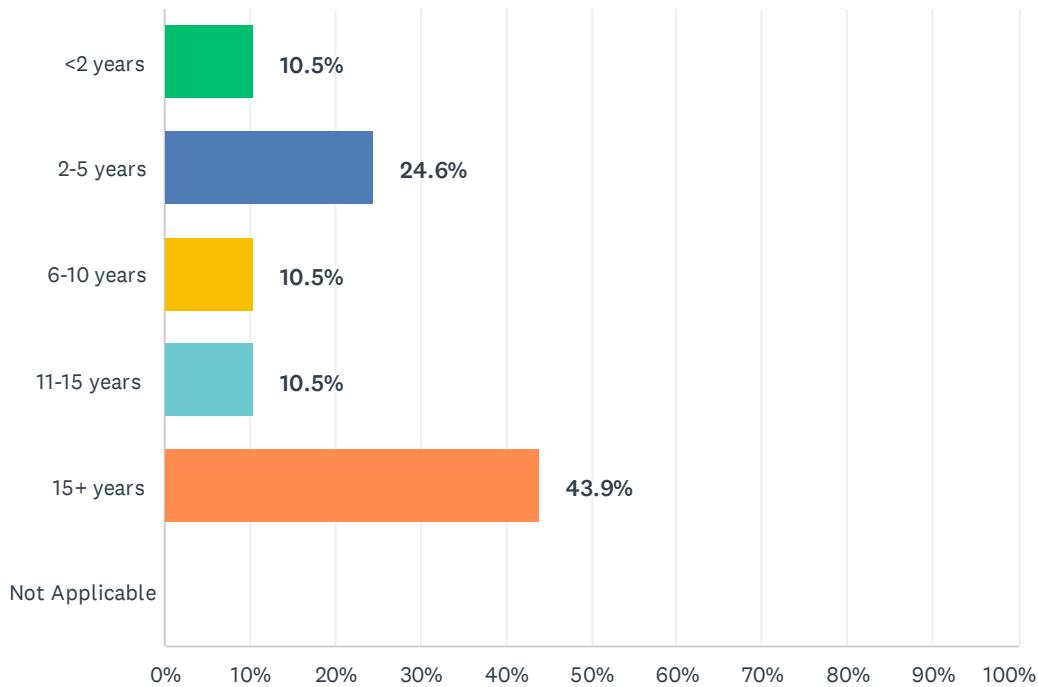
Answered: 58 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes, I live in the City	96.6%	56
No, I live in another City	3.4%	2
TOTAL		58

Q14 How long have you lived in Lawndale?

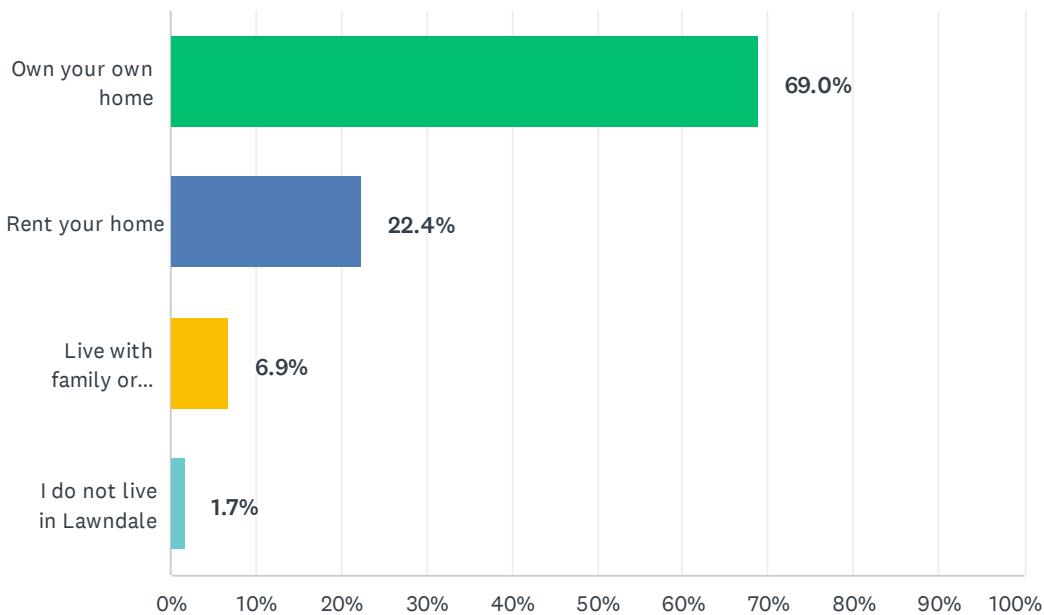
Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
<2 years	10.5%	6
2-5 years	24.6%	14
6-10 years	10.5%	6
11-15 years	10.5%	6
15+ years	43.9%	25
Not Applicable	0.0%	0
TOTAL		57

Q15 Do you?

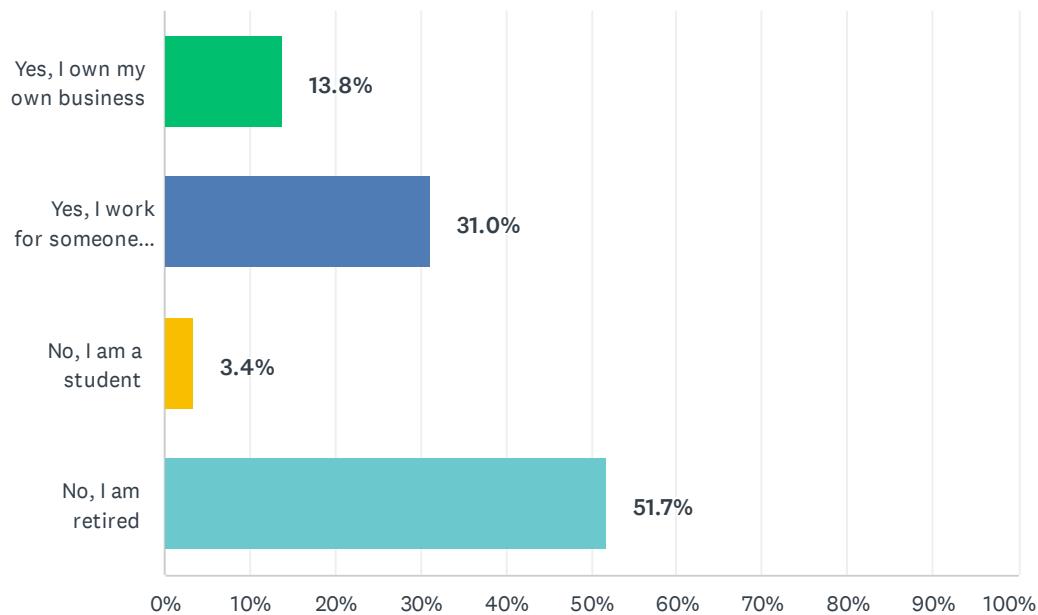
Answered: 58 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own your own home	69.0%	40
Rent your home	22.4%	13
Live with family or friends	6.9%	4
I do not live in Lawndale	1.7%	1
TOTAL		58

Q16 Do you work in Lawndale?

Answered: 29 Skipped: 29



ANSWER CHOICES	RESPONSES
Yes, I own my own business	13.8%
Yes, I work for someone else	31.0%
No, I am a student	3.4%
No, I am retired	51.7%
TOTAL	29

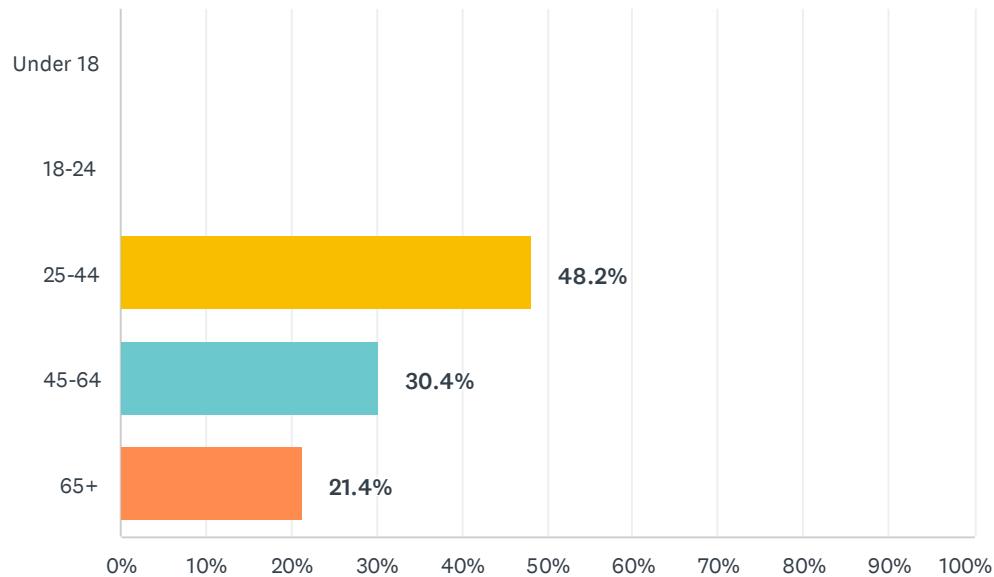
#	NO, I WORK IN THE CITY OF:	DATE
1	Culver city	11/8/2021 6:43 AM
2	Long Beach	8/5/2021 12:37 AM
3	EI Segundo	8/4/2021 7:11 PM
4	EI segundo	6/19/2021 8:10 PM
5	Los Angeles	6/8/2021 4:07 PM
6	Lawndale	6/6/2021 12:35 AM
7	Culver City	6/3/2021 9:12 PM
8	Wilmington	6/2/2021 8:36 PM
9	Redondo Beach	6/2/2021 7:13 PM
10	Gardena	5/16/2021 11:26 PM
11	Los Angeles	5/15/2021 7:21 PM

Lawndale Vision and Values Survey

12	Na	5/8/2021 7:03 AM
13	Torrance	5/7/2021 8:03 PM
14	El Segundo & Torrance	4/14/2021 6:34 PM
15	No, I am currently unemployed.	3/9/2021 10:16 AM
16	Hawthorne	2/14/2021 4:32 PM
17	Los angeles	2/14/2021 12:58 PM
18	Stay at home mom	2/3/2021 10:36 AM
19	LOS ANGELES	1/28/2021 1:53 PM
20	Santa Monica	1/12/2021 3:03 PM
21	Los Angeles	12/15/2020 12:09 PM
22	Lennox	11/19/2020 9:46 PM
23	LA	11/9/2020 10:05 PM
24	El Segundo	10/17/2020 10:23 PM
25	Palos Verdes	10/9/2020 12:14 AM
26	Los Angeles	10/8/2020 6:58 PM
27	Manhattan Beach	10/8/2020 4:34 PM
28	Bell.	10/8/2020 3:33 PM
29	Hawthorne	10/8/2020 3:09 PM

Q17 Your age group is:

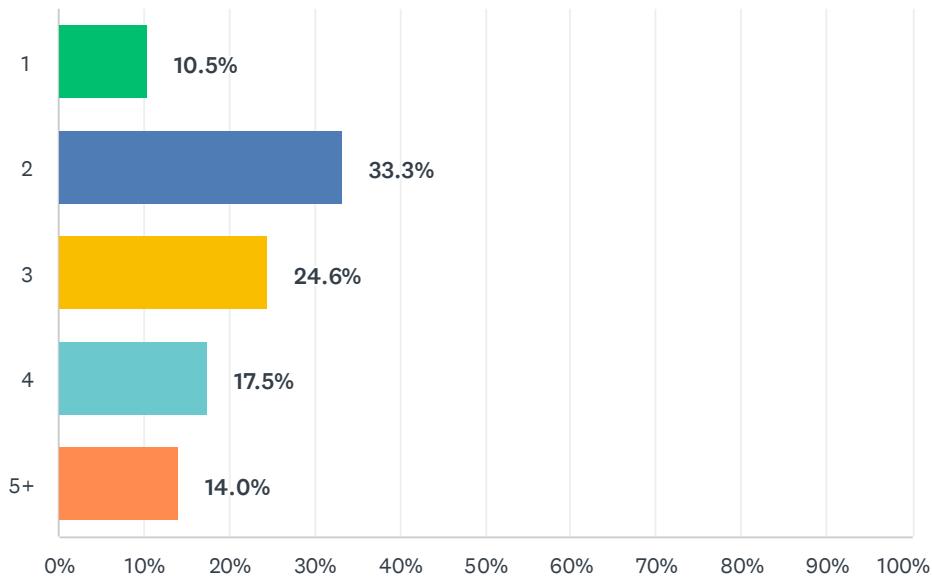
Answered: 56 Skipped: 2



ANSWER CHOICES	RESPONSES	
Under 18	0.0%	0
18-24	0.0%	0
25-44	48.2%	27
45-64	30.4%	17
65+	21.4%	12
TOTAL		56

Q18 How many people live in your household:

Answered: 57 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	10.5%	6
2	33.3%	19
3	24.6%	14
4	17.5%	10
5+	14.0%	8
TOTAL		57

Q19 Register your email for future updates about the project:

Answered: 37 Skipped: 21

ANSWER CHOICES	RESPONSES	
First Name	100.0%	37
Last Name	94.6%	35
Email	97.3%	36

#	FIRST NAME	DATE
1	Naomy	11/8/2021 6:43 AM
2	Aharon	8/5/2021 12:37 AM
3	Glenda	8/4/2021 7:11 PM
4	Glenda	6/19/2021 8:10 PM
5	HD	6/19/2021 7:55 PM
6	Adriana	6/18/2021 10:44 PM
7	Heather	6/8/2021 4:07 PM
8	Mr	6/6/2021 12:35 AM
9	Monyrith	5/15/2021 7:21 PM
10	Delfina L	5/9/2021 11:27 PM
11	Vy	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Elizabeth	2/14/2021 4:32 PM
14	kelly	2/14/2021 2:54 PM
15	Karim	2/10/2021 12:57 PM
16	Shannon	2/3/2021 10:36 AM
17	Mary	2/2/2021 3:28 AM
18	Mario	1/28/2021 1:53 PM
19	Kurt	1/12/2021 3:03 PM
20	Karim	12/15/2020 12:09 PM
21	Matt	12/2/2020 6:19 PM
22	not interested - might be moving out next year	11/27/2020 9:22 PM
23	stephanie	11/19/2020 9:46 PM
24	Freshta	11/9/2020 10:05 PM
25	Jeff	11/8/2020 6:10 PM
26	Gary	10/23/2020 11:19 AM
27	Rick	10/17/2020 10:23 PM
28	Salvador	10/17/2020 9:09 PM

Lawndale Vision and Values Survey

29	N/A	10/16/2020 9:06 PM
30	Tami	10/9/2020 12:14 AM
31	Patricia	10/8/2020 8:44 PM
32	AAYLIN	10/8/2020 6:58 PM
33	Andre	10/8/2020 4:34 PM
34	Barb	10/8/2020 4:28 PM
35	Jessica	10/8/2020 3:09 PM
36	Erik	10/8/2020 10:06 AM
37	Emily	10/8/2020 9:04 AM
#	LAST NAME	DATE
1	V	11/8/2021 6:43 AM
2	Cadaner	8/5/2021 12:37 AM
3	Torres	8/4/2021 7:11 PM
4	Gomez	6/19/2021 8:10 PM
5	Cureton II	6/19/2021 7:55 PM
6	Heidman	6/18/2021 10:44 PM
7	Arroyo	6/8/2021 4:07 PM
8	Oh	6/6/2021 12:35 AM
9	Sey	5/15/2021 7:21 PM
10	Plascencia	5/9/2021 11:27 PM
11	Brooks	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Legarda	2/14/2021 4:32 PM
14	jones	2/14/2021 2:54 PM
15	Jaude	2/10/2021 12:57 PM
16	Wessel	2/3/2021 10:36 AM
17	Fakatoumafi	2/2/2021 3:28 AM
18	Quintanilla	1/28/2021 1:53 PM
19	Niebuhr	1/12/2021 3:03 PM
20	Jaude	12/15/2020 12:09 PM
21	Kingdon	11/19/2020 9:46 PM
22	Sidiqi	11/9/2020 10:05 PM
23	Greene	11/8/2020 6:10 PM
24	White	10/23/2020 11:19 AM
25	Hinojos	10/17/2020 10:23 PM
26	Gonzalez Jr	10/17/2020 9:09 PM
27	N/A	10/16/2020 9:06 PM
28	Seeger	10/9/2020 12:14 AM

Lawndale Vision and Values Survey

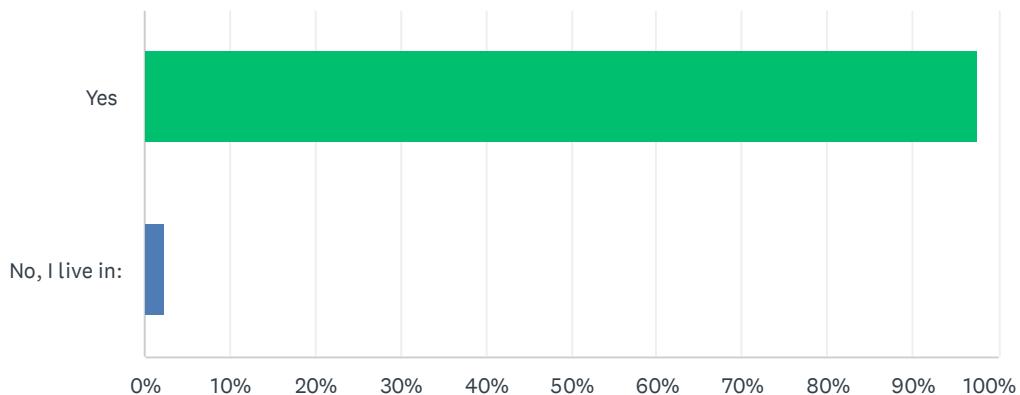
29	Johnson	10/8/2020 8:44 PM
30	BRAN	10/8/2020 6:58 PM
31	Rabold	10/8/2020 4:34 PM
32	Clark	10/8/2020 4:28 PM
33	Smith	10/8/2020 3:09 PM
34	Sharp	10/8/2020 10:06 AM
35	Smiley	10/8/2020 9:04 AM
#	EMAIL	DATE
1	Omyvas@gmail.com	11/8/2021 6:43 AM
2	aricadaner@yahoo.com	8/5/2021 12:37 AM
3	glendagotove@gmail.com	8/4/2021 7:11 PM
4	Glenda.gomez@karlstorz.com	6/19/2021 8:10 PM
5	hcuretonii@gmail.com	6/19/2021 7:55 PM
6	sjaanie2@yahoo.com	6/18/2021 10:44 PM
7	heatherarroyo1@gmail.com	6/8/2021 4:07 PM
8	p2.90210@yahoo.com	6/6/2021 12:35 AM
9	ailsamsey@gmail.com	5/15/2021 7:21 PM
10	sasharoo@me.com	5/9/2021 11:27 PM
11	vy.t.brooks@gmail.com	5/8/2021 7:03 AM
12	-	4/14/2021 6:34 PM
13	Lizleg85@gmail.com	2/14/2021 4:32 PM
14	kjones@yahoo.com	2/14/2021 2:54 PM
15	karim@dynamicscapital.com	2/10/2021 12:57 PM
16	Shannonlwessel@gmail.com	2/3/2021 10:36 AM
17	halaevalu7@yahoo.com	2/2/2021 3:28 AM
18	maquint451@gmail.com	1/28/2021 1:53 PM
19	kurtniebuhr@gmail.com	1/12/2021 3:03 PM
20	karim@dynamicscapital.com	12/15/2020 12:09 PM
21	mattsoff2u@yahoo.com	12/2/2020 6:19 PM
22	stephkingdon@gmail.com	11/19/2020 9:46 PM
23	freshta11@hotmail.com	11/9/2020 10:05 PM
24	in2hondas@yahoo.com	11/8/2020 6:10 PM
25	ringsnring@aol.com	10/23/2020 11:19 AM
26	rh@jyrq.com	10/17/2020 10:23 PM
27	sal.gonzalezjr@aol.com	10/17/2020 9:09 PM
28	N/A	10/16/2020 9:06 PM
29	Tamz3@gmail.com	10/9/2020 12:14 AM
30	jpatti94@yahoo.com	10/8/2020 8:44 PM

Lawndale Vision and Values Survey

31	aaylin.bran@yahoo.com	10/8/2020 6:58 PM
32	andre.rabold@gmail.com	10/8/2020 4:34 PM
33	baclark2003@yahoo.com	10/8/2020 4:28 PM
34	rosejrs@yahoo.com	10/8/2020 3:09 PM
35	ebsharp22@gmail.com	10/8/2020 10:06 AM
36	maryemilysmiley@gmail.com	10/8/2020 9:04 AM

Q1 Do you live in Lawndale?

Answered: 41 Skipped: 0

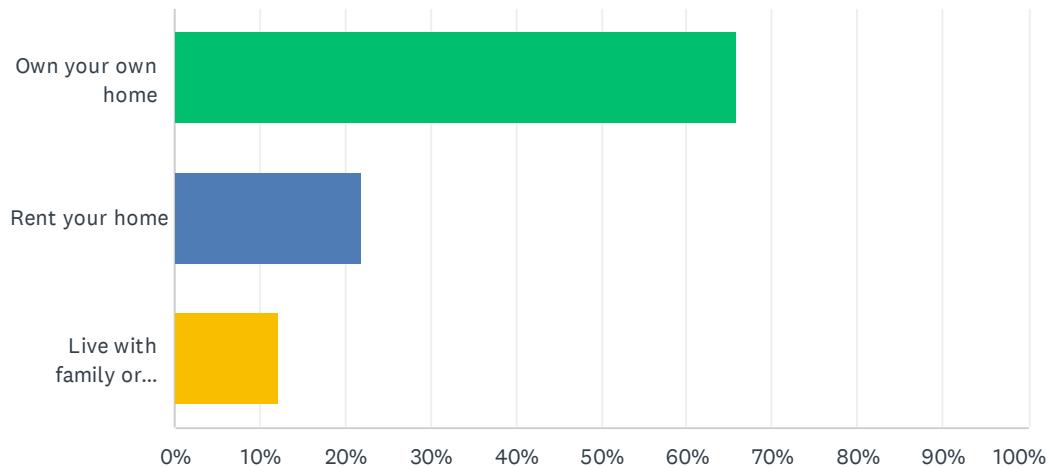


ANSWER CHOICES		RESPONSES	
Yes		97.56%	40
No, I live in:		2.44%	1
TOTAL			41

#	NO, I LIVE IN:	DATE
1	El Camino Village with Lawndale zip code	6/8/2021 4:09 PM

Q2 Do you?

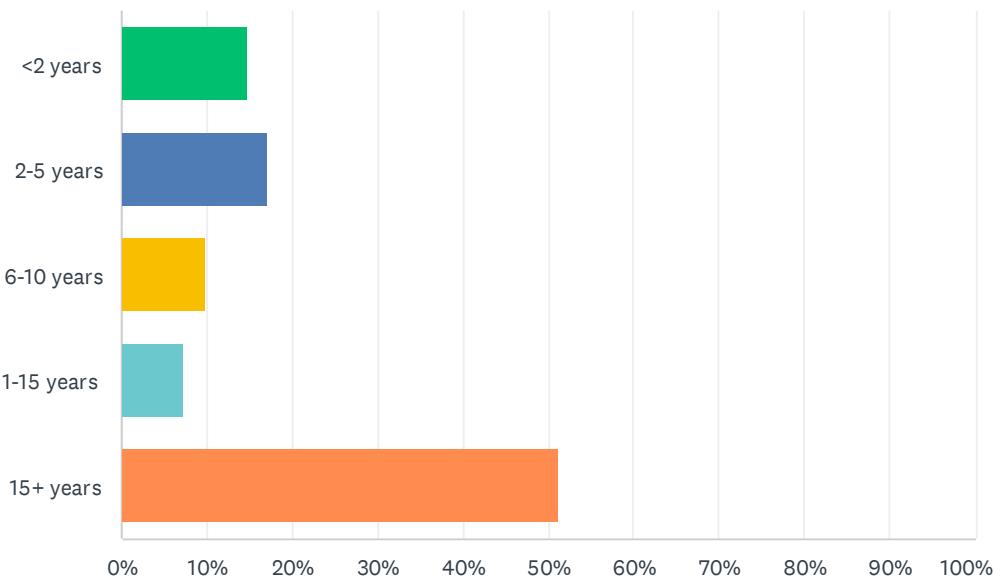
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Own your own home	65.85%	27
Rent your home	21.95%	9
Live with family or friends	12.20%	5
TOTAL		41

Q3 How long have you lived in your place of residence?

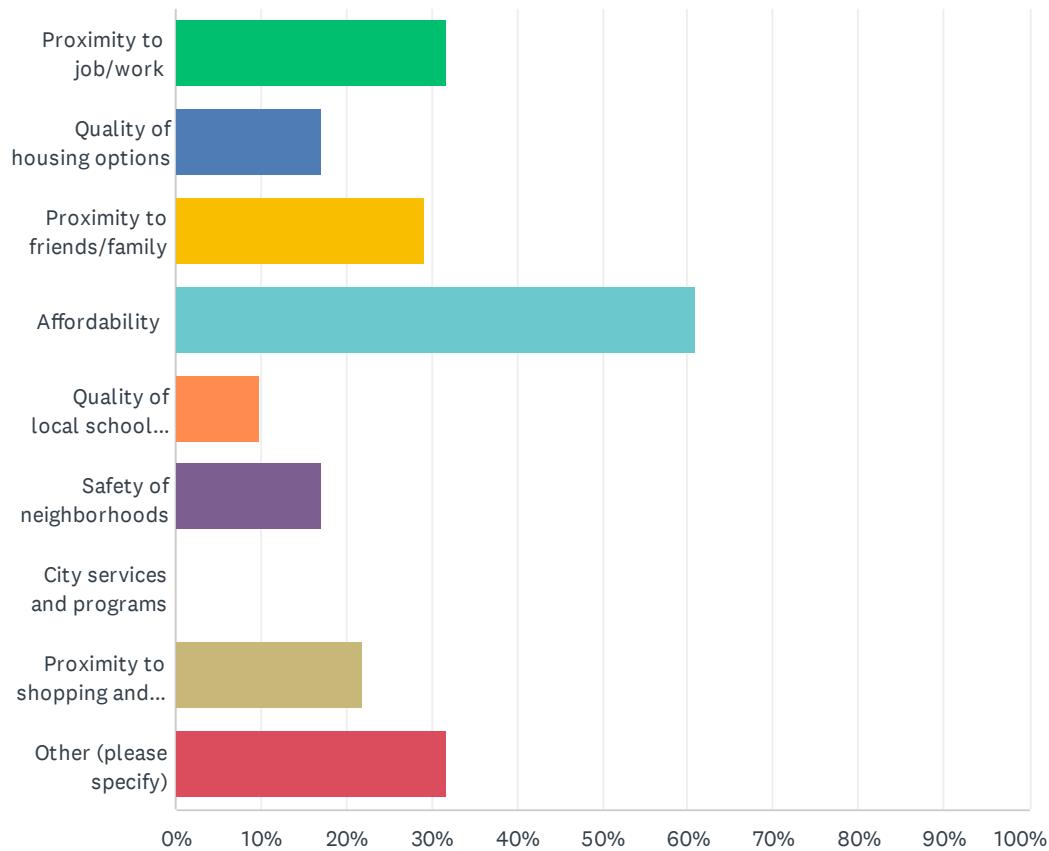
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
<2 years	14.63%	6
2-5 years	17.07%	7
6-10 years	9.76%	4
11-15 years	7.32%	3
15+ years	51.22%	21
TOTAL		41

Q4 What made you decide to live here? (Select all that apply)

Answered: 41 Skipped: 0



ANSWER CHOICES		RESPONSES
Proximity to job/work		31.71%
Quality of housing options		17.07%
Proximity to friends/family		29.27%
Affordability		60.98%
Quality of local school system		9.76%
Safety of neighborhoods		21.95%
City services and programs		0.00%
Proximity to shopping and services		31.71%
Other (please specify)		7
Total Respondents: 41		

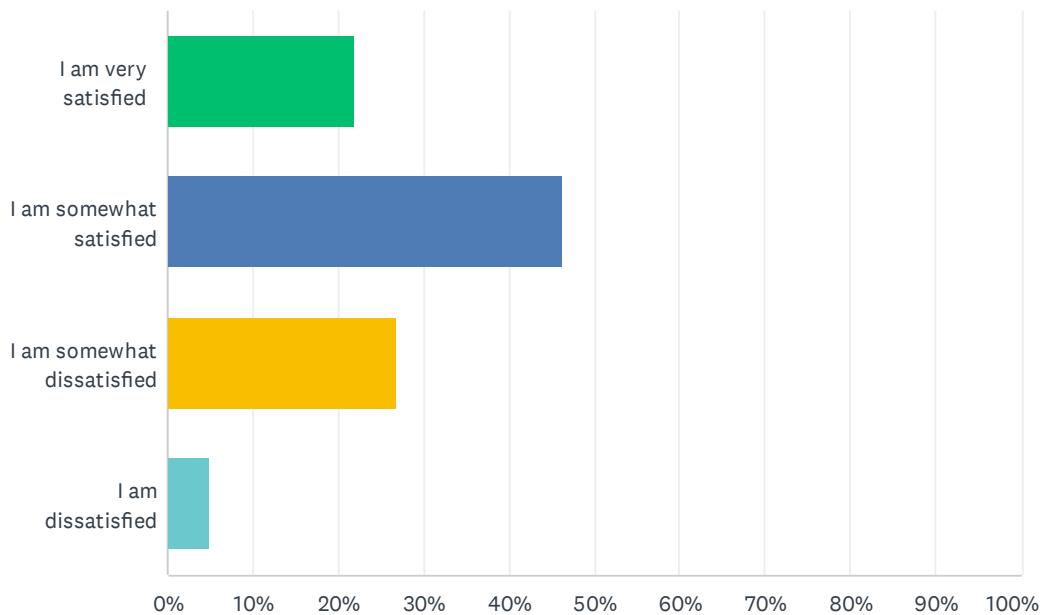
#	OTHER (PLEASE SPECIFY)	DATE
1	Trees on the street	8/4/2021 7:18 PM

Lawndale Housing Priority Survey

2	Grew up in lawndale	6/25/2021 1:16 AM
3	Proximity to the beach	5/9/2021 11:46 PM
4	Found the type of property i was looking for	4/14/2021 6:39 PM
5	Proximity to freeways and major arterial roads, proximity to beaches	3/22/2021 3:20 PM
6	Parents bought a home here	2/5/2021 10:57 AM
7	My family moved here	2/2/2021 3:37 AM
8	I LIVE IN THE NORTH NEIGHBOUR CITY 20+ YR	1/28/2021 2:02 PM
9	It's where my wife grew up	12/2/2020 6:43 PM
10	I have lived in Lawndale from 1963	10/23/2020 11:23 AM
11	lifelong resident	10/17/2020 10:28 PM
12	PROXIMITY TO BEACH	10/8/2020 10:11 AM
13	Have lived here for 53 years	10/8/2020 10:05 AM

Q5 How satisfied are you with your current housing situation?

Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES
I am very satisfied	21.95%
I am somewhat satisfied	46.34%
I am somewhat dissatisfied	26.83%
I am dissatisfied	4.88%
TOTAL	41

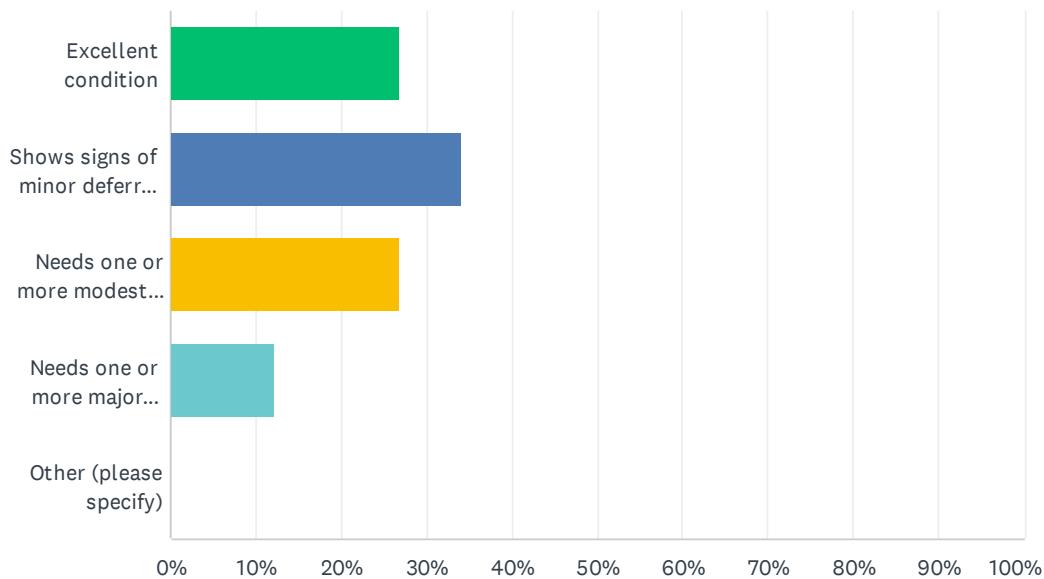
#	IF YOU ANSWERED DISSATISFIED OR SOMEWHAT DISSATISFIED PLEASE PROVIDE A REASON BELOW.	DATE
1	Structure of my house has alot of damage from earthquakes/ the house settling. Cause is that house's foundation is build directly onto the ground and not elevated to reduce movement/shakes directly to the Structure	11/8/2021 6:53 AM
2	Crime in my area and shabby neighbourhoods	8/4/2021 7:18 PM
3	Shabby neighborhood	6/19/2021 8:20 PM
4	Too noisy. Barking dogs. Loud music	6/6/2021 12:44 AM
5	Safety is a concern in the neighborhoods	6/2/2021 8:38 PM
6	I love our home, but I wish the neighborhood was safer and had better stores/restaurants.	6/2/2021 7:16 PM
7	Lawndale's rents are too high for families to be able to afford living in Lawndale	5/14/2021 8:45 AM
8	It's hard to find low income home for me and my family	2/2/2021 3:37 AM
9	My household has 5 adults and we have lived in a 900 sq. ft. apartment for 15 years. I do not have privacy or my own yard. I have to abide by HOA rules.	10/25/2020 10:36 AM

Lawndale Housing Priority Survey

10	not enough parking in the street and when the property management is called to repair stuff they do not come out	10/24/2020 2:22 PM
11	New neighbors are loud and messy	10/17/2020 10:53 AM
12	not enough street parking for residents	10/8/2020 4:34 PM
13	Because the houses around us look terrible and unkept. A lot of random sketchy people walk by at all hours.	10/8/2020 3:43 PM
14	NOISE, CARS PARKED ON STREET	10/8/2020 10:11 AM
15	Too many collect the rent, do nothing landlords	10/8/2020 10:05 AM

Q6 How would you rate the physical condition of the residence you live in?

Answered: 41 Skipped: 0

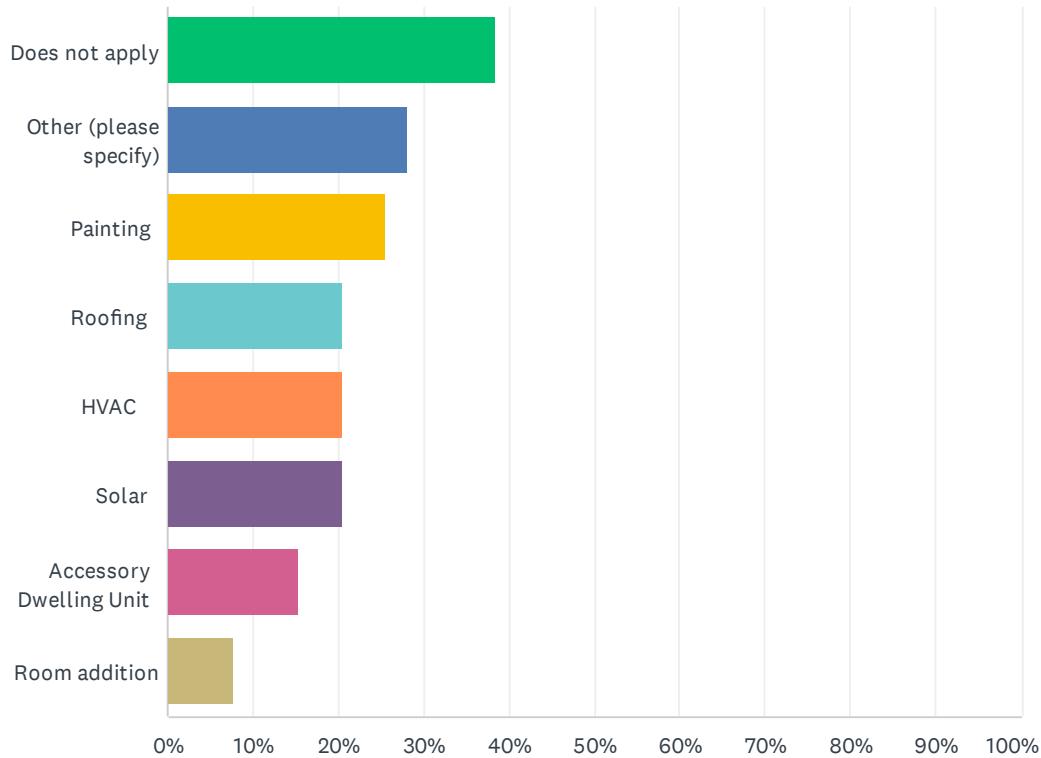


ANSWER CHOICES	RESPONSES	
Excellent condition	26.83%	11
Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)	34.15%	14
Needs one or more modest rehabilitation improvements (e.g., new roof, new wood siding, etc.)	26.83%	11
Needs one or more major upgrades (e.g., new foundation, new plumbing, new electrical, etc.)	12.20%	5
Other (please specify)	0.00%	0
TOTAL		41

#	OTHER (PLEASE SPECIFY)	DATE
There are no responses.		

Q7 Which of the following housing upgrades or expansions have you considered making on your home?

Answered: 39 Skipped: 2



ANSWER CHOICES		RESPONSES
Does not apply		38.46% 15
Other (please specify)		28.21% 11
Painting		25.64% 10
Roofing		20.51% 8
HVAC		20.51% 8
Solar		20.51% 8
Accessory Dwelling Unit		15.38% 6
Room addition		7.69% 3
Total Respondents: 39		

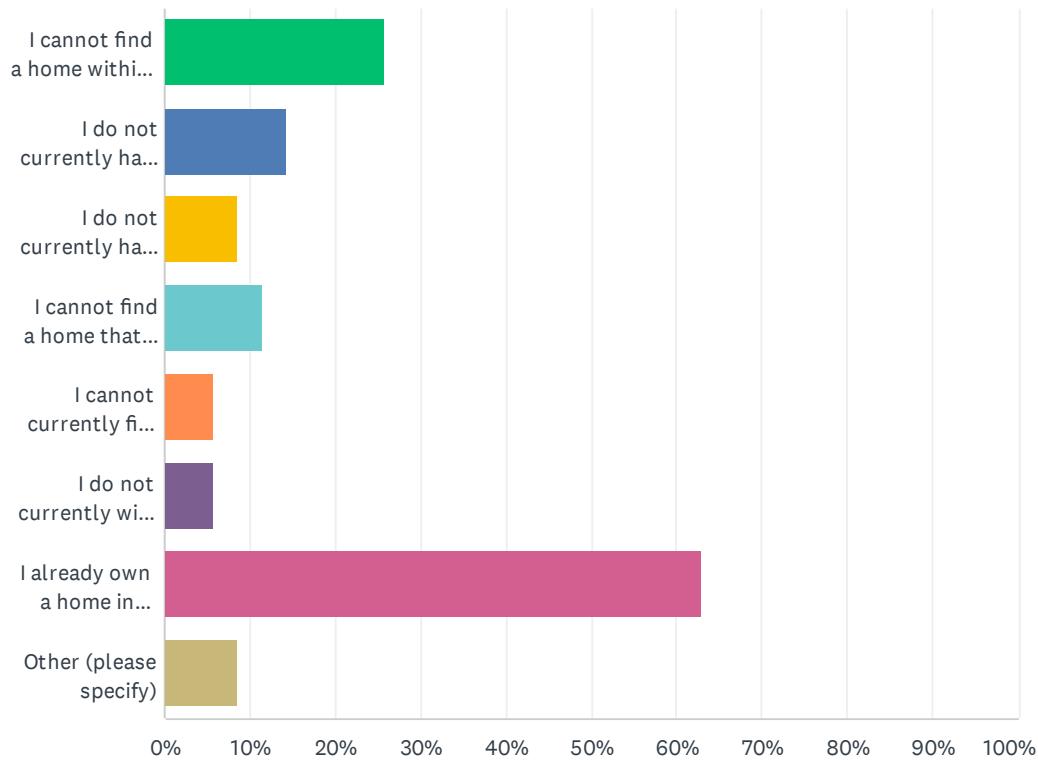
#	OTHER (PLEASE SPECIFY)	DATE
1	stucco, paint, tiles in kitchen, and other odd jobs	6/18/2021 10:51 PM
2	Backyard improvements	6/2/2021 7:16 PM
3	new siding, landscaping	4/14/2021 6:39 PM

Lawndale Housing Priority Survey

4	expansion of living room and/or master bedroom, kitchen and/or bathroom remodel	3/22/2021 3:20 PM
5	Foundation	2/5/2021 10:57 AM
6	Fence	2/2/2021 3:37 AM
7	Adding a bathroom	1/12/2021 3:05 PM
8	landscaping	11/19/2020 10:22 PM
9	Concrete driveway and patio	10/17/2020 9:23 PM
10	Add fencing around the property to stop the many homeless that enter the property. Car has been broken into twice now. Trash is stolen daily.	10/17/2020 10:53 AM
11	INSULATION, KITCHEN AND BATHROOM UPGRADE	10/8/2020 10:11 AM

Q8 If you wish to own a home in Lawndale but do not currently own one, what issues are preventing you from owning a home at this time? Select all that apply.

Answered: 35 Skipped: 6



ANSWER CHOICES		RESPONSES	
I cannot find a home within my target price range in Lawndale		25.71%	9
I do not currently have the financial resources for an appropriate down payment		14.29%	5
I do not currently have the financial resources for an adequate monthly mortgage payment		8.57%	3
I cannot find a home that suits my living needs in Lawndale (housing size, disability accommodations)		11.43%	4
I cannot currently find a home that suits my quality standards in Lawndale		5.71%	2
I do not currently wish to own or rent a home in Lawndale		5.71%	2
I already own a home in Lawndale		62.86%	22
Other (please specify)		8.57%	3
Total Respondents: 35			

#	OTHER (PLEASE SPECIFY)	DATE
1	public safety	10/24/2020 2:22 PM
2	Do not wish to own a home in Lawndale.	10/9/2020 12:19 AM

Lawndale Housing Priority Survey

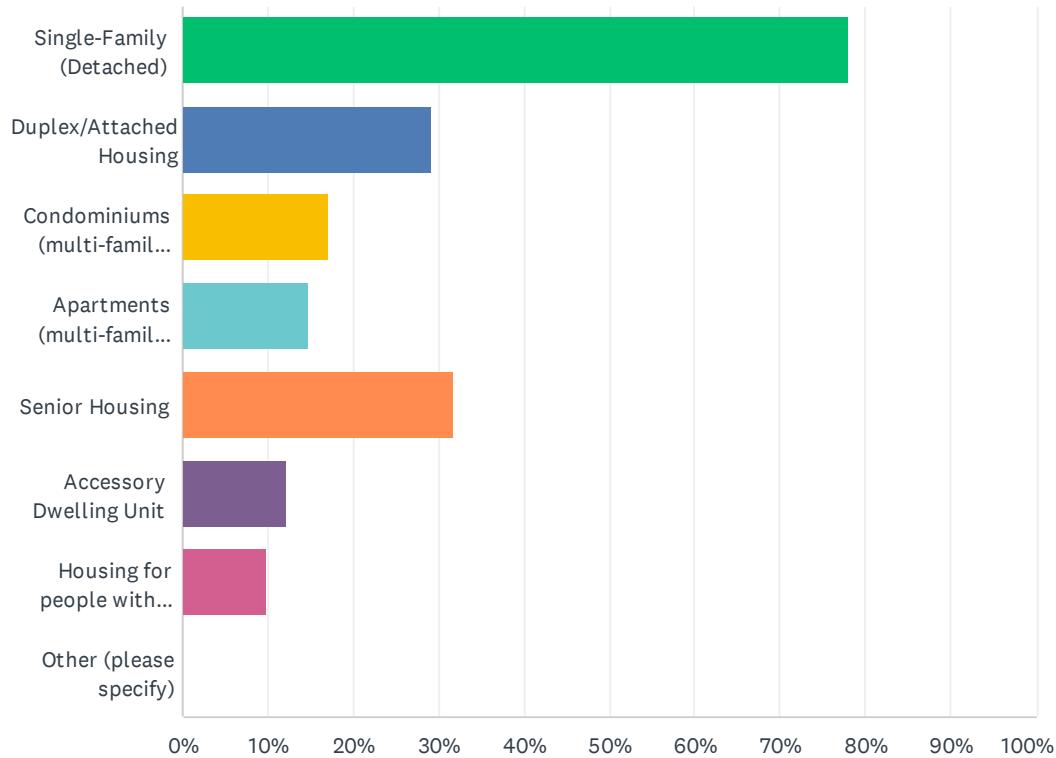
3

Never thought about it

10/8/2020 10:05 AM

Q9 What types of housing are most needed in the City of Lawndale? (Select all that apply)

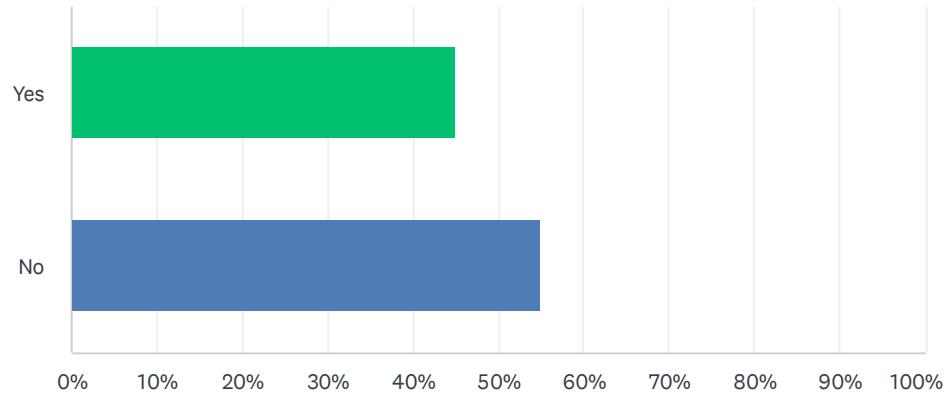
Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Single-Family (Detached)	78.05%	32
Duplex/Attached Housing	29.27%	12
Condominiums (multi-family ownership homes)	17.07%	7
Apartments (multi-family rental homes)	14.63%	6
Senior Housing	31.71%	13
Accessory Dwelling Unit	12.20%	5
Housing for people with disabilities (please specify in comment field below)	9.76%	4
Other (please specify)	0.00%	0
Total Respondents: 41		

Q10 Do you think that the range of housing options currently available in the City of Lawndale meet your needs?

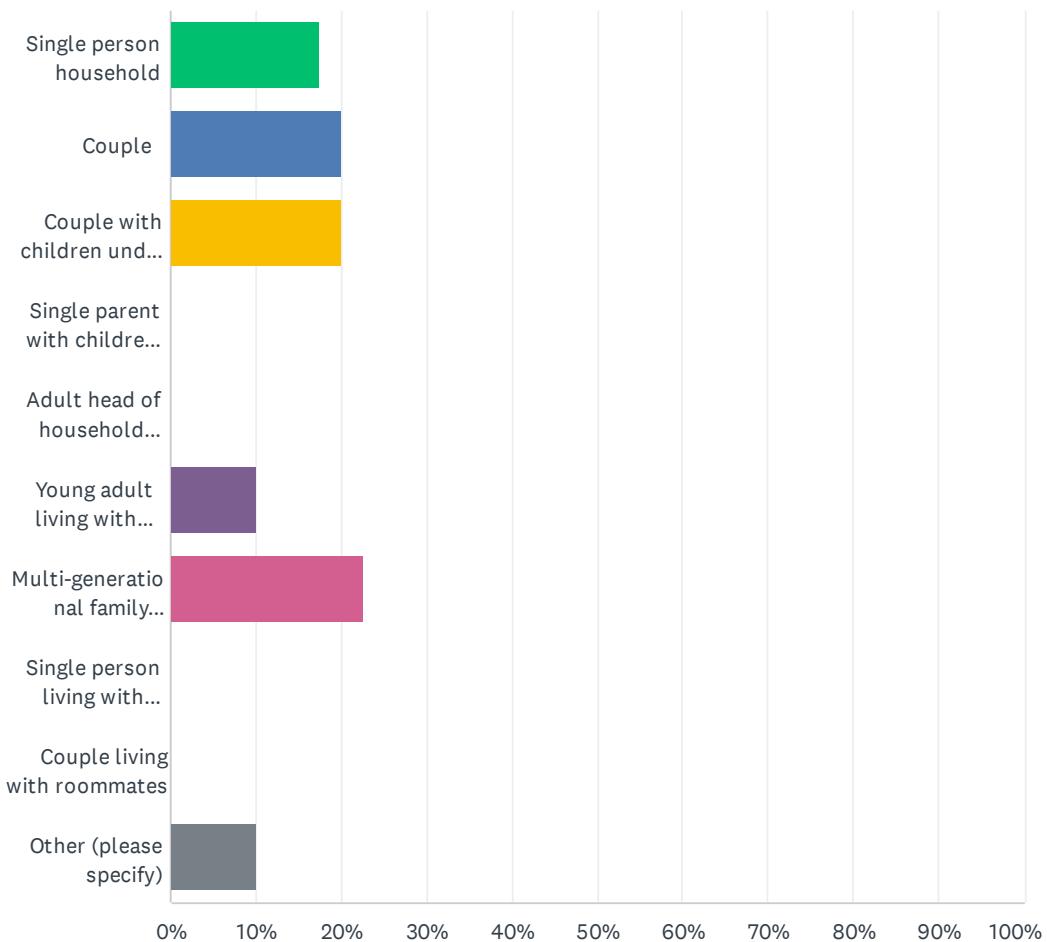
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
Yes	45.00%	18
No	55.00%	22
TOTAL		40

Q11 Which of the following best describes your household type?

Answered: 40 Skipped: 1



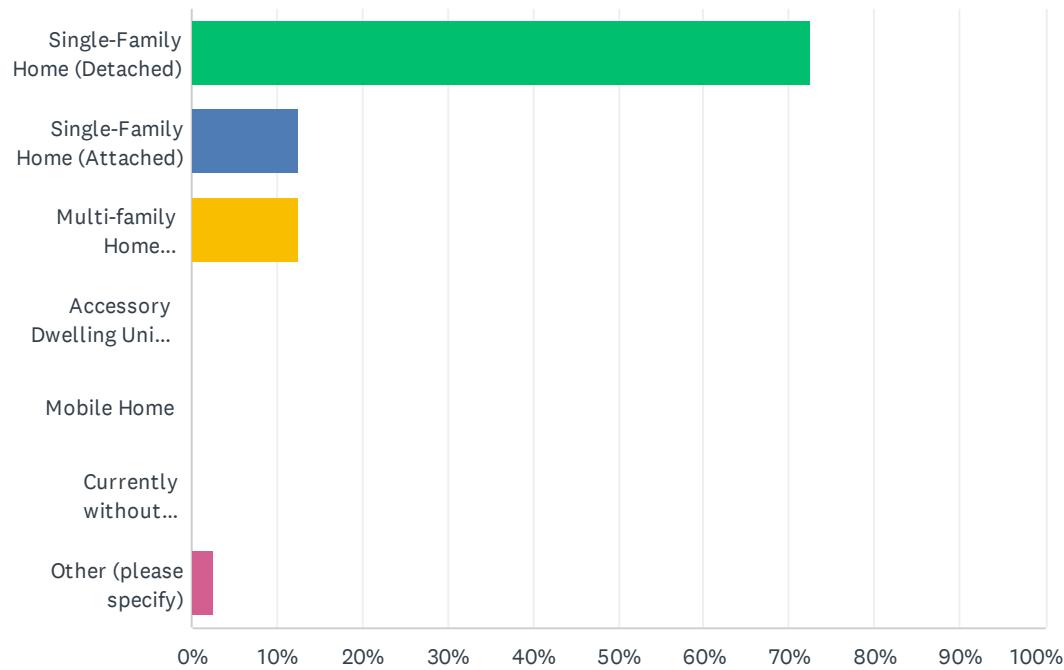
Lawndale Housing Priority Survey

ANSWER CHOICES	RESPONSES	
Single person household	17.50%	7
Couple	20.00%	8
Couple with children under 18	20.00%	8
Single parent with children under 18	0.00%	0
Adult head of household (non-parent) with children under 18	0.00%	0
Young adult living with parents	10.00%	4
Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)	22.50%	9
Single person living with roommates	0.00%	0
Couple living with roommates	0.00%	0
Other (please specify)	10.00%	4
TOTAL		40

#	OTHER (PLEASE SPECIFY)	DATE
1	Family with adult children	11/8/2021 6:53 AM
2	Adult head of household (non-parent) with senior parent and additional single adult living in the home.	5/9/2021 11:46 PM
3	Adult head of household with child over 18	4/26/2021 10:48 AM
4	Couple with children under 18 and children over 18 living at home	3/22/2021 3:20 PM

Q12 Select the type of housing that best describes your current home.

Answered: 40 Skipped: 1

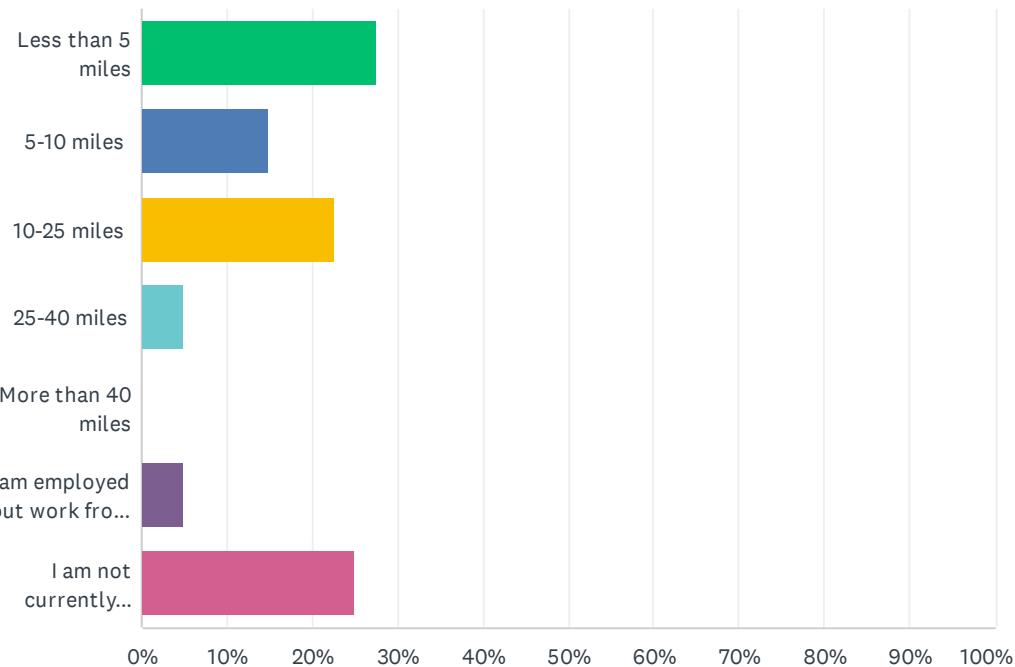


ANSWER CHOICES	RESPONSES	
Single-Family Home (Detached)	72.50%	29
Single-Family Home (Attached)	12.50%	5
Multi-family Home (Apartment/Condo)	12.50%	5
Accessory Dwelling Unit, Granny Flat, Guest House	0.00%	0
Mobile Home	0.00%	0
Currently without permanent shelter	0.00%	0
Other (please specify)	2.50%	1
TOTAL		40

#	OTHER (PLEASE SPECIFY)	DATE
1	duplex home	10/24/2020 2:22 PM

Q13 If you are currently employed, approximately how long is your one-way commute to work?

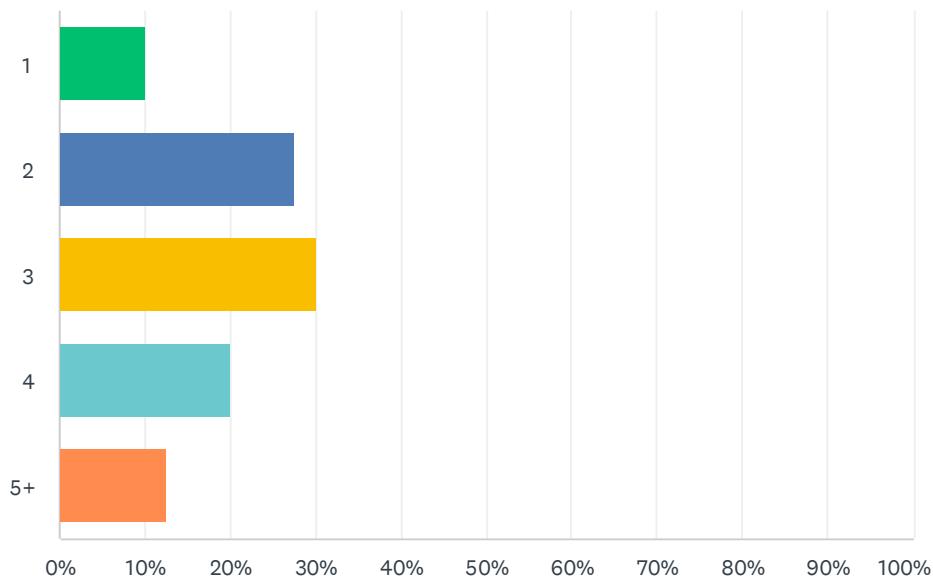
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES
Less than 5 miles	27.50% 11
5-10 miles	15.00% 6
10-25 miles	22.50% 9
25-40 miles	5.00% 2
More than 40 miles	0.00% 0
I am employed but work from my home	5.00% 2
I am not currently employed	25.00% 10
TOTAL	40

Q14 How many people live in your household:

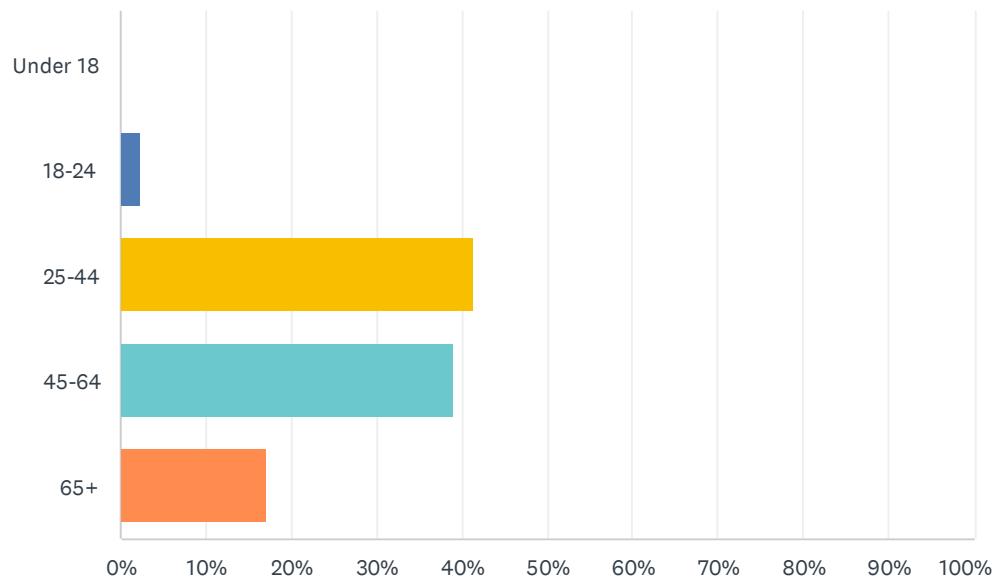
Answered: 40 Skipped: 1



ANSWER CHOICES	RESPONSES	
1	10.00%	4
2	27.50%	11
3	30.00%	12
4	20.00%	8
5+	12.50%	5
TOTAL		40

Q15 Your age group is:

Answered: 41 Skipped: 0



ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	2.44%	1
25-44	41.46%	17
45-64	39.02%	16
65+	17.07%	7
TOTAL		41

Q16 Register your email for future updates about the project:

Answered: 22 Skipped: 19

ANSWER CHOICES	RESPONSES	
First Name	100.00%	22
Last Name	100.00%	22
Email	100.00%	22

#	FIRST NAME	DATE
1	Glenda	8/4/2021 7:18 PM
2	Glenda	6/19/2021 8:20 PM
3	HD	6/19/2021 8:02 PM
4	Adriana	6/18/2021 10:51 PM
5	Mr	6/6/2021 12:44 AM
6	Martha	5/14/2021 8:45 AM
7	Delfina L	5/9/2021 11:46 PM
8	Eva	2/5/2021 10:57 AM
9	Mary	2/2/2021 3:37 AM
10	Mario	1/28/2021 2:02 PM
11	Kurt	1/12/2021 3:05 PM
12	stephanie	11/19/2020 10:22 PM
13	Freshta	11/9/2020 10:08 PM
14	Sana	10/25/2020 10:36 AM
15	KEVIN	10/24/2020 2:22 PM
16	Gary	10/23/2020 11:23 AM
17	Rick	10/17/2020 10:28 PM
18	Salvador	10/17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20	Tami	10/9/2020 12:19 AM
21	AAYLIN	10/8/2020 7:02 PM
22	Erik	10/8/2020 10:11 AM
#	LAST NAME	DATE
1	Torres	8/4/2021 7:18 PM
2	Gomez	6/19/2021 8:20 PM
3	Cureton II	6/19/2021 8:02 PM
4	Heidman	6/18/2021 10:51 PM
5	Oh	6/6/2021 12:44 AM

Lawndale Housing Priority Survey

6	Williams	5/14/2021 8:45 AM
7	Plascencia	5/9/2021 11:46 PM
8	Suarez	2/5/2021 10:57 AM
9	Fakatoumafi	2/2/2021 3:37 AM
10	Quintanilla	1/28/2021 2:02 PM
11	Niebuhr	1/12/2021 3:05 PM
12	kingdon	11/19/2020 10:22 PM
13	Sidiqi	11/9/2020 10:08 PM
14	Syed	10/25/2020 10:36 AM
15	CIFUENTES	10/24/2020 2:22 PM
16	White	10/23/2020 11:23 AM
17	Hinojos	10/17/2020 10:28 PM
18	Gonzalez Jr	10/17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20	Seeger	10/9/2020 12:19 AM
21	BRAN	10/8/2020 7:02 PM
22	Sharp	10/8/2020 10:11 AM
#	EMAIL	DATE
1	glendagotove@gmail.com	8/4/2021 7:18 PM
2	Glenda,gomemz@karlstroz.com	6/19/2021 8:20 PM
3	hcuretonii@gmail.con	6/19/2021 8:02 PM
4	sjaanie2@yahoo.com	6/18/2021 10:51 PM
5	p2.90210@yahoo.com	6/6/2021 12:44 AM
6	martha_williams25@outlook.com	5/14/2021 8:45 AM
7	sasharoo@me.com	5/9/2021 11:46 PM
8	esuarezz_12@yahoo.com	2/5/2021 10:57 AM
9	halaevalu7@yahoo.com	2/2/2021 3:37 AM
10	maquint451@gmail.com	1/28/2021 2:02 PM
11	kurtniebuhr@gmail.com	1/12/2021 3:05 PM
12	stephkingdon@gmail.com	11/19/2020 10:22 PM
13	freshta11@hotmail.com	11/9/2020 10:08 PM
14	sanasyedr5@gmail.com	10/25/2020 10:36 AM
15	kevincifuentes809@icloud.com	10/24/2020 2:22 PM
16	ringsnrings@aol.com	10/23/2020 11:23 AM
17	rh@jyrq.com	10/17/2020 10:28 PM
18	sal.gonzalezjr@aol.com	10/17/2020 9:23 PM
19	N/A	10/17/2020 10:53 AM
20	Tamz23@gmail.com	10/9/2020 12:19 AM

Lawndale Housing Priority Survey

21	aaylin.bran@yahoo.com	10/8/2020 7:02 PM
22	ebsharp22@gmail.com	10/8/2020 10:11 AM