

City of Lawndale 2008-2014 Housing Element

December 2010

Community Development Department
14717 Burin Avenue
Lawndale, CA 90260

Table of Contents

I. INTRODUCTION	1
A. Community Context	1
B. Authorization for the Housing Element	2
C. Organization of the Housing Element	2
D. Data Sources	3
E. Relationship to Other General Plan Elements	3
F. Public Participation	4
II. HOUSING NEEDS ASSESSMENT	7
A. Population Characteristics and Trends	7
B. Employment Profile	10
C. Household Characteristics	11
D. Persons with Special Housing Needs	15
E. Housing Stock Characteristics	22
F. Project-Based Rental Housing Assistance	29
G. Estimates of Housing Needs	31
III. HOUSING CONSTRAINTS	33
A. Market Constraints	33
B. Governmental Constraints	35
C. Public Policy Constraints	52
D. Infrastructure and Public Service Constraints	53
E. Environmental Constraints	54
IV. HOUSING RESOURCES	55
A. Residential Development Potential	55
B. Financial Resources	63
C. Administrative Resources	66
D. Opportunities for Energy Conservation	66
V. HOUSING PLAN	69
A. Review of Past Accomplishments	69
B. Goals and Policies	69
C. Housing Programs	73
D. Quantified Objectives	88
APPENDIX A: SITES INVENTORY	A-1
APPENDIX B: REVIEW OF PAST ACCOMPLISHMENTS	B-1

List of Tables

Table 1: Population Growth – 1990 to 2008.....	7
Table 2: Age Characteristics – 1990 and 2000	8
Table 3: Racial Composition – 2000	10
Table 4: Employment Profile – 2000	11
Table 5: Household Type – 1990 and 2000	12
Table 6: Household Income Distribution – 2000	13
Table 7: Household Income Levels – 2000	14
Table 8: Special Needs Groups in Lawndale	16
Table 9: Disability Status by Age - 2000	17
Table 10: Disabilities Tallied - 2000	19
Table 11: Housing Stock Characteristics – 2000 and 2008	23
Table 12: Housing Tenure – 1990 and 2000.....	25
Table 13: Tenure by Household Size – 2000.....	25
Table 14: Median Home Prices – November 2007	26
Table 15: Average Rental Rates by Unit Size – October 2007	27
Table 16: Average Rental Rates by Unit Type - October 2007	27
Table 17: Housing Affordability Matrix – Los Angeles County 2008	28
Table 18: Rent Subsidies Required	30
Table 19: Housing Assistance Needs of Lower Income Households – 2000	32
Table 20: Disposition of Home Purchase and Home Improvement Loan Applications – 2006	34
Table 21: Basic Residential Development Standards	38
Table 22: Parking Requirements for Residential Uses.....	38
Table 23: Development Standards in Hawthorne Boulevard Specific Plan Area	39
Table 24: Use Regulations For Residential Districts	40
Table 25: Schedule of Fees for a Typical Residential Project.....	47
Table 26: Proportion of Fee in Overall Development Cost for a Typical Residential Development.....	47
Table 27: Comparison of Planning Fees.....	48
Table 28: Credits toward RHNA.....	56
Table 29: Sites Inventory Summary.....	58
Table 30: Adequacy of Vacant Sites to Accommodate RHNA	63
Table 31: Quantified Housing Objectives: 2008-2014.....	88

List of Figures

Figure 1: Age Distribution – 1990 and 2000.....	9
Figure 2: Race/Ethnicity – 1990 and 2000	10
Figure 3: Average Household Size – 2000 and 2008.....	12
Figure 4: Housing Growth – 1990 to 2008	22
Figure 5: Year Structure Built – 2008.....	24
Figure 6: Residential Sites Inventory	57
Figure 7: Characteristics of Vacant and Underutilized Sites	62

I. INTRODUCTION

A. Community Context

Established over a century ago, Lawndale is a small but highly urbanized community located in the South Bay area of the Los Angeles basin. Although Lawndale encompasses approximately two square miles, the community is home to nearly 33,500 residents with only a few parcels of remaining vacant land. Surrounding communities include Hawthorne to the north, Redondo Beach to the west, and Torrance to the south. Lawndale is well served by several regional transportation systems, including the San Diego (405) Freeway and Hawthorne Boulevard (107 Highway) which both pass through the community.

Historically, Lawndale experienced much of its growth after World War II when the City lost much of its rural character and evolved into a bedroom community primarily consisting of single-family homes. Since 1970, development in the City has consisted of these older single-family homes being replaced with higher density projects such as duplexes and multi-family projects of three or more units. Over the past 15 years, Lawndale has undergone significant economic changes. Heavily impacted by closures in the aerospace industry and the economic recession in the early 1990s, unemployment became a concern for many residents and housing prices in the City dropped dramatically. Since 2000, economic prosperity throughout Southern California has resulted in new employment opportunities and improvements in the regional housing market.

Since 2000, Lawndale has also experienced demographic changes that have impacted housing needs in the community. Lawndale has become increasingly diverse in race and ethnicity, with Hispanics now comprising over more than half of the population and Asians comprising more than 12 percent. About 31 percent of the City's households resided in overcrowded conditions (23 percent renter-households and 8 percent owner-households), according to the 2000 Census. Another trend is the increasing average household size of the community. Average household size increased from 3.3 in 2000 to 3.5 in 2007. With limited housing growth, the overcrowding conditions have likely worsened since 2000.

Lawndale's housing stock primarily consists of single-family homes which account for 66 percent of all housing units, with approximately one-third consisting of multi-family units and a small number of mobile homes. Much of the City's residentially zoned land allows two single family detached dwellings per lot without going through a subdivision process. In addition to presenting opportunities for further residential intensification, this flexibility may help to explain the predominance of renter-households (65 percent) in Lawndale; owners of lots with two units can choose to either rent both units or live in one unit and rent the other. In addition, close to 80 percent of the City's housing units are over 30 years old, indicating that housing rehabilitation is also a concern in the community.

The median price of all homes sold in Lawndale in November 2007 was \$455,000, lower than most surrounding communities.¹ Rents ranged between \$720 for a studio unit to over \$3,000

¹ Note: The City permits two attached or detached single family units per legal lot throughout most of the City. The median price for homes may include the sale of lots with two units.

for a single-family home. However, relative to other South Bay communities, housing costs in Lawndale are relatively affordable.

Due to the City's built-out status, housing growth occurred primarily through single-family infill on underutilized parcels throughout the community. This growth has been facilitated through the City's Zoning Code, which permits the majority of residential lots in the community to have more than one housing unit. The City's Redevelopment Agency has also begun playing an active role in the community fostering the revitalization of residential and commercial areas. Future housing development will take place primarily as mixed-use development as part of the revitalization project along Hawthorne Boulevard and various other infill and underutilized parcels throughout the community.

B. Authorization for the Housing Element

The California State Legislature has identified the attainment of a decent home and suitable living environment for every California as the State's major housing goal. Recognizing the important role of local planning programs in pursuit of this goal, the State law requires that all jurisdictions to periodically prepare a housing element as part of their comprehensive General Plan. Section 65583 of the Government Code sets forth the specific components to be contained in a Housing Element. This 2008-2014 Lawndale Housing Element is prepared in compliance with State law and covers the period of July 1, 2008 through June 30, 2014.

C. Organization of the Housing Element

The Lawndale Housing Element is comprised of the following major components:

- **Housing Needs Assessment:** An analysis of the City's population, household and employment base, and the characteristics to identify housing needs.
- **Housing Constraints:** A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs.
- **Housing Resources:** An evaluation of opportunities that will further the development of new housing.
- **Housing Plan:** A statement of the Housing Plan to address Lawndale's identified housing needs, including housing goals, policies and programs.

D. Data Sources

In preparing the Housing Element, various sources of information were consulted. The 2000 Census provided the basis for population and household characteristics. Although dated, the Census is still the most comprehensive and widely accepted source on demographic characteristics.² In addition, the 2000 Census is used in the Housing Element to ensure consistency with State and federal housing programs. However, several sources of information are used to supplement and provide reliable updates of the 2000 Census. These include:

- Population and demographic data is updated by the Department of Finance as of 2008.
- Housing market information, such as home sales, rents, and vacancies, is updated by home sales data, regional statistical data and the Department of Finance as of 2008.
- Local and County service agencies are consulted for information on special needs populations, the services available to them, and gaps in the system as of 2007.
- Lending patterns were analyzed from financial institutions based on an analysis of Home Mortgage Disclosure Act data of 2006.

E. Relationship to Other General Plan Elements

The City of Lawndale General Plan is comprised of the following seven elements:

- Land Use
- Circulation
- Housing
- Economic Development
- Open Space, Conservation
- Air Quality Management Plan
- Safety
- Noise

The Housing Element is being updated at this time in conformance with the update cycle for jurisdictions in the Southern California Association of Governments (SCAG) region. The Housing Element builds upon the other General Plan elements and is entirely consistent with the policies and proposals set forth by the Plan. As portions of the General Plan are amended in the future, the Plan (including the Housing Element) will be reviewed to ensure internal consistency is maintained.

² The Bureau of the Census provides updated survey data for communities over 65,000 in population through the American Community Survey process. Lawndale's population size is substantially below this threshold and therefore is not included in the survey updates.

F. Public Participation

Section 65583 (c)(5) of the Government Code states that, "The local government shall make diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort." The City of Lawndale encourages and solicits the participation of its residents and other local agencies in the process of identifying housing and community development needs, and prioritizing expenditure of funds.

1. Planning Commission Study Sessions

On September 26, 2007, a study session on the Housing Element update was conducted before the Planning Commission to discuss Housing Element requirements and housing needs in the community. A second Study Session was conducted on July 23, 2008 to review issues and opportunities with the Planning Commission.

The meetings were advertised in the *Daily Breeze*. Direct invitation increases the exposure of the City's Housing Element update process to nonprofit agencies and community groups. Special invitation was sent out to the following agencies:

- Bet Tzedek
- Bridge Housing
- California Department of Rehabilitation – South Bay Office
- Habitat for Humanity
- Hope in Action/Hope Chapel
- House of Yahweh
- Jamboree Housing Corporation
- Lawndale Medical/Mental Health Services
- Lawndale Senior Center
- Lawndale Senior Housing
- Lawndale Special Transportation
- Legal Aid
- Los Angeles Community Design Center
- Project New Hope
- Salvation Army Family Services/His House
- Transitional Living Centers
- Westside Regional Center

No resident or community group attended the study sessions and no public comment was received at the meeting. The City also broadcasted these meetings on public access television. No comment was received from the public following the broadcast.

2. Consultation with Service Providers

As no agency or resident attended the September 2007 study session, to expand the efforts of community outreach, telephone interviews were conducted in October 2007 to directly solicit input on housing needs from service agencies. Conducting telephone interviews is an effective means of obtaining input from the public and community stakeholders. This approach allows the City to proactively reach out to groups that represent the frontline agencies serving the low and moderate income persons and those with special needs. They are often the “eyes and ears” of a community and are also aware of the issues and trends impacting a community.

The following agencies responded to the interviews:

- California Department of Rehabilitation – South Bay office
- House of Yahweh
- Lawndale Medical/Mental Health Services
- Lawndale Senior Center
- Project New Hope
- Salvation Army Family Services/His House
- Transitional Living Centers
- Westside Regional Center

Most agencies interviewed did not indicate any specific housing needs in Lawndale for their clients. However, the Lawndale Senior Center commented on the need for Section 8 housing assistance for seniors and the Center provides referral services for seniors to obtain information and assistance from the Lawndale Housing Authority. This Housing Element includes a program to expand Section 8 assistance to residents.

The House of Yahweh serves lower income persons, victims of domestic violence, and the homeless through distribution of food, clothing, and a transitional housing facility that provides accommodation of up to six months. The House of Yahweh commented that additional transitional housing is needed in Lawndale. This Housing Element includes a program to address the provision of transitional housing in Lawndale.

3. Public Review of Draft Housing Element

The Draft Lawndale Housing Element was available for public review at the following locations:

- Lawndale City Hall
- Lawndale Senior Center
- City website

4. Public Hearings

Public hearings will be conducted before the Planning Commission and City Council to review the Draft Housing Element and to adopt the Final Element. The City will broadcast these meetings on public access television. The City will also mail notices of the public hearings to nonprofit agencies and community groups, inviting their participation in the hearing process. Specifically, the City will contact the property owners who have expressed interests redeveloping or selling their properties for mixed use and residential developments.

II. HOUSING NEEDS ASSESSMENT

Assuring the availability of adequate housing for all social and economic sectors of the City's present and future population is an important goal of the Housing Element. To implement this goal, the City must target its programs toward those households with the greatest need. This section of the Housing Element discusses the characteristics of the City's present and future population and housing stock, in order to better define the nature and extent of unmet housing needs in the City.

A. Population Characteristics and Trends

Population characteristics affect the type and amount of housing need in a community. Issues such as population growth, race/ethnicity, age, and employment trends are factors that combine to influence the type of housing needed and the ability to afford housing. The following section describes and analyzes the various population characteristics and trends that affect housing need.

1. Population Growth

In 2008, the State Department of Finance estimated the Lawndale population at 33,540, which represented a six-percent increase from the 2000 population of approximately 32,000 (Table 1). Although the population increase since 2000 is significantly less than the increase during the 1990s, the population growth in Lawndale since 2000 is similar to that of the surrounding communities, but slightly less than the growth experienced countywide.

The City's population density has also increased over time from 21.6 persons per acre in 1990 to 26.5 persons per acre in 2008. Lawndale has the highest population density of surrounding jurisdictions. Hawthorne's population density is closest (23.2 persons per acre), followed by Gardena (16.6 persons per acre) and Redondo Beach (16.4 persons per acre). The County of Los Angeles had a population density of 4.0 persons per acre in 2008.

Jurisdiction	Population			% Change 1990-2000	% Change 2000-2007
	1990	2000	2008		
Lawndale	27,331	31,711	33,540	16%	6%
Hawthorne	71,349	84,112	90,014	18%	7%
Gardena	51,487	57,746	61,781	12%	7%
Redondo Beach	60,167	63,261	67,488	5%	7%
Los Angeles County	8,863,164	9,519,338	10,363,850	7%	9%

Sources:
 1. Bureau of the Census, 1990 and 2000.
 2. California Department of Finance, Population and Housing Estimates, May 1, 2008.

Due to the small geographic size and limited number of parcels available for development, future population growth in Lawndale will likely be modest, consisting primarily of infill development including replacement of older homes with new development. Mixed use development along Hawthorne Boulevard represents additional opportunities for growth.

2. Age Composition

The age structure of a population is also an important factor in evaluating housing and community development needs and determining the direction of future housing development. Typically, each age group has distinct lifestyles, family types and sizes, incomes, and housing preferences. As people move through each stage of life, housing needs and preferences change. For example, young householders without children will have different housing preferences than middle-age householders with children or senior householders living alone. Consequently, evaluating the age characteristics of a community is important in determining the housing needs of residents.

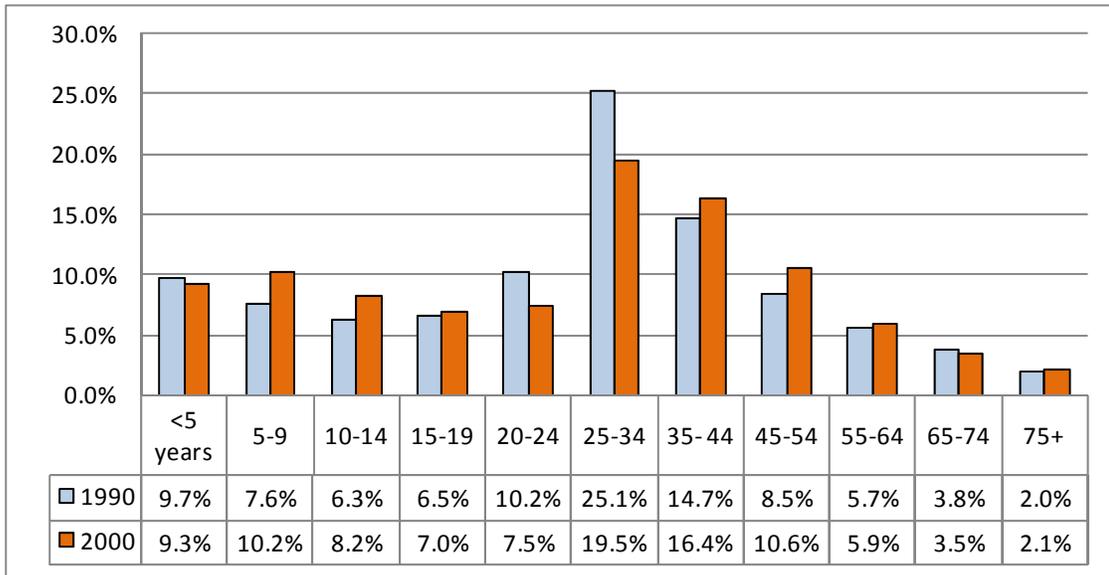
In 2000, the median age of Lawndale residents was 29.3 years, which was lower than the countywide median age of 32 years. Relative to the surrounding communities, the median age in Lawndale was significantly lower than Gardena and slightly higher than Hawthorne. The proportion of residents aged 65 or over in Lawndale (5.6 percent) was the lowest among its neighbors, while the proportion of residents under 18 was the highest among neighboring jurisdictions (Table 2). These figures indicate that the City of Lawndale has a family-oriented community with a high proportion of families with children.

Jurisdiction	Under 18 years		Over 65 years		Median Age 2000
	1990	2000	1990	2000	
Lawndale	27.1%	31.9%	5.7%	5.6%	29.3
Hawthorne	25.3%	31.7%	7.3%	6.1%	28.7
Gardena	22.4%	25.8%	10.6%	12.4%	34.4
Redondo Beach	16.2%	18.8%	7.2%	8.5%	36.7
Los Angeles County	26.2%	28.0%	9.7%	9.7%	32.0

Source: Bureau of the Census, 1990 and 2000 Census.

The most apparent shift in age distribution from 1990 to 2000 was among residents aged 25 to 34, who accounted for one quarter of all residents in 1990, but less than 20 percent in 2000 (Figure 1). In contrast, the share of residents age 35 to 44 and 45 to 54 increased between 1990 and 2000. This shift in age distribution may be partially attributable to younger households “aging in place” since 1990, but the significant drop in residents age 25 to 34 may also be the result of younger adults choosing to live in other communities. This trend may be an indication that home and rental prices are outpacing the affordable price range for persons in this age group.

Figure 1: Age Distribution – 1990 and 2000



Source: Bureau of the Census, 1990 and 2000 Census.

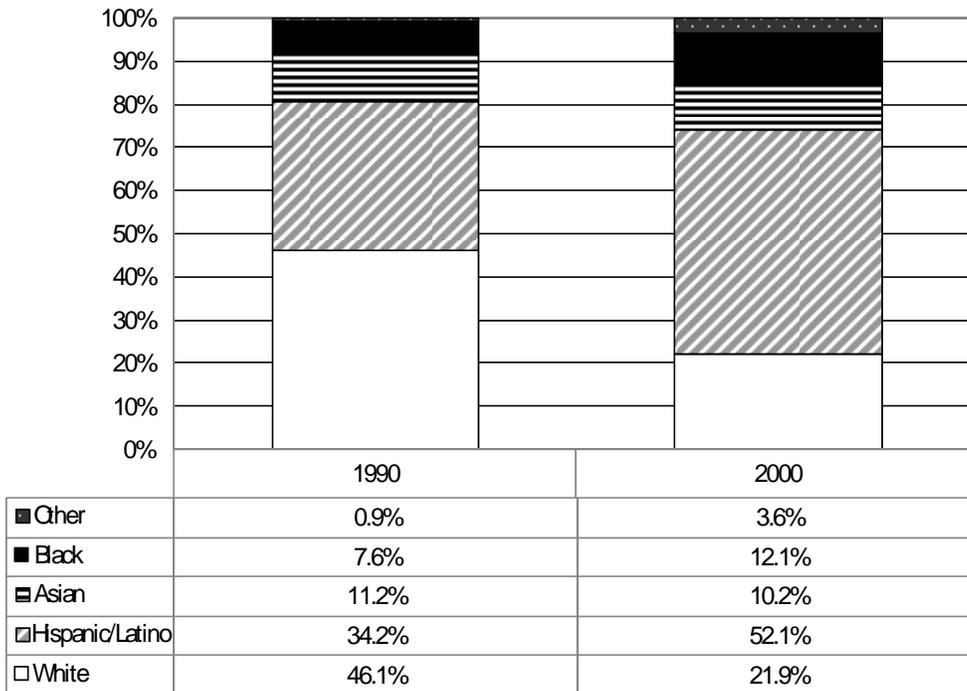
3. Race and Ethnicity

Different racial and ethnic groups often have different household characteristics, income levels, and cultural backgrounds, which may affect their housing needs and preferences. Studies have also suggested that different racial and ethnic groups differ in their attitudes toward and/or tolerance for “housing problems” as defined by the federal Department of Housing and Urban Development (HUD), including overcrowding and housing cost burden.³ According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Especially within cultures that prefer to live with extended family members, household size and overcrowding also tend to increase. In general, Hispanic and Asian households exhibit a greater propensity than the White households for living in extended families.

As of 2000, slightly more than half of Lawndale residents were Hispanic, 22 percent were White, 12 percent were Asian, and 10 percent were Black (Figure 2). This represents a significant shift from 1990, when 46 percent of residents were White and 34 percent were Hispanic. This trend of an increasing proportion of Hispanic residents and a decreasing proportion of White residents is consistent with the trend exhibited countywide. Lawndale has a higher proportion of Hispanic residents and White residents, and a significantly smaller proportion of Black residents than the surrounding communities except for Redondo Beach (Table 3).

³ Studies include the following: “The Determinants of Household Overcrowding and the Role of Immigration in Southern California” by S.Y. Choi (1993); “The Changing Problem of Overcrowding” by D. Myers, William Baer, and S.Y. Choi (1996); and “Immigration Cohorts and Residential Overcrowding in Southern California” by D. Myers and S.W. Lee (1996).

Figure 2: Race/Ethnicity – 1990 and 2000



Source: Bureau of the Census, 1990 and 2000 Census.

Jurisdiction	Hispanic	White	Asian/Pacific Islander	Black	Other
Lawndale	52.1%	21.9%	12.1%	10.2%	3.6%
Hawthorne	44.3%	13.0%	6.7%	33.0%	3.0%
Gardena	31.8%	12.2%	26.8%	26.0%	3.2%
Redondo Beach	13.5%	70.8%	9.0%	2.4%	4.3%
Los Angeles County	44.6%	31.1%	11.9%	9.8%	3.6%

Source: Bureau of the Census, 2000 Census.

B. Employment Profile

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

1. Occupation and Wage

The Census provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. As of 2000, sales and office occupations employed the largest share of City residents, accounting for nearly one third of resident employment (Table 4), while service and management/professional occupations each accounted for slightly more than 20 percent of the total employment. Together, these three sectors accounted for nearly three quarters of resident employment. Although in aggregate, these three sectors accounted for a similar proportion of the employment countywide, Lawndale had a higher proportion of residents employed in sales/office and service occupations, which tended to lower-paying, and a lower proportion in management/professional occupations, which tended to be higher-paying.

Occupations of Residents	Lawndale		Los Angeles County	Mean Wage 2007
	Count	Percentage	Percentage	
Management/Professional	2,718	20.6%	34.3%	\$104,946
Service	2,765	21.0%	14.7%	\$27,343
Sales/ Office Occupations	4,030	30.5%	27.6%	\$37,761
Farming/Forestry/Fishing	---	0.0%	0.2%	\$22,887
Construction/Maintenance/Extraction/Repair Occupations	1,421	10.8%	7.8%	\$45,627
Transportation/Production/Material Moving	2,264	17.2%	15.5%	\$29,577
Total	13,198	100.0%	100.0%	\$44,263

Sources:

1. Bureau of the Census, 2000 Census.
2. California Employment Development Department, Occupational Employment Statistics, First Quarter 2007.

C. Household Characteristics

The Census defines a household as all persons who occupy a housing unit, which may include single persons living alone, families related through marriage or blood, and unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households. Information on household characteristics is important to understand the growth and changing needs of a community.

1. Household Type

Different household types generally have different housing needs. Seniors or young adults typically comprise the majority of the single-person households and tend to reside in apartment units, condominiums, or smaller single-family homes. Families often prefer single-family homes. According to the Census, 9,555 households lived in Lawndale in 2000. Nearly three-quarters of all households were families and a majority of families had children (Table 5). Between 1990 and 2000, Lawndale experienced a shift in household

types, with an increase in the proportion of families and a decrease in the proportion of singles and other non-family households.

Household Type	1990		2000		Percent Change
	Households	Percent	Households	Percent	
Families	6,200	67.2%	7,025	73.5%	13%
With children	3,801	41.2%	4,346	45.5%	14%
With no children	2,399	26.0%	2,679	28.0%	12%
Singles	2,003	21.7%	1,801	18.8%	-10%
Other non-families	1,024	11.1%	729	7.6%	-29%
Total Households	9,227	100.0%	9,555	100.0%	4%
Average Household Size	3.0		3.3		
Average Family Size	3.5		3.8		

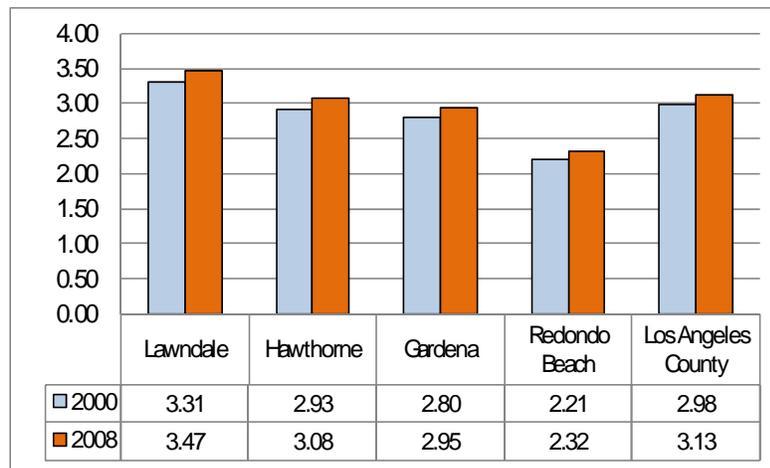
Source: Bureau of the Census, 1990 and 2000 Census.

2. Household Size

Household size identifies sources of population growth and household overcrowding. A community's average household size will increase over time if there is a trend towards larger families. In a community where the population is aging, the average household size may decline.

According to the 2000 Census, the average household size in Lawndale (3.3) was significantly higher than the countywide average household size as well as that of the surrounding communities (Figure 3). The State Department of Finance reported that the average household size in Lawndale has increased slightly since the 2000 Census, with an average of 3.47 persons per household as of January 1, 2008.

Figure 3: Average Household Size – 2000 and 2008



Sources: 2000 Census and 2008 Department of Finance Estimates.

3. Household Income

Household income is an important consideration when evaluating housing and community development needs because lower income typically constrains a household's ability to secure adequate housing or services. While housing choices, such as tenure (owning versus renting) and location of residences are very much income-dependent, household size and type often affect the proportion of income that can be spent on housing.

According to the 2000 Census, the median household income of Lawndale residents was approximately \$39,000, which was lower than the County median of \$42,000 (Table 6). Approximately 44 percent of households earned less than \$35,000, while 14 percent earned more than \$75,000. The largest proportion of households, roughly one fifth, earned between \$50,000 and \$75,000. Relative to the County, Lawndale had a much lower proportion of residents earning more than \$75,000.

Household Income	Lawndale	County
Less than \$15,000	15.0%	17.0%
\$15,000 - \$24,999	14.2%	12.7%
\$25,000 - \$34,999	14.5%	12.2%
\$35,000 - \$49,999	20.0%	15.1%
\$50,000 - \$74,999	22.8%	17.8%
\$75,000 - \$99,999	7.4%	10.2%
\$100,000 or more	6.1%	15.1%
TOTAL	100.0%	100.0%
Median Household Income	\$39,012	\$42,189

Source: Bureau of the Census, 2000 Census.

The State and Federal government classify household income into several groupings based upon the relationship to the County Area Median Income (AMI), adjusted for household size. The State of California utilizes the following income groups:

- Extremely Low 0-30% AMI
- Very Low 31-50% AMI
- Low 51-80% AMI
- Moderate 81-120% AMI
- Above Moderate 120%+ AMI

In 2000, a majority (56 percent) of the Lawndale households earned moderate or above-moderate incomes (Table 7), while one quarter of households had incomes in the extremely low and very low levels.⁴

⁴ Data is obtained from the Comprehensive Housing Affordability Strategy (CHAS) prepared for HUD by the Census Bureau using 2000 Census data.

Table 7: Household Income Levels – 2000		
Income Level	Households	Percent
Extremely Low (0-30% AMI)	1,123	11.7%
Very Low (31-50% AMI)	1,215	12.7%
Low (51-80% AMI)	1,896	19.8%
Moderate and Above (>80% AMI)	5,340	55.8%
TOTAL	9,574	100.0%
Source: HUD User, http:socds.huduser.org/chas/reports .		

4. Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room.⁵ Overcrowding can result when there are not enough adequately sized units within a community, when high housing costs relative to income force too many individuals to share a housing unit than it can adequately accommodate, and/or when families reside in smaller units than they need in order to devote income to other necessities, such as food and health care. Overcrowding also tends to accelerate the normal wear and tear, resulting in deterioration of housing. Therefore, maintaining a reasonable level of occupancy and alleviating overcrowding are critical to enhancing quality of life for residents and aesthetic quality of neighborhoods.

As of 2000, roughly 31 percent of the Lawndale households were living in overcrowded conditions, with renters being disproportionately affected by overcrowding (23 percent for renters and 8 percent for owners). This high proportion of overcrowding can be a result of several factors, including a limited supply of large rental units, high housing costs relative to household income, and differing perceptions among racial and ethnic groups regarding overcrowding.

According to the 2000 Census, approximately half of renter-occupied housing units had three or fewer rooms, in contrast to less than 30 percent of owner-occupied units. This large proportion of smaller rental units is a contributing factor to overcrowding, particularly for large renter-households.

Programs listed in the Housing Plan will have the cumulative effect of reducing overcrowding by reducing cost burden. This will be accomplished by through the provision of incentives and concessions (Program 9) as well as direct assistance (Program 5) to developers of affordable housing. The supply of rental and ownership housing, including the supply of larger-sized housing units will be increased through the development of vacant sites and redevelopment of underutilized sites (Program 8) and consolidation of smaller lots zoned for mixed-use and residential development (Program 10).

In the City’s R2 district, two units are permitted on each lot. The City has seen a trend of property owners adding a second unit to these R2 properties. Some of these additional

⁵ The Census Bureau’s definition of a “room” excludes bathroom, porch, balcony, foyer, hall, or half-room. See 2000 Census Long Form, Question #37.

units are larger units with three bedrooms. These second units provide moderately priced housing for families and help relieve overcrowding.

In addition, the City promotes the development of second units as a means of relieving overcrowding. Residents of Lawndale are also eligible to apply for assistance under the Residential Rehabilitation Loan Program administered by the Los Angeles County Community Development Commission. This program includes room additions as a means to address overcrowding as an eligible activity.

5. Cost Burden

State and federal standards for housing cost burden are based on an income-to-housing cost ratio of 30 percent and above. Households paying more than 30 percent of their income on housing have limited remaining income for other necessities. Above moderate income households generally are capable of paying a larger proportion of income for housing; therefore, estimates of housing cost burden generally focus on low and moderate income households.

In 2000, cost burden was equally prevalent among owners and renters in Lawndale, with 41 percent of both incurring a cost burden.

D. Persons with Special Housing Needs

Certain segments of the population may have more difficulty in finding decent, affordable housing due to their special needs. Special circumstances may be related to one's employment and income, family characteristics, disability, and household characteristics, among other factors. Consequently, certain residents in Lawndale may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems.

"Special needs" groups in Lawndale include the following: senior households, single-parent households, large households, persons with disabilities, agricultural workers, and the homeless (Table 8). This section provides a detailed discussion of the housing needs facing each particular group as well as programs and services available to address their housing needs.

Table 8: Special Needs Groups in Lawndale

Special Needs Group	# of Persons or Households	# of Owners	# of Renters	% of Total Households or Persons
Households w/ Members Age 65+	1,454	--	--	15.2%
Elderly Headed Households	1,022	596 (6%)	426 (4%)	10.7%
Elderly Living Alone	403	193 (2%)	210 (2%)	4.2%
Disabled Persons	5,882	--	--	18.5%
Large Households	2,277	819 (9%)	1,458 (15%)	23.8%
Female Headed Households	2,947	669 (7%)	1,999 (21%)	30.8%
Female Headed Households w/ Children	1,099	140 (1%)	959 (10%)	11.5%
Farmworkers	0	--	--	--
Residents Living Below Poverty	5,457	--	--	17.2%

Source: Census 2000.

1. Elderly Households

Elderly households can have special needs resulting from four main concerns: limited and often fixed income; poor health and associated high health care costs; mobility limitation and transit dependency; and high costs of housing.

In 2000, seniors (age 65+) comprised 5.6 percent of Lawndale residents while nearly 11 percent of Lawndale households were headed by seniors. Approximately 60 percent of elderly households owned homes, while 40 percent were renters.⁶ Housing cost burden was the most common housing problem for elderly households, with nearly half of all elderly renter-households being impacted. Housing cost burden was less common for elderly owner-households, with approximately one-quarter of households being impacted.

Aside from cost burden issues faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Roughly, 45 percent of Lawndale’s senior population was listed as having one or more disabilities in 2000 by the Census (Table 9). Among these disabilities, the most common were physical and go-outside-the-home disabilities.

⁶ Housing cost burden information obtained from the Comprehensive Housing Affordability Strategy developed by the Census Bureau for HUD using 2000 Census data.

Table 9: Disability Status by Age - 2000	
Age Group	Persons
5-15	6,371
% Disabled	4.1%
16-20	2,180
% Disabled	18.8%
% Employed	7.8%
21-64	18,699
% Disabled	24.0%
% Employed	13.4%
65+	1,601
% Disabled	45.5%
TOTAL	28,851
% Disabled	20.4%
Source: Bureau of the Census, 2000 Census.	

For elderly residents that require assisted care, there are three residential care facilities in the City with a total capacity of 18 beds. To help meet the needs of low-income seniors that are able to live independently, the Lawndale Housing Authority assisted in the development of the 56-unit South Bay Co-op, subsidized rental housing facility located on 153rd Place. Due to the long waiting list, prospective clients are primarily referred to other residential facilities in nearby communities such as Gardena. Section 8 assistance is also available for senior households. As of December of 2007, the Housing Authority provides rent subsidies to 197 households; of these, 72 were utilized by seniors.

2. Single-Parent Households

Single-parent households require special consideration and assistance because of their greater need for day care, health care, and other facilities. Female-headed households with children in particular tend to have lower incomes, thus limiting housing availability for this group.

Nearly 23 percent of Lawndale households were headed by single parents in 2000; the large majority of which were headed by females (82 percent). According to the 2000 Census, approximately 20 percent of female-headed households with children had incomes below the poverty level. The City's Section 8 assistance can benefit female-headed households. As of December of 2007, 133 female-headed households were receiving Section 8 assistance.

3. Large Households

Large households (with five or more members) are identified as a group with special housing needs based on the limited availability of adequately sized, affordable housing units. Large households are often of lower income, frequently resulting in the overcrowding of smaller dwelling units and in turn, accelerating unit deterioration.

Nearly one quarter of Lawndale households had five or more members in 2000. Among large households, 64 percent were renters while only 36 percent owned their units. Large households can benefit from the City's Section 8 housing assistance as well as homebuyer assistance programs offered through the Los Angeles County Community Development Commission.

4. Persons with Disabilities

Disability is a physical or mental condition that substantially limits one or more major life activity. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income. The 2000 Census defines six types of disabilities: sensory, physical, mental, self-care, go-outside-home, and employment. The Census defines sensory and physical disabilities as "long-lasting conditions." Mental, self-care, go-outside-home, and employment disabilities are defined as conditions lasting six months or more that makes it difficult to perform certain activities. A more detailed description of each disability is provided below:

- **Sensory Disability:** Refers to blindness, deafness, or severe vision or hearing impairment.
- **Physical Disability:** Refers to a condition that substantially limits one or more basic physical activities, such as walking, climbing stairs, reaching, lifting, or carrying.
- **Mental Disability:** Refers to a mental condition lasting more than six months that impairs learning, remembering, or concentrating.
- **Self-Care Disability:** Refers to a condition that restricts ability to dress, bathe, or get around inside the home.
- **Go-Outside-Home:** Refers to a condition that restricts ability to go outside the home alone to shop or visit a doctor's office.
- **Employment Disability:** Refers to a condition that restricts ability to work at a job or business.

The Census estimates that 20 percent of Lawndale residents over five years of age had a disability in 2000 (see Table 9). Employment disabilities were the most frequent, as nearly 70 percent of the persons with a disability reported an employment disability (Table 10). Proportionally, more children are impacted by mental disabilities, which include developmental disability; whereas, proportionally, more seniors are impacted by physical and go-outside-home disabilities.

Table 10: Disabilities Tallied - 2000	
Age Group and Disability	% Tallied
Total Disabled Persons: 5 to 15 years	261
Sensory Disability	21.8%
Physical Disability	8.0%
Mental Disability	80.8%
Self-Care Disability	29.1%
Total Disabled Persons: 16 to 64 years	4,902
Sensory Disability	9.1%
Physical Disability	22.0%
Mental Disability	16.7%
Self-Care Disability	6.0%
Go-Outside-Home Disability	55.4%
Employment Disability	69.4%
Total Disabled Persons: 65 years and over	729
Sensory Disability	28.4%
Physical Disability	65.3%
Mental Disability	26.2%
Self-Care Disability	18.0%
Go-Outside-Home Disability	46.6%
Note: A person can report more than one disability and therefore, the total number of disabilities tallied far exceeds the number of disabled persons.	
Source: Bureau of the Census, 2000 Census.	

Several factors limit the supply of housing for persons with disabilities, including affordability, accessibility, location, and discrimination. The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most single-family homes are inaccessible to people with mobility and sensory limitations. Housing may not be adaptable to widened doorways and hallways, access ramps, larger bathrooms, lowered countertops and other features necessary for accessibility. The cost of retrofitting a home often prohibits homeownership, even for individuals or families who could otherwise afford a home. Furthermore, some providers of basic home buying services do not have offices or materials that are accessible to people with mobility, visual or hearing impairments. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation.

Various residential facilities in Lawndale serve those with disabilities. A total of 13 adult residential care facilities with a total capacity of 70 beds are located in Lawndale. Two social rehabilitation facilities with a combined capacity of 28 beds are operated by the Transitional Living Centers in Lawndale. In addition, two group homes with a total of 12 beds serve children with disabilities. The City also offers housing rehabilitation programs that can be used to make accessibility improvements.

5. Agricultural Workers

Agricultural workers are traditionally defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farm laborers work in the fields, processing plants, or support activities on a generally year-round basis. When workload increases during harvest periods, the labor force is supplemented by seasonal labor, often supplied by a labor contractor. For some crops, farms may employ migrant workers, defined as those whose travel distance to work prevents them from returning to their primary residence every evening.

According to the 2000 Census, no Lawndale residents were employed in farming, forestry, or fishing occupations. Lawndale is an urbanized community with no parcels zoned for agricultural use. Because no residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within the City, no housing programs or policies are needed to address the needs of farm-workers.

6. Homeless

According to HUD, a person is considered homeless if he/she is not imprisoned and:

- Lacks a fixed, regular, and adequate nighttime residence;
- The primary nighttime residence is a publicly or privately operated shelter designed for temporary living arrangements;
- The primary residence is an institution that provides a temporary residence for individuals that should otherwise be institutionalized; or
- The primary residence is a public or private place not designed for or ordinarily used as a regular sleeping accommodation.

According to the homeless population count conducted by the Los Angeles Homeless Services Authority (LAHSA), an estimated 58 homeless persons are located in Lawndale.⁷

No emergency shelters are located within the City of Lawndale. However, the House of Yahweh, located at 4430 W. 147th Street, offers a variety of programs to the homeless, including transitional housing. Services include providing food through the soup kitchen, lunch and grocery program as well as providing clothing vouchers, use of mailboxes and telephone, and information and referrals to appropriate service agencies.

⁷ The 2007 Homeless Population Count by Census Tract conducted by LAHSA is based on actual street counts at specific locations, estimates of street counts at surrounding locations, estimates based on general telephone survey, and actual shelter counts. For the four census tracts (6038, 6039, 6040, and 6041) the comprise Lawndale, LASHA estimated a homeless count of 58 persons.

Special Needs Group	Program	Details	Contact
Elderly	Volunteer Program	Opportunities for Senior Citizens to get involved in the community	(310) 973-3270
	AARP 55 Alive Driving Course	8-hour driving instruction class. Insurance companies will give a discount to those that complete the course	(310) 973-3270
	Lunch Program	Lunches served Monday-Friday from 12 noon to 1:00 p.m. (Cost: \$2.25)	(310) 973-3277
	Case Management Services	Assists with: transportation, meals, housecleaning, form completion, health benefits, counseling and housing every Thursday at 11 am	(310) 973-3270
	Legal Assistance	Free telephone and in-person legal assistance on the fourth Tuesday of each month from 12:30 pm to 1:30 pm	(310) 973-3270
Elderly and Disabled Persons	Meals on Wheels	Home delivered meals Monday through Friday. (Cost: \$4 per meal)	(310) 973-3287
	Curb-to-curb Transport	Free transportation service. Pick-ups are made anywhere within the City	(310) 973-3287
Elderly, Households in Poverty, and Disabled Persons	Section 8 Program	Rental subsidies for privately owned housing	(562) 347-4663
	USDA Commodities Program	Commodities are distributed in the Community Center Annex at Civic Center on Wednesdays at 10:00 am on a first come, first served basis	(310) 973-3270
Disabled Persons	California Department of Rehabilitation-South Bay District	Provides vocational rehabilitation services, technical assistance, training, and information and referral services	(562) 422-8325
	Southwest Special Education Local Plan Area (SWSELPA)	Ensures program availability for all children with disabilities, curriculum development and support, transition planning, legal assistance, community awareness, and staff development	(310) 798-2731
Female-Headed Households	Crystal Stairs, Inc.	Free referrals to licensed centers and family child care homes. Parents also receive information on how to identify and select quality child care	(323) 299-8998
	Early Childhood Education	Classes such as Tiny Tots, Pre-K Tune Up, and Bilingual Education for Tots, Pee Wee Sports and Peanut Sports Leagues for children ages 3-7	
	Youth Programs	Toy loan library and an after-school and summer drop in playground program that provides activities in art, drama, games, music, science, special events, and supervision of the wading pools	

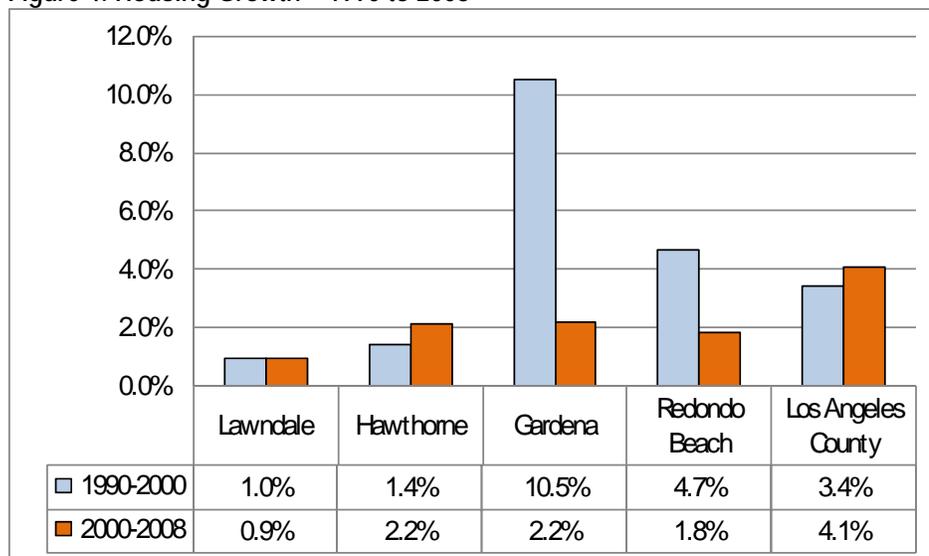
E. Housing Stock Characteristics

A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. This section details the housing stock characteristics of Lawndale in an attempt to identify how well the current housing stock meets the needs of current and future residents of the City.

1. Housing Unit Growth and Type

Lawndale has experienced relatively little housing growth since 1990, with the total housing units increasing by less than one percent between 1990 and 2000, as well as from 2000 to 2008. Much of the City's housing construction occurred during the 1980s, with housing growth in Lawndale (13 percent) exceeding that countywide (11 percent). Relative to surrounding communities, Lawndale experienced limited growth during the past two decades (Figure 4).

Figure 4: Housing Growth – 1990 to 2008



Source: California Department of Finance, Population and Housing Estimates, May 1, 2008.

In 2008, single-family homes comprised approximately two thirds of the housing stock, while multi-family units comprised nearly one third and one percent of the housing stock consisted of mobile homes (see Table 11). Although the City has a high proportion of single-family homes relative to other types of housing, most of the City's residential land is zoned R-2, which allows development of two detached units per legal lot. The 5,000 square foot minimum net lot area in the R-2 zone allows up to eight lots per acre with potential to yield up to 17.4 dwelling units per acre.

The distribution of housing units among the unit types remained the same between 2000 and 2008, as the total number of housing units increased only minimally during this period. The vacancy rate in Lawndale remained approximately three percent, which is consistent

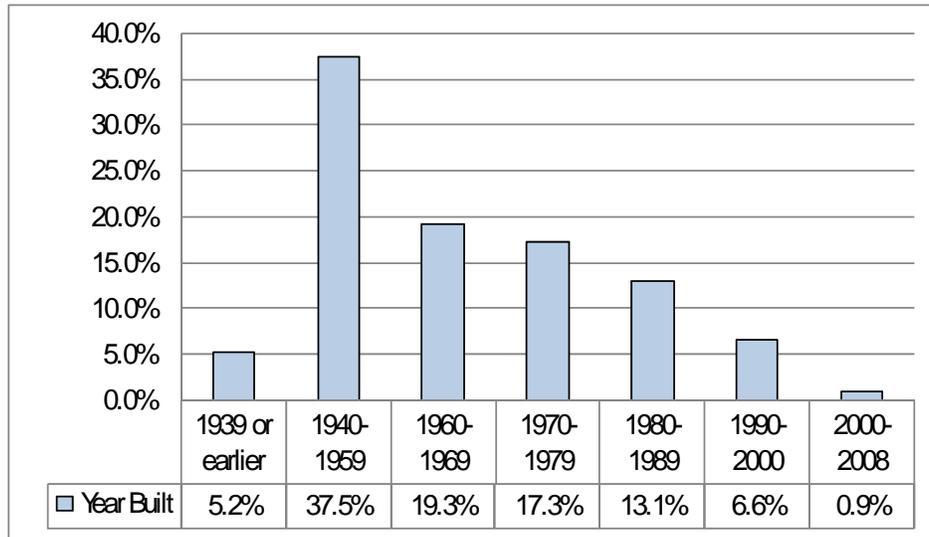
with the vacancy rates of nearby communities and the County (between three and four percent).

Unit Type	2000		2008	
	Units	Percent	Units	Percent
Single-Family	6,533	66%	6,592	66%
Detached	4,927	50%	4,986	50%
Attached	1,606	16%	1,606	16%
Multi-Family	3,210	33%	3,242	33%
2 to 4 Units	905	9%	919	9%
5 or more Units	2,305	23%	2,323	23%
Mobile Homes	128	1%	128	1%
TOTAL	9,871	100%	9,962	100%
Vacancy Rate	3.1%		3.2%	
Sources:				
1. Bureau of the Census, 2000 Census.				
2. California Department of Finance, Population and Housing Estimates, May 1, 2008.				

2. Housing Age and Condition

Typically, housing over 30 years in age is more likely to have major rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. According to the 2008 Department of Finance data, almost 80 percent of housing units in Lawndale were constructed prior to 1980 (Figure 5) and therefore is of sufficient age to be highly susceptible to deterioration. The age of the City’s housing stock indicates a potentially significant need for continued code enforcement, property maintenance and housing rehabilitation programs to stem housing deterioration.

Figure 5: Year Structure Built – 2008



Sources:

1. Bureau of the Census, 2000 Census.
2. California Department of Finance, Population and Housing Estimates, May 1, 2008.

According to the City staff, an estimated 11 percent (1,096) units in the City require substantial rehabilitation and 20 units require replacement. The City of Lawndale offers the Great Neighborhoods Program to provide loans and grants for income-qualified households to make necessary repairs and improvements.

3. Housing Tenure

The tenure distribution of a community's housing stock (owner versus renter) can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility, among others. In most communities, tenure distribution generally correlates with household income, composition, and age of the householder.

The tenure distribution of a community's housing stock (owner versus renter) can be an indicator of several aspects of the housing market, including the affordability of units, household stability and residential mobility, among others. In most communities, tenure distribution generally correlates with household income, composition, and age of the householder.

In 2000, 32 percent of the housing units in Lawndale were owner-occupied, while 65 percent were renter-occupied (Table 12). This represented a slight increase in the homeownership rate from the 30 percent in 1990. A predominance of R-2 lots developed with two dwelling units may explain the relatively low rate of homeownership in Lawndale. These lots/units may be occupied by two renter households or one owner and one renter household, effectively capping the owner-occupancy rate over much of the City's residentially-zoned land.

According to Table 13, Owner-households had a slightly higher average household size than renters, which results from the higher proportion of large households (five or more members).

Occupancy (Tenure)	1990		2000	
	#	%	#	%
Owner Occupied	2,894	30%	3,177	32%
Renter Occupied	6,333	65%	6,378	65%
Vacant	549	6%	316	3%
TOTAL	9,776	100%	9,871	100%

Source: Bureau of the Census, 2000 Census.

Households	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1 person	19%	19%
2 person	23%	22%
3 person	16%	19%
4 person	17%	17%
5+ person	26%	23%
Average household size	3.41	3.26

Source: Bureau of the Census, 2000 Census.

4. Housing Vacancy

A certain number of vacant units are needed to moderate the cost of housing, allow sufficient choice for residents, and provide an incentive for unit upkeep and repair. Specifically, vacancy rates of two to three percent for ownership housing and five to six percent for rental housing are generally considered optimal to balance demand and supply for housing.

The 2000 Census reported the ownership housing vacancy rate at 1.3 percent, while the rental vacancy rate was 2.5 percent. According to the Department of Finance, the overall vacancy rate in Lawndale was 3.2 percent in 2008, which is up slightly from the vacancy rate reported in the 2000 Census (3.1 percent). These low vacancy rates contributed to the escalation in the costs in recent years, until the recent credit crisis in the subprime mortgage market led to reductions in home prices.

5. Housing Costs and Affordability

The cost of housing is directly related to the extent of housing problems in a community. If housing costs are relatively high in comparison to household income, there will be a correspondingly higher prevalence of housing cost burden and overcrowding. This section summarizes the cost and affordability of the housing stock to Lawndale residents.

Homeownership Market

According to DataQuick⁸, the home prices in Lawndale are the lowest among surrounding communities (Table 14). Furthermore, most communities experienced decreases in home prices as a response to the “credit crunch” in the real estate market. Compared to one year ago home prices in Lawndale decreased by more than ten percent. The City offers homebuyer assistance through the County of Los Angeles Community Development Commission.

Jurisdiction	ZIP Code	Median Home Price		Median Condo Price	
		November 2007	Change from 2006	November 2007	Change from 2006
Lawndale	90260	\$455,000	-12.1%	\$299,000	-13.3%
Hawthorne	90250	\$488,000	-9.6%	\$410,000	-8.9%
Gardena	90247	\$490,000	-3.8%	\$349,000	-15.4%
	90248	\$500,000	-3.3%	---	---
	90249	\$444,000	-12.1%	---	---
Redondo Beach	90277	\$1,178,000	+20.5%	\$767,000	+4.0%
	90278	\$730,000	-3.3%	\$642,000	-4.8%
Los Angeles County	---	\$529,000	-2.0%	\$418,000	+1.7%

Note: The City of Lawndale permits two attached or detached single family units per legal lot throughout most of the City. The median price for homes may include the sale of lots with two units.
Source: www.DQNews.com, 2007.

Rental Market

With renters comprising approximately two thirds of the City’s households, it is important to understand the rental market in Lawndale. According to information published on rental websites, rental prices range from slightly more than \$700 for a studio apartment to more than \$3,000 for a four-bedroom unit (Table 15). The average rent for units in Lawndale was approximately \$1,400.

⁸ DataQuick specializes in the compilation of real estate data. Data collected by DataQuick is published weekly in the Los Angeles Times.

Table 15: Average Rental Rates by Unit Size – October 2007	
Unit Size	Average Rent
Studio	\$720
1-bedroom	\$938
2-bedroom	\$1,406
3-bedroom	\$1,897
4-bedroom	\$3,195
Source: www.rentslicer.com.	

A large number of single-family homes in Lawndale are used as rentals. Table 16 shows the average rental rates by unit type. As shown, condominium/townhome units had the highest rental rates, with an average of nearly \$1,700 followed by rental homes and apartments. Although the rental rates in Lawndale are lower than the surrounding beach communities, these rental rates are out of the affordability range of most low and moderate income households (Table 17). Given the large proportion of renters in the City, the high cost of rental housing is a major concern. The City of Lawndale Housing Authority offers Section 8 rental housing assistance to very low income households. However, low and moderate income households do not qualify for this program.

Table 16: Average Rental Rates by Unit Type - October 2007	
Unit Type	Average Rent
Condominium/Townhome	\$1,691
Rental Home	\$1,673
Apartment	\$1,321
Source: www.rentslicer.com.	

Housing Affordability by Household Income

Housing affordability is dependent upon income and housing costs. Using set income guidelines, current housing affordability can be estimated. According to the HCD income guidelines for 2008, the Area Median Income (AMI) in Los Angeles County was \$59,800 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and downpayment (10 percent) and spends no greater than 30 to 35 percent of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Los Angeles County are shown in Table 17. Households in the lower end of each category can afford less by comparison than those at the upper end. The income-affordability of the housing stock for each income group is discussed below:

Based on the home prices and rental rates presented in Table 14, Table 15, and Table 16 earlier, extremely low, very low, and low income households are not able to afford rental housing or purchase a home in Lawndale without incurring a cost burden. Moderate income households may be able to afford the rents for some smaller apartments and purchase small condominiums/townhomes. However, single-family homes are beyond the financial means of even the moderate income households.

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing and to assist renters and homeowners who cannot afford housing (see Section V, Housing Plan).

Table 17: Housing Affordability Matrix – Los Angeles County 2008							
Household	Annual Income	Affordable Costs (All Costs)		Estimated Utility Allowance, Taxes & Insurance		Affordable Rent	Affordable Home Price
		Rental Costs	Ownership Costs	Renters	Owners		
Extremely Low Income (0-30% AMI)							
1-Person	\$15,950	\$399	\$399	\$42	\$122	\$357	\$48,694
2-Person	\$18,200	\$455	\$455	\$51	\$142	\$404	\$55,022
3-Person	\$20,500	\$513	\$513	\$51	\$154	\$462	\$63,109
4-Person	\$22,750	\$569	\$569	\$61	\$175	\$508	\$69,261
5-Person	\$24,550	\$614	\$614	\$61	\$184	\$553	\$75,590
Very Low Income (31-50% AMI)							
1-Person	\$26,550	\$664	\$664	\$42	\$175	\$622	\$85,961
2-Person	\$30,300	\$758	\$758	\$51	\$203	\$707	\$97,563
3-Person	\$34,100	\$853	\$853	\$51	\$222	\$802	\$110,923
4-Person	\$37,900	\$948	\$948	\$61	\$251	\$887	\$122,525
5-Person	\$40,950	\$1,024	\$1,024	\$61	\$327	\$963	\$133,249
Low Income (51-80% AMI)							
1-Person	\$42,450	\$1,061	\$1,061	\$42	\$254	\$1,019	\$141,862
2-Person	\$48,500	\$1,213	\$1,213	\$51	\$349	\$1,162	\$161,551
3-Person	\$54,600	\$1,365	\$1,365	\$51	\$324	\$1,314	\$182,997
4-Person	\$60,650	\$1,516	\$1,516	\$61	\$364	\$1,455	\$202,510
5-Person	\$65,500	\$1,638	\$1,638	\$61	\$389	\$1,577	\$219,561
Moderate Income (81-120% AMI)							
1-Person	\$50,300	\$1,258	\$1,467	\$42	\$338	\$1,216	\$198,935
2-Person	\$57,400	\$1,435	\$1,674	\$51	\$386	\$1,384	\$226,476
3-Person	\$64,600	\$1,615	\$1,884	\$51	\$428	\$1,564	\$256,009
4-Person	\$71,800	\$1,795	\$2,094	\$61	\$480	\$1,734	\$283,783
5-Person	\$77,500	\$1,938	\$2,260	\$61	\$513	\$1,877	\$307,163
<p>Assumptions: 2008 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30 and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 6.19% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.</p> <p>Sources:</p> <ol style="list-style-type: none"> 1. State Department of Housing and Community Development 2008 Income Limits. 2. Veronica Tam and Associates. 							

F. Project-Based Rental Housing Assistance

State law requires the City to identify, analyze and propose programs to preserve housing units that are currently restricted to low-income housing use and that will become unrestricted and possibly be lost as low-income housing. Specifically, State law requires the following:

- An inventory of restricted low-income housing projects in the City and their potential for conversion;
- An analysis of the costs of preserving and/or replacing the units "at risk" and a comparison of these costs;
- An analysis of the organizational and financial resources available for preserving and/or replacing the units "at risk"; and
- Programs for preserving the "at risk" units.

1. Inventory of Affordable Housing and At-Risk Status

Currently, the only subsidized rental project in the City is the Lawndale Senior Housing project, a 56-unit property located at 4702 W. 153rd Place completed by the Lawndale Housing Authority in 1990. This project was built with Section 202 funds, and carries a 55-year deed restriction. However, a Section 8 contract is also used on this project to keep the rents at rates affordable to very low income households. This contract is due to expire on in December 2010.

2. Costs Analysis

Preservation of the at-risk units can be achieved in two ways: 1) provide additional financial assistance in lump sum to enhance the self-sufficiency of project; and 1) provide rental assistance to tenants using funding sources other than Section 8. If a project is owned by a for-profit agency, then transferring ownership to a nonprofit organization is also potential option. However, given that the Lawndale Senior Housing is already owned by a nonprofit organization, this is not an application option to preserve the affordability of the units.

Provision of Additional Financial Assistance

Another option to preserve the affordability of the Lawndale Senior Housing is to provide additional financial assistance to this project so the project financing can be self-sufficient even without the Section 8 assistance. Assistance could include writing down the interest rate on the remaining loan balance.

Rent Subsidy

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Section 8 vouchers, the City through a variety of potential funding sources could provide a voucher to very low income households. The level of the subsidy required to preserve the at-risk affordable housing is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a very low income household. Table 18 shows the rent subsidies

required for the Lawndale Senior Housing project. As shown, subsidizing the project would require approximately \$376,000 annually, an average of \$560 per unit per month.

Table 18: Rent Subsidies Required	
Project Units	Lawndale Senior Housing
1-Bedroom	56
Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households	\$26,936
Total Monthly Rent Allowed by Fair Market Rents	\$58,296
Total Annual Subsidies Required	\$376,320
Average Annual Subsidy per Unit	\$6,720
Average Monthly Subsidy per Unit	\$560
Average subsidy per unit for each project is estimated with the following assumptions: A 1-Bedroom unit is assumed to be occupied by a 1-person household Vacancy rate of 5%. Based on 2008 Area Median Income in Los Angeles County, affordable monthly housing cost for a 1-person very low income household is \$481 (Table 17). HUD 2008 Fair Market Rent in Los Angeles-Long Beach MSA is \$1,041 for a 1-BR	

Replacement Housing Cost

The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$150,000 per unit for multifamily rental housing (\$250 per square foot, assuming an average unit size of 600 square feet for the 56 units), replacement of the 56 at-risk units would require approximately \$8,400,000. This cost estimate includes land, construction, permits, on- and off-site improvements, and other costs.

Cost Comparison

The cost of constructing new units would cost \$8.4 million and providing rent subsidies for 20 years would result in a cost of approximately \$7.5 million. Based on these costs, providing rent subsidies may be a more feasible option to maintain the affordability of the 56 at-risk units. However, a sustainable funding source must be available to preserve the affordability of these units in the long term.

Resources for Preservation of At-Risk Units

A variety of potential funding sources are available for the acquisition, replacement, or rent subsidies; however, due to the high costs of developing and preserving at-risk housing relative to the amount of available local funds, multi-layering of local and non-local sources may be required. A more thorough description of resources for the preservation of at-risk units is presented in Section 4, *Housing Resources*.

G. Estimates of Housing Needs

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Lawndale. Detailed CHAS data based on the 2000 Census is displayed in Table 19. Housing problems considered by CHAS include:

- Units with physical defects (lacking complete kitchen or bathroom);
- Overcrowded conditions (housing units with more than one person per room);
- Housing cost burden, including utilities, exceeding 30 percent of gross income; or
- Severe housing cost burden, including utilities, exceeding 50 percent of gross income.

The types of problems vary according to household income, type, and tenure. Some highlights include:

- In general, renter-households had a higher level of housing problems (60 percent) compared to owner-households (52 percent).
- Large renter- and owner-families had the highest level of housing problems regardless of income level (89 percent for large renters and 83 percent for large owners).
- Very low income households had the highest incidence of housing problems (95 percent).
- More than half of all elderly renters suffered from a housing problem, including more than 85 percent of very low income elderly renters.

Table 19: Housing Assistance Needs of Lower Income Households – 2000

Household by Type, Income, and Housing Problem	Renters			Owners			Total
	Elderly	Large Families	Total Renters	Elderly	Large Families	Total Owners	
Extremely Low Income (0-30% MFI)	100	180	918	89	49	205	1,123
% with any housing problem	65.0%	94.4%	82.0%	28.1%	91.8%	64.9%	78.9%
% with cost burden >30%	65.0%	80.6%	75.6%	28.1%	71.4%	58.0%	72.4%
% with cost burden > 50%	55.0%	80.6%	74.1%	16.9%	71.4%	53.2%	70.3%
Very Low Income (31-50% MFI)	139	325	1,027	79	29	188	1,215
% with any housing problem	85.6%	100.0%	95.6%	24.1%	100.0%	68.1%	91.4%
% with cost burden >30%	85.6%	83.1%	88.9%	24.1%	100.0%	62.8%	84.9%
% with cost burden >50%	25.2%	30.8%	45.8%	19.0%	100.0%	52.7%	46.8%
Low Income (51-80% MFI)	40	445	1,404	94	120	492	1,896
% with any housing problem	62.5%	93.3%	77.9%	52.1%	91.7%	79.7%	78.4%
% with cost burden >30%	37.5%	36.0%	50.1%	52.1%	91.7%	78.9%	57.6%
% with cost burden > 50%	0.0%	2.2%	4.9%	31.9%	37.5%	47.8%	16.0%
Total Households	417	1,494	6,431	596	753	3,143	9,574
% with any housing problem	51.1%	88.7%	59.6%	26.3%	82.9%	52.1%	57.1%

Note: Data presented in this table are based on special tabulations from sample Census data. The number of households in each category usually deviates slightly from the 100% total due to the need to extrapolate sample data out to total households. Interpretations of these data should focus on the proportion of households in need of assistance rather than on precise numbers.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2000.

III. HOUSING CONSTRAINTS

Although the City of Lawndale strives to ensure the provision of adequate and affordable housing to meet the needs of the community, many factors can constrain the development, maintenance, and improvement of housing. These include market mechanisms, government regulations and policies, and infrastructure and environmental constraints. This section addresses these potential constraints that may affect the supply and cost of housing in Lawndale.

A. Market Constraints

Locally and regionally there are several constraints that hinder the City's ability to accommodate the community's affordable housing demand. The high cost of land, rising development costs, and neighborhood opposition make it expensive for developers to build affordable housing. These constraints may result in housing that is not affordable to low and moderate income households, or may render residential construction economically infeasible for developers.

1. Land and Development Costs

High development costs in the region stifle potential affordable housing developments. Construction costs for residential units have increased rapidly over the last decade, particularly the land and extensive entitlements costs. Furthermore, neighborhood resistance to some developments lengthens development time, driving up costs for holding the property. The difficulty of developing small, infill sites can also constrain housing development in built out communities such as Lawndale.

Reduction in amenities and the quality of building materials (above a minimum acceptability for health, safety, and adequate performance) could lower costs and associated sales prices or rents. In addition, prefabricated factory-built housing may provide for lower priced housing by reducing construction and labor costs. Another factor related to construction costs is the number of units built at one time. As the number of units increases, overall costs generally decrease due to economies of scale.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. According to the MLS database, no residential land is currently for sale in Lawndale. However, a review of land costs in the surrounding communities revealed multifamily land costs ranging from \$52 per square foot in the Gardena and Inglewood areas to more than \$100 per square foot in the nearby beach communities. No single-family residential land was listed for sale in any neighboring community.

A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one regulatory concession or development incentive. Density bonuses, together with the incentives and/or concessions, result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible.

2. Availability of Mortgage Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. The data for Lawndale were compiled by census tract and aggregated to the area that generally approximates the City boundaries.

Conventional Lending

Overall, 899 households applied for mortgage loans for homes in Lawndale in 2006 (Table 20). Of the applications for conventional mortgage loans, 49 percent were originated (approved by the lenders and accepted by the applicants). The overall denial rate was 28 percent, while 10 percent of the applications were withdrawn or closed for incompleteness, and 11 percent received approval, but the loan was not accepted by the applicant. This origination rate was much lower than a few years ago when about 70 percent of the loan applications were approved countywide. Home improvement financing was even less accessible. More than one third of the applications for home improvement loans were denied and only 42 percent were originated. The City offers first-time homebuyer assistance from the Los Angeles County Community Development Commission and administers the Great Neighborhoods Program to provide rehabilitation assistance to income-qualified households.

Table 20: Disposition of Home Purchase and Home Improvement Loan Applications – 2006

Census Tract	Home Purchase Loans					Home Improvement Loans				
	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*	Total Apps.	% Orig.	% Appr. Not Accepted	% Denied	% Other*
6038.00	226	51.3%	4.9%	31.4%	10.2%	49	49.0%	2.0%	32.7%	16.3%
6039.00	263	46.8%	10.6%	28.9%	12.5%	54	35.2%	5.6%	48.1%	9.3%
6040.00	213	48.4%	13.1%	26.3%	8.9%	58	39.7%	12.1%	31.0%	15.5%
6041.00	197	51.8%	15.2%	24.4%	7.6%	42	45.2%	7.1%	31.0%	16.7%
TOTAL	899	49.4%	10.8%	27.9%	10.0%	203	41.9%	6.9%	36.0%	14.3%

Notes:

1. "Appr. Not Accepted" are those applications approved by the lenders but not accepted by the applicants.
2. "Other" includes files closed for incompleteness, and applications withdrawn.

Source: Home Mortgage Disclosure Act (HMDA), 2006.

Foreclosures

Between 2000 and 2005, with low interest rates, “creative” financing (e.g., zero down, interest only, adjustable loans), and predatory lending practices (e.g. aggressive marketing, hidden fees, negative amortization), many households purchased homes that were beyond their financial means. Under the false assumptions that refinancing to lower interest rates would always be an option and home prices would continue to rise at double-digit rates, many households were (and still are) unprepared for the hikes in interest rates, expiration of short-term fixed rates, and decline in sales prices that set off in 2006. Suddenly faced with significantly inflated mortgage payments, and mortgage loans that are larger than the worth of the homes, many had to resort to foreclosing their homes.

In Los Angeles County, 13,583 homeowners filed Notices of Default (NODs) in the third quarter of 2007, compared to 5,565 NODs filed during the same period in the previous year (for a 144-percent increase).⁹ With implosion of the mortgage lending market, many households have difficulty obtaining new mortgage loans or refinancing, even for above moderate income households.

In January 2008, 100 homes in Lawndale were listed as foreclosures for sale.¹⁰ These homes are listed at various stages of foreclosure (from pre-foreclosures to auctions) and range in price from \$270,000 to \$750,000. The high prices of these homes facing foreclosure indicate that the impact of foreclosure extends not only to lower and moderate income households, but also households with higher incomes.

B. Governmental Constraints

Policies of the City can have an impact on the price and availability of housing in Lawndale. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve constraints to housing development. The following public policies can affect overall housing availability, adequacy, and affordability.

1. Land Use Controls

General Plan and Zoning

The Lawndale General Plan and Zoning Ordinance provide for a range of residential land use designations/zones in the City:

- **Single-Family Low Density (R-1):** 0 - 8.8 dwelling units/acre; single-family dwelling units; minimum 5,000 square feet lot.
- **Single-Family Medium Density (R-2):** 8.9 - 17.4 dwelling units/acre; single-family/duplex /double units; allows two units on minimum 5,000 square feet lot, with an additional unit for each 3,000 square feet in excess of 5,000 square feet.

⁹ <http://www.dqnews.com/RRFor1007.shtml>, accessed November 25, 2007.

¹⁰ <http://www.homes.com>, accessed January 3, 2008.

- **Multiple-Family Low Density Residential (R-2):** 8.9 - 17.4 dwelling units/acre; townhouse/apartments; allows two units on minimum 5,000 square feet lot, with an additional unit for each 3,000 square feet in excess of 5,000 square feet.
- **Multiple-Family Medium Density (R-3, R-4):** 17.6 - 33 dwelling units/acre; minimum 5,000 square feet lot.
- **Residential Planned Development (RPD):** 0 - 37 dwelling units/acre; where a proposed development offers amenities and benefits to the community substantially in excess of those normally provided; subject to Planning Commission approval.

In addition to these density provisions, the City complies with the State density bonus law for housing projects that provide a portion of the units to lower income households. Housing Element Law specifies that jurisdictions must identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all segments of the population, including multi-family residential housing, factory built housing, mobile homes, emergency shelters, and transitional housing.

The City closely monitors the implementation of its General Plan and Zoning Ordinance. When constraints are identified, staff works to address those constraints. In 2007, the City identified some inconsistencies between the General Plan Land Use Map and Zoning Ordinance that had occurred due to a non-parcel-specific land use map created in 1992. These inconsistencies had prevented residential development to occur on some properties along Hawthorne Boulevard. A General Plan Amendment was processed to re-designate these properties from General Commercial to Multi-Family Medium Density.

Specific Plan

The Hawthorne Boulevard Specific Plan permits mixed-use development within the specific plan area pursuant to approval of a Special Use Permit (SUP). The property frontage along an arterial street (Hawthorne, Manhattan Beach, or Marine) must be developed with commercial uses on the ground floor. Residential uses are subject to residential density and development standards consistent with the R4 zone. However, the Planning Commission and City Council may approve shared parking between the guest parking for the residential use and parking spaces for the commercial use. To encourage and facilitate residential development, the City will amend the Specific Plan to waive the ground floor commercial requirement for projects with at least 50 percent of proposed units affordable to lower income households (Program 10).

2. Residential Development Standards

The City's Zoning Ordinance contains development standards for each zoning district consistent with the land use designations of the General Plan. The Lawndale Zoning Ordinance establishes residential development standards for each zone to ensure quality development in the community. Development criteria, as specified in the Zoning

Ordinance, are presented in Table 21. These development standards are typical and consistent with standards established in surrounding communities.

All residential uses are required to provide the number of parking spaces as specified in Table 22, with the exception of secondary dwelling units, which require one additional uncovered parking space. Developers of affordable and senior housing who are eligible for a density bonus pursuant to Government Code Section 65919-65918 are eligible to use parking standards established by State law. However, the City's Zoning Ordinance includes provisions for reduced parking standards that are more lenient than the State Density Bonus law. Unlike the State Density Bonus law, which provides reduced parking only for a 100-percent senior housing development with 35 or more units, the City's Zoning Ordinance (Section 17.72.130) provides up to 20 percent reduction in parking requirements if a project contains 20 percent of the units set aside for seniors. As part of the City's effort to promote mixed use development in the Hawthorne Specific Plan area, the Planning Commission or the City Council may approve tandem parking, off-site parking, and/or shared parking between the guest parking for the residential use and parking spaces for the commercial use.

Given the densely developed nature of the City, the intended urbanized character of mixed use development, surface parking is rarely desirable from the land use efficiency and aesthetic standpoints. In general and throughout the urbanized communities in Southern California, mixed use and high density development typically provide parking in enclosed space either at or below grade. While enclosed/garage parking add to the cost of development, based on the development applications and proposals submitted by developers, this requirement has not constrained the ability of achieving the maximum density permitted. Other mechanism and incentives are available (reduced parking, tandem parking, or shared parking) to offset the cost.

The City monitors closely its development standards and their impact on development. Periodically, the City made amendments to its Zoning Ordinance to ensure development standards respond to market trends. The residential development standards were amended in 2006 and in the case of open space the standards were made more onerous. Staff recognized this as a problem and revised the open space standards in 2008 to help remove the constraints that were created. Specifically, smaller units are now required to have a smaller private open space requirement.

Development Standard	Zoning Designation				
	R-1	R-2	R-3	R-4	RPD
Minimum Net Lot Area (square feet)	5,000 ¹	5,000	5,000	5,000	20,000
Density Maximum (du/acre)	8.7	17.4	33	33	33 ²
Minimum Lot Dimensions (width/depth)	50' x100'	50' x100'	50' x100'	50' x100'	--
Maximum Lot Coverage (% of lot area)	50%	60%	70%	70%	50%
Minimum Setbacks (feet)					
Front	20	20	15	15	Subject to Planning Commission approval
Exterior side yard	10	10	10	10	
Interior side yard	3	3	5	5	
Rear	10	10	15	15	
Maximum Height (feet)	30	30	35	35	35
Private Open Space (sq. ft. per unit)	--	100-200 depending on unit size	100-200 depending on unit size	100-200 depending on unit size	--
Common Open Space (sq. ft. per unit)	--	200	200	200	100

Source: City of Lawndale, 2008
Notes:
¹ Applies to newly created lots. Few existing R-1 lots have the required minimum net lot area.
² The Planning Commission may approve projects with densities up to 37 units per acre.

Use	Parking Requirement
Dwelling Units	2 spaces per dwelling unit within a garage plus 1 additional space for units having more than 3 bedrooms or a room that may be used as a bedroom. Additional parking space may be open.
Guest Parking (R-2, R-3, and R-4 Zones)	½ space per dwelling unit (may be open). Any fraction equal to or greater than one-half shall be construed as a whole.
Secondary Dwelling Units	1 uncovered space
Convalescent homes	One space for every three patient and rest home beds, plus one for every two employees on the largest shift.

Source: City of Lawndale Zoning Ordinance, 2007.

Conclusions: The cumulative effect of the City’s residential development standards do not constrain the expansion of housing opportunities within Lawndale as variances to exceed these limits are rarely requested and developers are able to achieve the maximum residential density on residentially-zoned lots. Density standards of the Zoning Ordinance are consistent with the densities established for General Plan land use categories. The setback requirements of residential zones relate well to the densities permitted. Minimum lot size requirements are reasonably small and reduce the number of potentially non-conforming lots that could occur with larger minimum lot size requirements, especially within the R-2, R-3, and R-4 zones. Few properties are zoned RPD in the City; little or no future residential development is expected to occur in the RPD zone.

Finally, the City’s density bonus provisions of the Zoning Ordinance, which are consistent with State law, provide various incentives, concessions, and potential waivers of development standards, including parking standards as necessary to ensure that the City’s development standards do not constrain the development of affordable housing. Additional incentives are available to senior housing.

The City recognizes that a prevalence of smaller sized lots within the Hawthorne Specific Plan area may impede mixed use and high density residential development. To address this constraint, the Housing Element includes reduced and shared parking incentives to promote lot consolidation (Program 10). Larger lots and reduced parking requirements are intended to encourage redevelopment and reduce the cost of housing in Lawndale.

3. Mixed-Use Residential Development Standards

Within the Hawthorne Boulevard Specific Plan area, where the majority of residential growth is expected to occur, the City has established different height limits to facilitate mixed use development. A height limit of 50 feet is established for the GC zone and a height limit of 70 feet is established for the OC zone. Mixed use development can therefore achieve a significantly higher height limit in the Hawthorne Boulevard Specific Plan area.

In 2006, the City adopted a resolution to amend the Hawthorne Boulevard Specific Plan development standards to eliminate the use of Floor Area Ratios (FARs). The FAR was found to be constraining development in that when applied with other development standards, the buildable area would be reduced. Therefore, the City amended the development standards for the Specific Plan to eliminate this inconsistency in order to facilitate development. Table 23 shows the development standards in the Specific Plan area.

Table 23: Development Standards in Hawthorne Boulevard Specific Plan Area			
Development Standard	Zoning Designation		
	GC	OC	NC
Minimum Lot Area (square feet)	10,000	10,000	5,000
Density Maximum (du/acre)	33	33	33
Minimum Lot Dimensions (width/depth)	50'x100'	50'x100'	50'x100'
Maximum Lot Coverage (% of lot area)	50%	90%	90%
Minimum Setbacks (feet)			
Front	3	3	0
Exterior side yard	0	0	10
Interior side yard	0	0	0
Rear	0	0	0
Maximum Height (feet)	50	70	30
Landscape Area	5%	5%	---
Source: City of Lawndale, 2007			

4. Provision for a Variety of Housing

State housing element law specifies that jurisdictions identify adequate sites to be made available through appropriate zoning and development standards to encourage the development of various types of housing for all economic segments of the population. Table 24 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 24: Use Regulations For Residential Districts					
USES	R-1	R-2	R-3	R-4	RPD
Single-Family Dwellings	P	P	P	P	SUP
Multi-Family Dwellings	--	--	SUP	SUP	SUP
Mobile Homes	P	P	P	P	SUP
Residential Care Facility					
- 6 or fewer	P	P	P	P	SUP
- 7 or more ¹	--	--	--	--	--
Secondary Dwelling Unit	P	P	P	P	SUP
P – Permitted by right; SUP – Special Use Permit required; -- Not permitted Note: 1. Residential care facilities for more than six persons are permitted in the M (Industrial) and P (Parking) zones. Source: City of Lawndale Zoning Ordinance, 2007.					

Multi-Family Housing

As of January 2008, multi-family housing units constituted approximately 33 percent of Lawndale’s housing stock. The Zoning Ordinance provides for multi-family developments in the R-2, R-3, R-4 and RPD zones. Apartments and condominiums require approval of a Special Use Permit (SUP) in all zones. To ensure the SUP requirement does not constrain the production of multi-family housing, the City will undertake a comprehensive review of permit processing procedures to identify and implement ways to streamline development.

The maximum density for the R-3 and R-4 zones is 33 units per acre. All projects within the RPD zone require approval of an SUP and the Planning Commission may approve projects with densities up to 33 units per acre. Therefore, the allowable densities in Lawndale are sufficient to allow for the development of affordable housing.

Manufactured Housing/Mobile Homes

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there are 128 mobile homes in the City. The City allows manufactured housing placed on a permanent foundation by right in all residential zones.

Second Dwelling Units

Second dwelling units are attached or detached dwelling units that provide complete independent living facilities for one or more persons including permanent provisions for living, sleeping, cooking and sanitation. Second units may be an alternative source of affordable housing for lower-income households and seniors.

California law requires local jurisdictions to adopt ordinances that establish the conditions under which second dwelling units are permitted (Government Code, Section 65852.2). A jurisdiction cannot adopt an ordinance that precludes the development of second units unless findings are made acknowledging that allowing second units may limit housing opportunities of the region and result in adverse impacts on public health, safety, and welfare. An amendment to the State's second unit law in September 2002 requires local governments to use a ministerial, rather than discretionary process for approving second units (i.e. second units otherwise compliant with local zoning standards can be approved without a public hearing).

Second dwelling units are permitted by right in all residential zones in Lawndale, subject to the following conditions:

- An attached second residential dwelling unit shall contain not less than 400 square feet of enclosed floor area nor shall it be larger than 30 percent of the existing single-family dwelling unit that is to be attached to.
- A detached second residential dwelling unit shall be located at least 20 feet from the closest habitable structure. It shall contain not less than 400 square feet of enclosed floor area nor shall it contain more than 1,200 square feet of enclosed floor area.

The majority of the City is zoned R-2, which allows at least two units on a lot without the need to complete a discretionary subdivision process. This flexibility has resulted in the development of larger, more marketable and attractive units than what could be built under the second unit ordinance. Furthermore, few R-1 lots are large enough to accommodate secondary dwelling units. As such, second units are not a popular housing option for Lawndale property owners.

Residential Care Facilities

Residential care facilities can be described as any family home, group care facility or similar facility, including transitional housing, for 24-hour non-medical care of persons in need of personal services, supervision, or assistance essential for sustaining the activities of daily living. In accordance with State law, Lawndale allows residential care facilities serving six or fewer persons within all residential zones. Residential care facilities serving more than six persons are not permitted in residential zones, but are allowed in the Light Manufacturing (M-1) zone.

Transitional Housing

Transitional housing is a type of supportive housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several physical forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between 6 and 24 months). The Transitional Living Centers operate two facilities in Lawndale.

Currently, the Lawndale Zoning Ordinance does not explicitly address transitional housing facilities. The City will amend the Zoning Ordinance to differentiate between transitional housing that is configured as group quarters/institutional use and transitional housing that

is configured as a regular housing development. For transitional housing that has a group quarter/institutional use arrangement, such housing will be regulated as a residential community care facility. For transitional housing that is configured as regular housing, such housing is permitted as other housing is otherwise permitted.

Supportive Housing

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. Similar to transitional housing, supportive housing can take several physical forms, including group quarters with beds, single-family homes, and multi-family apartments. The Lawndale Zoning Ordinance does not currently address supportive housing facilities. The City will amend the Zoning Ordinance to differentiate between supportive housing that is configured as group quarters/institutional use and supportive housing that is configured as a regular housing development. For supportive housing that has a group quarter/institutional use arrangement, such housing will be regulated as a residential community care facility. For transitional housing that is configured as regular housing, such housing is permitted as other housing is otherwise permitted.

Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. No emergency shelters are currently located within Lawndale, and the zoning regulations do not address emergency shelters. The Zoning Ordinance will be revised to permit emergency shelters with a ministerial permit in the Light Manufacturing (M-1) zone, and in the Commercial Manufacturing Zone (C-M) via a Special Use Permit, consistent with SB 2 that was enacted in 2007. These properties can either be redeveloped or adapted to accommodate emergency shelters. Specifically, the M-1 and C-M properties are located primarily in the northwest quadrant of the City, near other commercial and office uses and along major transportation corridors. Such locations are ideal for housing persons who would require access to social and supportive services.

Together, the M-1 and C-M zones cover approximately 13 acres in Lawndale. Many of these parcels are developed with older, low intensity, and outdated uses. Therefore, adequate capacity exists to accommodate an emergency shelter for at least 58 homeless individuals (identified unsheltered homeless population in Lawndale) and at least one year-round emergency shelter.

Single-Room Occupancy

With high housing costs, many communities in California are exploring the use of SRO to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Lawndale Zoning Ordinance does not currently address Single-Room Occupancy (SRO) units. The City will amend the Zoning Ordinance to permit SROs in commercial zones via a Special Use Permit. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.

Farmworker Housing

As an urbanized community, there is no land within Lawndale designated for agricultural use. The U.S. Census identified only no persons employed in farm, fishing, or forestry occupations. Therefore, the City has no specific need for farmworker housing.

5. Housing for Persons with Disabilities

Both the federal Fair Housing Amendment Act (FHAA) and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations when such accommodations may be necessary to afford disabled persons an equal opportunity to use and enjoy a dwelling.

As part of this Housing Element update, the City conducted an analysis of the zoning ordinance, permitting procedures, development standards, and building codes to identify potential constraints for housing for persons with disabilities. The City's policies and regulations regarding housing for persons with disabilities are described below.

Zoning and Land Use

Restrictive land use policies and zoning provisions can constrain the development of housing for persons with disabilities.

Definition of Family: Local governments may restrict access to housing for households failing to qualify as a "family" by the definition specified in the Zoning Ordinance. Specifically, a restrictive definition of "family" that limits the number of and differentiates between related and unrelated individuals living together may illegally limit the development and siting of group homes for persons with disabilities but not for housing families that are similarly sized or situated.¹¹ The City of Lawndale Zoning Ordinance does not contain a definition of family.

Residential Care Facilities: Under State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small licensed residential care facilities for six or fewer persons must be treated as regular residential uses and permitted by right in all residential districts; Lawndale is compliant with the Lanterman Act. The Land Use Element and Zoning Ordinance provide for the development of multi-family housing in the R-2, R-3, and R-4 zones. Regular multi-family housing for persons with special needs, such as apartments for seniors and the disabled, are considered regular residential uses permitted by right in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing. State licensed residential care facilities for more than six persons are permitted in the Light Manufacturing (M-1) zone. No minimum distance requirement has been adopted by the City for residential care facilities.

¹¹ California court cases (City of Santa Barbara v. Adamson, 1980 and City of Chula Vista v. Pagard, 1981, etc.) have ruled an ordinance as invalid if it defines a "family" as (a) an individual; (b) two or more persons related by blood, marriage, or adoption; or (c) a group of not more than a specific number of unrelated persons as a single housekeeping unit. These cases have explained that defining a family in a manner that distinguishes between blood-related and non-blood related individuals does not serve any legitimate or useful objective or purpose recognized under the zoning and land use planning powers of a municipality, and therefore violates rights of privacy under the California Constitution.

Parking Standards: No specific parking standards apply to residential care facilities. Convalescent facilities and rest homes require one space for every three patient beds, plus one space for every two employees working the largest shift. These standards are reasonable for most residential uses and facilities that serve persons with disabilities. In addition, the City offers a reduction of up to 20 percent in the parking requirements for a housing development that sets aside 20 percent of the units for seniors. The City will consider extending this incentive for housing that set aside units for persons with disabilities.

Reasonable Accommodation: Otherwise regular development standards under unique circumstances may be found constraining to the development or improvement of housing for persons with disabilities. Therefore, it may be reasonable to accommodate requests from persons with disabilities to waive a specific requirement or standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. For example, a setback and encroachment standard may need to be relaxed in order to accommodate the construction of a ramp. Whether a particular modification is reasonable depends on the circumstances, and must be decided on a case-by-case basis.

The City amended its Zoning Ordinance in 2002 to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities. Requests for reasonable accommodation filed in accordance with the procedure set forth in Chapter 17.26 of the Lawndale Municipal Code are reviewed and decided by the Community Development Director unless the applicant seeks a permit or approval that is reviewed by the Planning Commission.

The Director must review the request within five days of receipt to determine whether the application is complete. If the application is determined to be incomplete, the Director promptly gives the applicant written notice of the additional information necessary to complete the application. Once determined complete, the Director must render a decision either approving or denying the request within 30 days of receipt of an application. The decision is based on the following criteria: :

- The accommodation is reasonable considering the nature of the applicant's disability, the surrounding land uses, and the rule, standard, policy, or practice from which relief is sought.
- The accommodation is necessary to afford the applicant equal opportunity to enjoy and use a dwelling.
- The accommodation will have only incidental economic or monetary benefits to the applicant, and the primary purpose of the accommodation is not to assist with real estate speculation or excess profit taking.
- The accommodation does not create a substantial adverse impact on surrounding land uses, or a public nuisance, that cannot be reasonably mitigated.

- The accommodation is reasonably feasible considering the physical attributes of the property and structures.
- There are no alternative accommodations which may provide an equivalent level of benefit to the applicant, while minimizing adverse impacts on surrounding land uses and lessening the financial and/or administrative burden on the City.
- In the case of a determination involving a one-family dwelling, whether the household would be considered a single housekeeping unit if it were not using special services that are required because of the disabilities of the residents.
- The requested accommodation does not impose an undue financial or administrative burden on the City.
- The requested accommodation does not require a fundamental alteration in the nature of a program.

Within the time provided for approving or denying the application, the Director provides the applicant with a written notice of the decision. Notice of the Director's decision is also given to interested parties and any person may request a Director's hearing within ten days of the date the notice is mailed. If no request for hearing is received, the decision becomes final.

Building Codes: The City enforces Title 24 of the California Code of Regulations that regulates the access and adaptability of buildings to accommodate persons with disabilities. Furthermore, Government Code Section 12955.1 requires that 10 percent of the total dwelling units in multi-family buildings without elevators consisting of three or more rental units or four or more condominium units are subject to the following building standards for persons with disabilities:

- The primary entry to the dwelling unit shall be on an accessible route unless exempted by site impracticality test.
- At least one powder room or bathroom shall be located on the primary entry level served by an accessible route.
- All rooms or spaces located on the primary entry level shall be served by an accessible route. Rooms and spaces located on the primary entry level and subject to this chapter may include but are not limited to kitchens, powder rooms, bathrooms, living rooms, bedrooms, or hallways.
- Common use areas shall be accessible.
- If common tenant parking is provided, accessible parking is required.

Compliance with provisions of the Code of Regulations, California Building Standards Code, and federal Americans with Disabilities Act (ADA) is assessed and enforced by the Building and Safety Division of the Community Development Department as a part of the building permit submittal.

Conclusion: The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. The State has removed any City discretion for review of small group homes for persons with disabilities (six or fewer residents). The City does not impose additional zoning, building code, or permitting procedures other than those allowed by State law. There are no City initiated constraints on housing for persons with disabilities caused or controlled by the City. The City also allows residential retrofitting to increase the suitability of homes for persons with disabilities in compliance with accessibility requirements. Such retrofitting is permitted under State law. Further, the City works with applicants who need special accommodations in their homes to ensure that application of building code requirements does not create a constraint. Finally, the City's formal ministerial process for review and approval of reasonable accommodation requests is codified in the Lawndale Municipal Code.

6. Planning and Development Fees

Developers are subject to a variety of fees and exactions to cover the cost of processing permits and providing necessary services and facilities. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City. The City's fee schedule for a typical residential project is displayed in Table 25. In comparison to surrounding jurisdictions, the City's planning fees are moderate (see Table 27).

Development impact fees are established for mitigating various development impacts based on the specific existing conditions of and projected needs for infrastructure and public facilities. Therefore, comparing the levels of impact fees across communities does not recognize the unique circumstances for establishing these fees. Furthermore, impact fees are subject to the requirements of State law for ensuring reasonableness and proportionate share of responsibility. The key development impact fees charged by the City include: water, sewer, public facilities, and school fees. Overall fees charged by the City are limited and do not constrain housing development. While multi-family housing has a higher per-unit development impact fees, the difference is approximately \$3,000 per unit. Other incentives available for multi-family housing such as higher base densities and density bonus will offset the costs to some extent.

Table 25: Schedule of Fees for a Typical Residential Project		
Permit Fees	Single-Family	Multi-Family (per unit)
Plan Check	\$3,600	\$2,700
Building Permit	\$5,000	\$5,200
MPE Permit	included above	included above
Impact/Capacity Fees		
Sewer and Water	\$91	
Public Facilities	\$209	
Parks	\$400	
School	\$2.62/sf	
Subdivision Processing Fees		
General Plan Amendment	\$2,000	
Tentative Parcel Map	\$2,600	
Rezone	\$2,500	
Special Use Permit (major CUP)	\$1,800	
Development Review Permit	\$200	
Specific Pan Amendment	\$2,500	
Variance	\$1,800 Planning Commission	
Major Subdivision Processing Fees		
Tentative Map	\$2,600	
Environmental Initial Study	\$600	
Environmental Impact Report or Extended EIS	\$2,000	
Source: City of Lawndale, 2007.		

Table 26: Proportion of Fee in Overall Development Cost for a Typical Residential Development		
Development Cost for a Typical Unit	Single-Family	Multi-Family
Total Estimated Fees per Unit	\$9,100	\$12,000
Typical Estimated Cost of Development per Unit	\$247,000	\$180,000
Estimated Proportion of Fee Cost to Overall Development Cost per Unit	4%	7%
Source: City of Lawndale, 2009.		

Table 27: Comparison of Planning Fees

Fee Type	Lawndale	Hawthorne	Gardena	Redondo Beach
Conditional/Special Use Permit	\$1,800	\$3,270 for <20,000 sq. ft. of land area; plus \$133 per 10,000 additional sq. ft.	\$2,424.50	\$1,400 plus \$700 per unit with a maximum of \$25,000; Plus \$700 Coastal Development Permit
Variance	\$1,000-\$1,800	\$3,270 for <20,000 sq. ft. of land area; plus \$133 per 10,000 additional sq. ft.	\$2,424.50	\$1,400
Zone Change Application	\$2,500	\$4,740	\$2,416.00	\$2,400 outside Coastal Zone; \$3,500 within Coastal Zone
General Plan Amendment	\$2,000	\$4,740 for <20,000 sq. ft. of land area \$265 per 10,000 additional sq. ft.	\$2,416.00	\$2,400 outside Coastal Zone; \$3,500 within Coastal Zone
Tentative Parcel Map	\$2,600	\$3,270 plus \$200 per lot	\$2,424.50	\$1,085
Tentative Tract Map	\$2,600	\$3,270 plus \$200 per lot	\$2,424.50	\$1,085

N/A = Not Available

Sources: City of Lawndale; City of Gardena; City of Hawthorne; and City of Redondo Beach.

7. On- and Off-Site Improvements

Requirements for on- and off-site improvements vary depending on the presence of existing improvements, as well as the size and nature of the proposed development. Given the built out character of Lawndale, most residential areas are already served with infrastructure. The City has established specific standards for improvements and facilities to serve new development, including: concrete curbs, gutters, asphalt concrete street pavement, sidewalks and streetlights. The City adopted the American Public Works Association Standards.

The City of Lawndale’s fee structure includes some on- and off-site improvements, which are described in the section above. Off-site improvement fees include drainage and sewer facility fees, school fees, park land fees, and public facility fees, among others. While these fees add to the cost of housing development, these fees are established to cover the costs of infrastructure, facilities, and improvements necessary to serve the development.

8. Development Permit Procedures

Development review and permit procedures are necessary steps to ensure that residential construction proceeds in an orderly manner. The following discussion outlines the level of review required for various permits and timelines associated with those reviews. The timelines provided are estimates; actual processing time may vary due to the volume of applications and the size and complexity of the projects.

Discretionary Applications

The time frame for discretionary approvals varies by the type of approval and the size and complexity of the project. Discretionary applications discussed in greater detail below include General Plan Amendments and/or Zoning Changes, Special Use Permit, and Residential Planned Developments (RPDs).

- **General Plan Amendment and/or Zone Change:** A proposed housing project may include a general plan amendment and/or rezone. This type of approval is discretionary, requiring approval by the City Council. Approval of a rezone or general plan amendment would depend on the applicant's ability to show that the proposal would further and not detract from the City's established land use goals. General Plan Amendments and Zone Code Amendments are generally processed concurrently with required project entitlements to save time.
- **Special Use Permit (SUP):** The City requires a Special Use Permit (SUP) for multi-family projects with three or more units in R-3 and R-4 zone districts. The timeframe for most SUPs is approximately 45 to 60 days from formal submittal until the Planning Commission hearing date. Approval of a SUP requires the Commission to make the following findings:
 - Granting of such special use permit will not be detrimental to the public health or welfare or injurious to the property or improvements in such zone or vicinity;¹²
 - The use applied for at the location indicated is properly one for which a special use permit is authorized;
 - The site for the proposed use is adequate in size and shape to accommodate said use, and all yard, spaces, walls, fences, parking, loading, landscaping, and other features required to adjust said use with the land and uses in the neighborhood;

¹² Typically, the evaluation begins with an analysis of consistency with the City's General Plan and Municipal Code. These documents provide the foundational standards for use, design, and development. Therefore, a project that complies with the General Plan and the Municipal Code will likely not present any hazard. However, larger residential developments can present greater challenges, and therefore, the review process allows the City to take a closer examination and to conclude with certainty that a project will not be detrimental to the City. This further analysis is based on site layout and orientation, intensity, circulation (such as ingress/egress), and how the project interfaces with adjacent properties, etc.

- The site abuts streets and highways adequate in width and pavement type to carry the kind of traffic generated by the proposed use; and
- Granting of such special use permit is consistent with the City's General Plan.

These general findings are objective and typical and apply to all uses requiring an SUP. No special findings are required for any specific land use. The SUP requirement does not result in additional time in the review process as this occurs concurrently with Design Review conducted by the Planning Commission, and both can be completed within the 60-day period. The City has not denied a SUP for a proposed multi-family residential development and processing the permit does not substantially lengthen the approval process; therefore, the SUP requirement is not a constraint.

- Residential Planned Development (RPD): The RPD offers flexibility in the site planning and design process by allowing developers to propose projects that may not otherwise conform to the development standards of any single zoning district. Once an application All development proposals within the RPD district require approval of a SUP by the Planning Commission. Although the typical maximum density within the RPD zone is 33 units per acre, the Planning Commission may grant a maximum density of up to 37 units per acre. However, few properties in the City are zoned RPD. Note that the RPD Zone is an overlay zone that may be applied to any residential zone in the City. This process is rarely used as most multi-family residential development now occurs within the Hawthorne Boulevard Specific Plan area.

As with any application for development, the City starts start with a pre-submittal meeting to gain an understanding of on which development standards the developer is looking for flexibility. An important factor in the negotiation is that the proposed project offers a benefit to the community in excess of what would normally be provided and therefore concession on a development standard is justified, keeping in mind the impacts of relaxing a development standard (e.g., can the street system handle the increased density). Once staff is satisfied that a mutually beneficial arrangement has been met, staff makes a recommendation to the Planning Commission, which has the ultimate authority to approve or deny any development standard concessions.

Ministerial Applications

Formal plan checks for residential projects are required for all new units, all second story additions, single-story additions over 500 square feet. When the City accepts applications for formal plan check, three entities perform separate plan checks: Building and Safety (under contract to Los Angeles County staff); Lawndale Planning Department; and Lawndale Public Works Department. Applicants for projects must address all corrections before permits can be issued. The time frame for formal plan checks is usually a minimum of three weeks, but can be longer depending on how much time the applicant takes to make any required corrections/changes to the plan. To start the plan check process, the applicant

submits four sets of plans and pays the plan check fee. The structural and mechanical plan checks are performed by staff on contract from Los Angeles County, which takes two to three weeks for the first check and corrections which are provided to the applicant. When the applicant resubmits, the recheck takes approximately one week, sometimes longer depending on the amount of projects that are currently in plan check. If all corrections have been addressed and all applicable fees paid, the project is ready for permit issuance. Therefore, the time frame largely depends on the applicant's timeliness in making corrections, and payment of fees. Applications for minor additions can be reviewed and approved over-the-counter.

Design Review Criteria

The design review procedure is applied according to the following design criteria:

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

9. Building Codes and Enforcement

The City of Lawndale adopts by reference the County of Los Angeles Building, Electrical, Mechanical, Plumbing, and Fire Codes. These codes are considered to be the minimum necessary to protect the public's health, safety and welfare. The codes are determined by the International Conference of Building Officials and the State of California. Substandard housing conditions within the City's existing housing stock are abated primarily through code compliance. Identification of code violations is based on resident complaints. Property owners are advised by the City of available rehabilitation programs to assist in the correction of code violations.

C. Public Policy Constraints

State and federal requirements may act as a barrier to the development or rehabilitation of housing, and affordable housing in particular. These include State prevailing wage requirements and environmental review requirements.

1. State Prevailing Wage Requirements

The State Department of Industrial Relations (DIR) has recently greatly expanded the kinds of projects that require the payment of prevailing wages. Labor Code Section 1720, which applies prevailing wage rates to public works of over \$1,000, now defines public works to mean construction, alteration, installation, demolition, or repair work done under contract and paid for in whole or in part out of public funds. For example, public transfer of an asset for less than fair market value, such as a land write-down, would now be construed to be paid for in part out of public funds and trigger prevailing wage requirements.

While the cost differential in prevailing and standard wages varies based on the skill level of the occupation, prevailing wages tend to add to the overall cost of development. In the case of affordable housing projects, prevailing wage requirements could effectively reduce the number of affordable units that can be achieved with public subsidies. The following types of projects are not however required to pay prevailing wages:

- Residential projects financed through issuance of bonds that receive an allocation through the State; or
- Single-family projects financed through issuance of qualified mortgage revenue bonds or mortgage credit certificates.

2. Environmental Protection

State and federal regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, development review permits, etc.). Costs resulting from the environmental review process are also added to the cost of housing and are passed on to the consumer. These costs include the preparation of environmental analyses, and from delays caused by the mandated public review periods. However, the presence of these regulations helps preserve the environment and ensure environmental safety to Lawndale residents.

Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

D. Infrastructure and Public Service Constraints

Another factor adding to the cost of new home construction is the cost of providing adequate infrastructure such as streets, curbs, gutter, sidewalks, water and sewer lines, and street lighting. The cost of these additions or improvements is borne by developers and then, to the extent possible, added to the cost of new housing units, impacting affordability.

There are several constraints related to the City's infrastructure that can hinder the emergency response to a fire: water supply and distribution; sewer collection and treatment capacity inadequate fire flows; narrow streets; limited access to some large structures;. Each of these constraints is briefly described below.

Lawndale was initially developed as a single-family residential suburb of Los Angeles. At that time, four-inch mains were adequate to meet water fire flow requirements. Over time, however, single-family properties were redeveloped at higher densities, and minimum fire flow requirements were increased, but actual physical improvements to the water delivery system lagged behind. There are a number of areas in the City that require upgrading to meet current water fire flow standards. Many of the areas with inadequate mains are designated for residential use.

Another fire fighting and emergency response constraint is the narrow streets found throughout the City. Narrow streets greatly restrict the maneuverability of fire equipment. This problem is exacerbated in the evenings because of on-street parking. Narrow curb cuts and deep, narrow lots also restrict emergency access. The physical accessibility and design of structures also hinder emergency access. Many areas of Lawndale have infill development consisting of large apartment complexes. Design of these structures emphasized the achievement of high densities at the expense of adequate open space that would allow firefighters and emergency personnel sufficient room to operate. The storage of materials in side and rear yard areas may also constrain access for firefighting purposes.

According to the City's water purveyor, Golden State Water Company, there is sufficient water capacity under existing conditions and future demand conditions to accommodate the City's share of regional housing needs of 468 units (see detailed discussions in Section IV, Housing Resources, of this Element).¹³

According to the City's wastewater service provider, the Los Angeles County Sanitation Districts, the Districts' wastewater conveyance system is adequate to accommodate the City's share of regional housing needs of 468 units. The City's wastewater is treated at the Joint Water Pollution Control Plant located in the City of Carson. This facility has a design capacity of 400 million gallons per day (mgd) and is currently processing an average flow of

¹³ Rezai, Shad, Southwest District Manager. Letter from Golden State Water Company, dated March 4, 2009.

297 mgd. Thus, adequate capacity is available to accommodate the growth mandated for the City of Lawndale.¹⁴

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower-income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower-income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower-income households. The City will provide a copy of the adopted 2008-2014 Housing Element to Golden State Water Company and the Los Angeles County Sanitation Districts within 30 days of adoption. The City will continue to coordinate with the Golden State Water Company and Los Angeles County Sanitation Districts to ensure priority service provision to affordable housing developments.

E. Environmental Constraints

Lawndale is located in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified. However, to date no faults or fault-related features have been identified within the City limits. The seismic hazard with the most potential for impact to the City of Lawndale is ground shaking induced by any earthquake on a regional fault like the San Andreas or a moderate earthquake on a local fault like the Newport-Inglewood. This risk is typical of any area located within the Los Angeles Basin. The General Plan contains goals and policies that address seismic hazards to the extent possible.

¹⁴ Frazen, Ruth, Customer Service Specialist, Facilities Planning Department. Letter from the Los Angeles County Sanitation Districts dated February 25, 2009.

IV. HOUSING RESOURCES

This section identifies resources that are available for the development, rehabilitation, and preservation of housing in the City of Lawndale. The analysis includes an assessment of land resources for future housing development, the City's ability to satisfy its share of the region's future housing need, the financial resources available to support housing activities and the administrative resources available to assist in implementing the City's housing programs. Additionally, this section examines opportunities for energy conservation.

A. Residential Development Potential

1. Regional Housing Needs Allocation

State Housing Element law requires that a local jurisdiction accommodates a share of the region's projected housing needs for the planning period. This share, called the Regional Housing Needs Allocation (RHNA), is important because State law mandates that the jurisdiction must provide sufficient land to accommodate a variety of housing opportunities for all economic segments of the community. Compliance with this requirement is measured by the jurisdiction's ability in providing adequate land to accommodate the RHNA.

The Southern California Association of Governments (SCAG), as the regional planning agency, is responsible for allocating the RHNA to individual jurisdictions within the six-county region.¹⁵ For the 2008 Housing Element update, the City of Lawndale is allocated a RHNA of 468 units by SCAG as follows:

- Extremely Low/Very Low-Income (up to 50 percent of AMI): 116 units (24.8 percent)¹⁶
- Low-Income (51 to 80 percent of AMI): 72 units (15.4 percent)
- Moderate-Income (81 to 120 percent of AMI): 77 units (16.4 percent)
- Above Moderate-Income (more than 120 percent of AMI): 203 units (43.4 percent)

The City must ensure the availability of residential sites at adequate densities and appropriate development standards to accommodate these units.

¹⁵ Southern California Association of Governments (SCAG) covers a six-county region, including Los Angeles, Orange, Riverside, San Bernardino, Ventura, and Imperial.

¹⁶ The City has a RHNA allocation of 116 very low income units (inclusive of extremely low income units). Pursuant to new State law (AB 2634), the City must project the number of extremely low income housing needs based on Census income distribution or assume 50 percent of the very low income units as extremely low. According to the CHAS data developed by HUD using 2000 Census data, the City had 24.4 percent very low income households (11.7 percent extremely low income and 12.7 percent very low income) as shown in Table 7. Therefore the City's RHNA of 116 very low income units may be split into 56 extremely low and 60 very low income units. However, for purposes of identifying adequate sites for the RHNA, State law does not mandate the separate accounting for the extremely low income category.

2. Credits toward the RHNA

The RHNA for the 2008-2014 Housing Element cycle in the SCAG region used January 1, 2006 as the baseline for projecting housing needs. As such, housing units constructed, issued building permits, or approved since January 1, 2006 can be credited toward the RHNA. Table 28 provides a summary of the units constructed since January 1, 2006.

Lawndale is a small, older, and built out community. Development activities in the City have been limited. Since January 1, 2006, a total of 69 single-family homes (attached and detached) and 25 second units have been constructed in the City. Based on the income and housing cost affordability analysis presented earlier, newer detached single-family homes are not affordable to lower and moderate income households in Lawndale. For the 25 second units, these units can only be used as rentals. According to www.rentslizer.com, the average rent for rental homes in Lawndale was \$1,663 (Table 16). Specifically, the average rent for two-bedroom units was \$1,406 and that for three-bedroom units was \$1,897 (Table 15). The two-bedroom units are affordable to moderate income households according to affordable housing costs shown in Table 17. However, without specific information on the sizes of these second units, they are assumed also to be affordable to above moderate income households. Therefore, based on the units constructed, the City has a remaining RHNA of 374 units (116 very low, 72 low, 77 moderate, and 109 above moderate income units).

Table 28: Credits toward RHNA					
	Very Low	Low	Moderate	Above Moderate	Total
Units Approved, Permitted or Constructed Since January 1, 2006					
2006	0	0	0	29	29
2007	0	0	0	39	39
2008	0	0	0	26	26
Total	0	0	0	94	94
RHNA	116	72	77	203	468
Remaining RHNA	116	72	77	109	374

3. Residential Sites Inventory

Because the planning period extends seven and one-half years from January 1, 2006 to June 30, 2014, the City may meet the remaining RHNA requirement using potential development on suitable vacant and/or underutilized sites within the community. The City must document how zoning and development standards on the sites facilitate housing to accommodate the remaining 430-unit RHNA identified in Table 28.

The City's sites inventory consists of 23.4 acres of developable land on 34 sites with the capacity to yield 676 new units during the planning period. The sites are depicted in Figure 6 and a summarized in Table 29. A parcel-by-parcel listing of these sites with specific analysis of potential yield is included in Appendix A.

Figure 6: Residential Sites Inventory



Vacant Sites

The inventory of vacant residential and commercial land is limited to 5.21 acres. Of this acreage, 3.78 acres is zoned to allow residential uses at a minimum density of 26.4 units per acre. The remaining 1.43 acres is zoned R-2 and can accommodate up to 13.9 units per acre. The combined capacity of the vacant 5.08 acres given existing land use controls and zoning standards is 131 new dwelling units. This estimate includes a 38-unit affordable senior project being proposed on Site #3 (see Appendix A).

Underutilized Sites

A total of 25 underutilized sites on 18.22 acres of commercial and residential land have been identified in the City’s sites inventory. Although some portions of each of these sites are developed with existing commercial, manufacturing, and/or residential uses, these sites are ripe for redevelopment with higher density residential uses. A minimum of 475 net new dwelling units can be accommodated on these underutilized sites.

Table 29: Sites Inventory Summary					
Status/Zoning	# Sites	Total Acreage	Max. Density	Density Factor	Net Unit Capacity
Vacant					
GC	1	1.62	33.0	26.4	42
NC	1	0.33	33.0	26.4	8
C-M	1	0.42	33.0	26.4	11
R-3/R-3-P	4	1.41	33.0	23.1 – 43.7	51
R-2	2	1.43	17.4	13.9	19
Underutilized					
GC	13	12.12	33.0	26.4	306
NC	9	3.27	33.0	26.4	64
C-M	1	2.17	44.0	44.0	96
R-3-P	1	0.26	33.0	26.4	5
R-2	1	0.40	17.4	13.9	4

Density Factor

Two recent development applications and one project in the pipeline are used to assess the development density that can be achieved considering the City’s development standards. One project on a 0.26-acre R-3 site is being proposed for eight attached homes at a density of 30 units per acre.

Another 96-unit mixed use project is being proposed on a 2.17-acre site in the C-M zone (Site 31). This yields density of 44 units per acre, inclusive of a 35-percent density bonus the developer is requesting in exchange for providing affordable housing on site. This project, if calculated without the density bonus units, would still result in a density of 32.8 units per acre, indicating that the City’s development standards allow a development to achieve the base maximum density permitted, taking into consideration the required commercial space.

Another affordable project in the pipeline is a 38-unit senior housing project on the 0.87-acre site (Site 3). This yields a density of 43.7 units per acre, inclusive of a 35-percent density bonus. Excluding the density bonus, this project still yields a density of 33 units per acre.

This analysis is intended to illustrate the use of 26.4 units per acre as the potential density used in calculating capacity. Capacity for most sites in the inventory is based on the potential 26.4 units per acre; no density bonus was used in estimating capacity. For the two sites with development proposals in the pipeline, the developers are indeed requesting density bonuses in exchange for providing affordable units. Only the capacity of these two specific sites is based on the actual developments proposed and indeed these projects are achieving densities that are higher than the conservative assumption used in this sites analysis.

4. Availability and Suitability of Sites

Lawndale is an older urbanized City with limited development opportunities on vacant land. As such, the City's vacant sites do not have the capacity to meet the City's share of the regional housing need and the City must rely on recycling of current underutilized properties for residential development. As shown in Figure 6, most sites are along Hawthorne Boulevard. Figure 7 shows the characteristics of vacant and underutilized sites in the City. Most underutilized sites are occupied by small independent businesses with large parking areas.

Improvement-to-Land Value Ratio (ILR)

According to the methodology developed by the University of California for the State of California Business, Transportation, and Housing Agency, the ratio of land improvements to land value (ILR) can facilitate identification of underutilized sites with potential for infill or redevelopment with higher density residential uses. An improved site may be considered underutilized if it is located in a non-single-family area (e.g., commercial, industrial, multifamily, etc.) if the total value of improvements on the site is less than the total value of the underlying land (i.e., $ILR < 1.0$). Improved sites within single-family residential areas that have improvements valued at less than half of the land value (i.e., $ILR < 0.5$) may also be considered underutilized. Each of the 25 underutilized sites identified in Appendix A and summarized in Table 29 meets these criteria.

Existing Uses

Determining a site's ILR is rarely enough to establish that a site has a reasonable potential to redevelop with higher density residential uses within the planning period. Improved properties included in the City's sites inventory have been carefully screened to eliminate parcels with commercial structures built within the past 15 years, residential structures built within the past 30 years, as owners of newer structures may not be inclined to redevelop their properties even though the land value may be more than the value of improvements. Oddly-shaped parcels may be difficult to achieve minimum density thresholds and have therefore also been excluded from the sites inventory.

All the sites identified include marginal uses such as independent auto repair shops or used car sales, small homes on large lots, small commercial offices or retail businesses that have outdated configuration and marginal operations.

Prior to the recession, various developers and property owners had expressed interest in redevelopment opportunities in the City, particularly along Hawthorne Boulevard. However, the development community has been on a standstill since 2007/08. The City anticipates resumed interests when the economy recovers.

Density Assumptions

An economic research consultant was recently commissioned to conduct a feasibility study of mixed use developments in the South Bay. Eight hypothetical models of various urban development forms ranging from medium density residential to high density mixed use were formulated for feasibility testing. Each model involves the recycling of low-intensity uses to medium- to high-intensity uses. Residential density assumptions used in this study were between 25 and 38 units per acre. Lawndale's maximum density of 33 units per acre and realistically achievable density of 26.4 units per acre fall within this range. When determining the realistic capacity of commercially zoned sites, a number of performance standards and criteria were taken into account as well as the potential for the sites to develop with uses other than residential in zones GC and OC districts. These include: lot size, location, and configuration (such as potential for lot consolidation, street frontage, access, etc.); parking standards; height limits; required commercial component; existing and adjacent uses; and appropriateness for mixed use developments. The South Bay feasibility study shows that at these densities, stand-alone residential uses and mixed use with a residential component all yield very high internal rates of return, justifying the recycling of existing properties.

Small Lot Development

Most of the City's parcels were created long ago and are relatively small. To facilitate redevelopment of properties within the Hawthorne Boulevard Specific Plan area, the Specific Plan contains incentives for lot consolidation:

- Required parking may be reduced up to a maximum of 20 percent provided that a finding can be made that adequate parking will be available to serve the subject project.

Section J of the Specific Plan outlines development incentives which may be granted at the discretion of the City Council to achieve a high quality development, one of those incentives being a potential reduction (20 percent maximum) in the parking required by code. In order to grant this incentive, an applicant would need to demonstrate that a proposed project would be adequately parked with fewer parking spaces than the Municipal Code calls for. An applicant might demonstrate this by way of a comparative analysis of similar uses in different locations and/or jurisdictions; however, the figures must be defensible.

For example, on the community center project that is underway in the City (although just outside the boundaries of the Specific Plan area), the architect looked at the parking provided by other recently constructed community centers and calculated the number of parking spaces per thousand-square-foot for each project, which equated to figures significantly less than what the Lawndale Municipal Code would otherwise require. The City Council found the argument to be legitimate and that the community center project would be adequately parked. Each case would be reviewed individually and there are multiple ways for an applicant to justify a parking reduction; however, the provision of less than required parking must be defensible.

- Area of permitted signs may be increased by a maximum of 10 percent provided that a finding can be made that the increased area does not distract from the beautification and pedestrian-oriented objectives set in the Specific Plan and that the increased size of signs on one parcel will not adversely affect the visibility of signs on adjacent parcels.

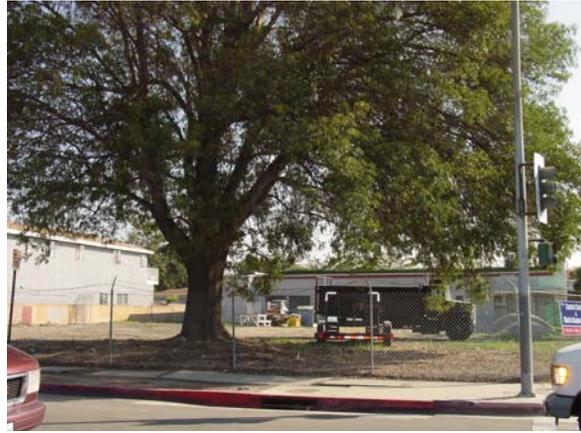
The original Specific Plan also included a provision for increased FAR as an incentive for lot consolidation. As the City subsequently removed FAR restrictions in the Specific Plan area, this incentive is no longer needed. Recent commercial developments along Hawthorne Boulevard have involved lot consolidation. The City has been actively encouraging potential developers to look into Site 12 on the Sites Inventory as an opportunity site for a mixed-use project where lot consolidation would be necessary.

The City will amend the Specific Plan to include additional incentives to encourage and facilitate lot consolidation and residential development (Program 13). Specific incentives considered include alternative parking options (e.g., tandem, shared, and off-site parking) and graduated density bonuses (e.g., density bonuses will be proportional to the number of lots and total area consolidated).

Infrastructure Availability

As discussed in details in Section III, Housing Constraints, of this Element, the City has adequate water and sewer capacity to accommodate the RHNA of 468 units. However, older infrastructure and narrow streets have constrained development in the City. Therefore, the City focuses future development in the Hawthorne Boulevard Specific Plan area where existing infrastructure and planned improvements can facilitate additional mixed use development in the community.

Figure 7: Characteristics of Vacant and Underutilized Sites



5. Adequacy of Sites to Meet the RHNA

A minimum of 606 net new housing units can be accommodated on 34 vacant and underutilized sites in Lawndale. Although this exceeds the City’s overall RHNA for the 2008-2014 planning period, the Housing Element must demonstrate that the City has adequate capacity to accommodate the RHNA by income category.

The City’s remaining RHNA after crediting units constructed since January 1, 2006 is 374 units, including 116 very low income, 72 low income, 77 moderate income, and 109 above moderate income units (Table 30). The sites summarized in Table 29 above have the potential to yield 606 net new dwelling units by the end of the 2008–2014 Housing Element planning period. State law (AB 2348) established a default density of 30 units per acre to facilitate the development of lower income housing in urbanized communities. When strictly based on density, the City offers a potential for 583 units to be developed on vacant and underutilized properties zoned for 33 units or more per acre. Thus, up to 583 lower income units could potentially be developed on the identified sites, far exceeding the City’s remaining RHNA of 188 lower income units. However, when considering the lot sizes, many small sites were conservatively classified as moderate or above moderate income housing sites. Therefore, the City’s sites inventory by income/feasibility as presented in Table 30 represents a conservative estimate - at least 230 lower income, 145 moderate income, and 208 above moderate income units. This estimate does not preclude the actual use of these sites for affordable housing. Vacant and underutilized R-2 sites within the City have capacity to accommodate a minimum of 23 above moderate income net new units.

Income	RHNA	Credits	Remaining RHNA	Sites Capacity	Surplus
Very Low (<50% AMI)	116	0	116	230	+42
Low (51-80% AMI)	72	0	72		
Moderate (81%-120% AMI)	77	0	77	145	+68
Above Moderate (>120% AMI)	203	94	109	231	+122
Total	468	94	374	606	+232

B. Financial Resources

As a small and built out community, Lawndale has limited financial resources available for affordable housing. The City leverages, to the maximum extent feasible, local funds with federal and State funds in meeting its housing and community development objectives.

1. Redevelopment Housing Set-Aside Funds

Pursuant to state Community Redevelopment Law (CRL), 20 percent of the tax increment generated from a redevelopment project area is required to be set aside for low and moderate-income housing activities. CRL also sets forth a variety of options for expending the Housing Set-Aside Fund, including the following:

- Acquire real property or building sites;
- Improve real property or building sites with on-site or off-site improvements;
- Donate real property to private or public persons or entities;
- Finance insurance premiums during the construction or rehabilitation of affordable housing that are administered by governmental or nonprofit organizations;
- Construct, acquire, or rehabilitate properties;
- Provide subsidies to lower and moderate income households;
- Develop plans, pay principal and interest on bonds, loans, advances, or other indebtedness, or pay financing or carrying charges;
- Maintain the supply of mobile homes;
- Preserve publicly assisted housing units that are at risk of converting to market-rate housing;
- Fulfill replacement housing requirements; and
- Subsidize administrative expenses provided the expenses are proportionate to the amount spent on the production, improvement, and preservation of housing.

While the Housing Set-Aside Fund can be used for on- and off-site improvements, the improvements must be made as part of an overall project/program that directly results in new construction or rehabilitation of affordable units.

The Lawndale Redevelopment Implementation Plan projects a total deposit of \$3,723,133 (including interest income) into the Set-Aside Fund between FY 2008 and FY 2014. The City plans to expend \$1,000,000 for site acquisition to facilitate affordable housing development and \$1,000,000 to assist in the conversion of a mobile home park into tenant ownership. Set-Aside Funds are also used to support the Great Neighborhoods Home Rehabilitation Program.

The City is working with Habitat for Humanity on the first of what is anticipated to be a series of small affordable housing projects. The current project is proposed as a three-unit development for low income first-time home buyers. Although the exact numbers are not yet set, the City will be contributing approximately \$428,000 (essentially the cost of the land) to assist with the land purchase and predevelopment costs. This funding will be in the form of a zero interest development loan. After construction, silent second loans will be assumed by each end buyer. The initial buyer will be a low income buyer earning less than 60 percent of Area Median Income (AMI). The property will carry the 45-year affordability restriction. The restriction will require all subsequent buyers to earn less than 80 percent AMI.

The City Council recently adopted a budget for FY 2010 that contains funding in the amount of \$1,000,000 for an acquisition and rehabilitation program to provide owner-occupied housing units for low and very low income households. The funds would be used to acquire existing single-family units, duplexes, and triplexes for rehabilitation and later resell as affordable housing.

2. Section 8 Rental Assistance

Section 8 represents a significant housing resource for very low income, especially for extremely low income households. Specifically, pursuant to HUD regulations, each housing authority must set aside a portion of the Section 8 vouchers for extremely low income households.

The Lawndale Housing Authority contracts with the Housing Authority of the County of Los Angeles to administer its Section 8 Housing Choice Voucher program. This program provides rental assistance to very low income households. Currently, 197 Lawndale households are receiving Section 8 assistance, including 72 elderly-headed households. In addition, 45 households are receiving Section 8 assistance from the Housing Authority of the County of Los Angeles but are using these vouchers in Lawndale. However, the need for Section 8 assistance still exceeds the availability of resources.

3. Community Development Block Grant

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low incomes (up to 80 percent AMI). CDBG funds can be used for a wide array of activities, including:

- Housing rehabilitation;
- Downpayment and other homeownership assistance;
- Lead-based paint screening and abatement;
- Acquisition of buildings and land;
- Construction or rehabilitation of public facilities and infrastructure;
- Removal or architectural barriers;
- Public services for low-income persons and persons with special needs;
- Rehabilitation of commercial or industrial buildings; and
- Loans and grants for businesses that provide employment for low-income persons.

The City of Lawndale does not qualify as an entitlement jurisdiction to receive annual CDBG allocations directly from HUD.¹⁷ The City participates in the CDBG program through the Urban County program administered by the Los Angeles County Community Development Commission (LACDC). Annually, the City receives approximately \$400,000 in CDBG funds through the County. Funding is primarily used to support capital improvements.

¹⁷ A jurisdiction must have a population of 50,000 or over to qualify as an entitlement jurisdiction to receive annual funding from HUD directly.

C. Administrative Resources

1. Lawndale Redevelopment Agency

The City/Agency adopted its first redevelopment project area in May 1999. The Redevelopment Project Area covers almost the entire City with the exception of single-family residential neighborhoods. The Redevelopment Agency administers first-time home buyers programs, the Great Neighborhoods Home Rehabilitation Program, and can assist with any residential rehab project within the City.

2. Lawndale Housing Authority

The Lawndale Housing Authority offers Section 8 rental assistance via a contract with the Los Angeles County Community Development Commission (LACDC). The Section 8 program extends rental subsidies to very low-income (up to 50 percent of AMI) family and seniors who spend more than 30 percent of their income on rent. The subsidy represents the difference between the excess of 30 percent of the monthly income and the actual rent. Rental assistance is issued to the recipients as vouchers, which permit tenants to locate their own housing and rent units beyond the federally determined fair market rent in an area, provided the tenants pay the extra rent increment.

3. Los Angeles County Community Development Commission

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

4. Nonprofit Housing Developers

In pursuing the development and preservation of affordable housing in the future, the City will work with qualified nonprofit housing developer in order ensure the long-term affordability of housing provided. The following nonprofit developers have expressed interest in providing affordable housing in the region:

- Bridge Housing
- Habitat for Humanity
- Jamboree Housing Corporation
- Los Angeles Community Design Center

D. Opportunities for Energy Conservation

In relation to new residential development, and especially affordable housing, construction of energy efficient building does add to the original production costs of ownership and rental housing. Over time, however, the housing with energy conservation features should

reduce occupancy costs as the consumption of fuel and electricity is decreased. This means the monthly housing costs may be equal to or less than what they otherwise would have been if no energy conservation devices were incorporated in the new residential buildings.

1. State Regulations

Title 24 of the California Administrative code establishes energy conservation standards that must be applied to all new residential buildings. The regulations specify energy saving design for walls, ceilings and floor installations, as well as heating and cooling equipment and systems, gas cooling devices, conservation standards and the use of nondepleting energy sources, such as solar energy or wind power. Compliance with the energy standards is achieved by satisfying certain conservation requirements and an energy budget. Among the alternative ways to meeting the energy standards are the following:

- **Alternative 1:** The passive solar approach which requires proper solar orientation, appropriate levels of thermal mass, south facing windows, and moderate insulation levels.
- **Alternative 2:** Generally requires higher levels of insulation than Alternative 1, but has no thermal mass or window orientation requirements.
- **Alternative 3:** Also is without passive solar design but requires active solar water heating in exchange for less stringent insulation and/or glazing requirements.

In turn, the home building industry must comply with these standards while localities are responsible for enforcing the energy conservation regulations.

Energy conservation will have the added benefit of reducing Greenhouse Gas Emissions (GHG), consistent with the legislative intent of AB 32, enacted in 2006. AB 32 tasks the California Air Resources Board (CARB) with establishing a statewide GHG emissions limit that is equivalent to the statewide GHG emission levels in the year 1990 to be achieved by the year 2020. CARB will establish rules and regulations to achieve the AB 32 GHG emission reduction targets.

2. State and Federal Programs

The California Department of Community Services and Development in partnership with the network of local community services agencies that assist lower-income households, administers the Low Income Home Energy Assistance Program (LIHEAP) and Energy Low-Income Weatherization Assistance Program (DOE-LIWAP). Assistance available to lower income households through State LIHEAP programs include: financial assistance towards a household's energy bill, emergency assistance if a household's home energy service is shut off or about to be shut off, and a range of other energy-related services that States may choose to offer, such as weatherization improvements, utility equipment repair and replacement, budgeting counseling, etc. The DOE-LIWAP provides installation and weatherization measures that increase energy efficiency of existing residential and multi-

family dwellings occupied by lower-income persons. Eligible weatherization services include a wide variety of energy efficiency measures that encompass the building envelope, its heating and cooling systems, its electrical system, and electricity consuming appliances.

3. Local Measures

Opportunities for additional energy conservation practices include the implementation of "mitigation measures" contained in environmental impact reports prepared on residential projects in the City. These mitigation measures may be adopted as conditions of project approval.

The City has a goal and policies regarding energy conservation in the Conservation Element of the General Plan. The energy conservation goal is to "minimize negative environmental effects of supplying and using energy by reducing the community's reliance upon traditional energy resources through initiation of energy conservation practices and the utilization of available energy technology." Policies 3a through 3f in the Conservation Element of the General Plan implement this goal. These policies include the encouragement of innovative building, site design and orientation techniques that minimize energy use, and the promotion of public awareness of energy conservation technology and techniques. The City also supports SCAG's Regional Housing goals and Regional Transportation Plan to reduce GHG emissions by fostering Transit Oriented Design.

In 2002, the City amended the Hawthorne Boulevard Specific Plan to allow mixed-use residential development within commercial zones. Policies and programs of this Housing Element will encourage and facilitate the redevelopment of underutilized commercial sites within the City's primary transit corridor. Mixed-use residential development that is both pedestrian- and transit-oriented conserves energy by reducing the number of vehicular trips and efficient use of land and construction materials.

4. Private Sector Programs

Southern California Edison (SCE) offers a variety of energy conservation services as part of its Customer Assistance Programs (CAP). The Energy Assistance Fund helps income-qualified residential customers facing financial hardship manage their electricity bills during the months of February and March. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The 2007 Residential Multifamily Energy Efficiency Rebate Program offers property owners and managers incentives on a broad list of energy efficiency improvements in lighting, HVAC, insulation, and window categories. These improvements are to be used to retrofit existing multi-family properties of two or more units.

V. HOUSING PLAN

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

A. Review of Past Accomplishments

Government Code Section 65588(a) requires each jurisdiction to review its housing element as frequently as appropriate to evaluate:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- The effectiveness of the housing element in attainment of the community's housing goals and objectives; and
- The progress of the city, county or city and county in implementation of the housing element.

This section documents the City's achievements under the 2000-2008 Housing Element with respect to the actions and objectives contained therein. The City's efforts and accomplishments under the 2000-2008 Housing Element are summarized in Appendix B. The Appendix also contains recommendations for program retention, revision, deletion or addition to address current and projected needs and State requirements between 2008 and 2014.

B. Goals and Policies

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

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

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

1. Provide for a Range of Housing Types

Continuing to provide a balanced inventory of housing in terms of types (e.g., single-family, duplexes, apartments, condominiums, and mobile home), cost and style will allow the City to fulfill a variety of housing needs. In addition, providing regulatory and available financial assistance will be essential to support the production of affordable housing.

GOAL 1: Assist in the provision of adequate housing that meets the existing and future needs of the community. Establish a balanced approach to meeting the housing needs of both renter- and owner-households.

Policy 1.1: Ensure the provision of a variety of housing types to fulfill regional housing needs.

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

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

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

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

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

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

2. Provide Adequate Residential Sites

Lawndale is a built-out community with a limited amount of remaining vacant residential land. To facilitate new residential development, the City plays an important role in both assisting in the identification and promotion of potential sites for future development, and allowing for a range of development types on these key remaining parcels.

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

Policy 2.1: Maintain an up-to-date residential sites inventory, and provide to interested developers in conjunction with information on available development incentives.

Policy 2.2: Promote mixed-use development to facilitate smart growth and reduction in automobile trips, vehicle miles traveled, and associated energy consumption.

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

Policy 2.3: Continue to allow second residential units on single-family parcels as a means of providing additional rental housing opportunities.

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

3. Promote Homeownership

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

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

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

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

Policy 3.3: Continue to participate in mortgage and downpayment assistance programs offered through the County Community Development Commission, as well as private sources.

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

4. Maintain and Preserve Existing Housing

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

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

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

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

Policy 4.3: Work to alleviate illegal conversions of garages with aggressive code enforcement.

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

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

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

Policy 4.7: Promote the types of housing in new residential developments which are compatible with the character of the surrounding housing stock.

Policy 4.8: Develop City programs which address upgrading and/or improvements to public facilities and services in residential neighborhoods undergoing revitalization.

5. Promote Equal Housing Opportunities

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

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

Policy 5.1: Promote governmental efforts to further equal housing opportunity for existing and future residents in Lawndale.

Policy 5.2: Promote housing along with supportive services to meet the special housing needs of seniors, disabled, single-parents and the homeless.

Policy 5.3: Encourage the provision of housing to meet the needs of families of all sizes.

Policy 5.4: Coordinate the activities of government agencies, residents and non-profit groups, advisory commissions, and the private sector to ensure that housing programs requiring joint efforts, especially public/private, have the necessary representatives involved.

C. Housing Programs

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

- Housing Conservation
- Production of Housing
- Provision of Adequate Housing Sites
- Removal of Governmental Constraints
- Promotion of Equal Housing Opportunity

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

Conservation of the Existing Supply of Housing

Conserving and improving the housing stock is an important goal for the City of Lawndale. Nearly 80 percent of housing units in Lawndale were constructed prior to 1980 and are therefore more likely to have rehabilitation needs than newer housing units, including new plumbing, roof repairs, foundation work and other repairs. The City supports neighborhood preservation and improvement through housing rehabilitation and improvement programs, and code enforcement. Other housing conservation needs of the City include existing multifamily rental apartments at-risk of converting to condominiums and continuing the City's Section 8 rental assistance program.

Program 1: Residential Rehabilitation Programs

City of Lawndale Programs

The City's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The following loans and grants are available:

- *Great Neighborhoods Program Forgivable Loan (\$20,000 loan):* Loans offered at 0 zero percent interest and no monthly payments to owner-occupants that earn at 50

percent or below the area median income (AMI). Repayment is due if the owner-occupant sells the home, refinances for cash, or transfers the title within five years from the filing date of the notice of completion. A proportional amount of the principle (at the rate of 20 percent per annum) is forgiven each year of ownership for a period of five years. The City files a lien (Deed of Trust) against the recipient property to secure the loan. This program benefit primarily extremely low and very low income households.

- *Great Neighborhoods Program Deferred Loan (\$20,000 loan):* Loans offered at zero percent interest and no monthly payments to owner-occupants that earn between 51 percent and 80 percent of the AMI. Repayment is due if the owner-occupant sells the home, refinances for cash, or transfers the title within five years from the filing date of the notice of completion. The City files a lien (Deed of Trust) against the recipient property to secure the loan.
- *Great Neighborhoods Program Repayable Loan (\$20,000 loan):* Loans offered at three percent interest with monthly payments to owner-occupants that earn between 81 percent and 120 percent of the AMI. Loan funds are amortized over a 15-year period. The City files a lien (Deed of Trust) against the recipient property to secure the loan.
- *Home & Gardens Grant (\$3,000 grant):* 100 percent grants are available to owner-occupants that earn up to 120 percent of the AMI. Repayment is not necessary.

Eligible rehabilitation work for the programs, include items such as roofing, painting, plumbing, windows, and other general property improvements. All work must be completed in the following order: (1) HUD Required Items and Health and Safety Items; (2) Emergency Repairs or ADA Improvements; (3) Correction of Code and Building Violations; (4) Exterior Property Improvements; and (5) Interior Property Improvements.

Available Programs as Participating City in Urban County

As a participant in the Los Angeles Urban County Program, Lawndale is also eligible to participate in the County's Rental Rehabilitation Loan Program. This program provides financial assistance in rental property owners for the rehabilitation of multi-family units that are made available to tenants at or below 80 percent of the AMI. It allows the rental owners to rehabilitate affordable rental housing for low-income families by providing financial support through the utilization of public/private funding sources to maintain existing rental properties. The County rental rehabilitation program focuses on housing for extremely low and very low income households, especially those with special needs.

Lawndale residents are also eligible to receive assistance under the Housing Rehabilitation Loan Program for single-family or duplex homes. Room addition as a means to address overcrowding is an eligible activity under this program. The various programs are designed to assist households of different financial means. Very low and extremely low income households are eligible for forgivable loans, and therefore are available to these households potentially at no cost.

Responsible Agency: City of Lawndale, Community Development Department; Los Angeles County, Community Development Commission.
Financing: Redevelopment Set-Aside Funds; HOME (LACDC)
2008-2014 Objectives: Provide 20 to 25 loans and grants annually, including three loans annually to extremely low income households. Continue to inform property owners of the Residential Rehabilitation Programs and Residential Rehabilitation Loan Program by providing information at the public counter, in the City newsletter, and on the City website and in conjunction with code enforcement activities. Ongoing maintenance of program information. Ongoing implementation and annual monitoring and reporting throughout the planning period

Program 2: Rental Rehabilitation

The City uses Redevelopment Housing Set-Aside funds to facilitate the rehabilitation of properties as affordable rental housing for lower income households. Specifically, the City has set aside \$800,000 to rehabilitate dilapidated units as affordable rental housing for lower income households.

Responsible Agency: City of Lawndale, Community Development Department
Financing: Redevelopment Set-Aside Funds
2008-2014 Objectives: Rehabilitate ten housing units.

Program 3: Acquisition and Rehabilitation Program

The City, through its Redevelopment Agency, has established an Acquisition and Rehabilitation Program, the purpose of which is to acquire and rehabilitate existing housing units, and resell them to low and very low income households. Funding in the amount of \$1,000,000 has been appropriated for this purpose and Habitat for Humanity has expressed interest in participating in this program.

Responsible Agency: City of Lawndale, Community Development Department
Financing: Redevelopment Set-Aside Funds
2008-2014 Objectives: Rehabilitate three housing units.

Program 4: Condominium Conversion Ordinance

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

programs discussed earlier, aims to provide additional homeownership opportunities for low moderate income households.

Responsible Agency: City of Lawndale, Community Development Department.
Financing: Department Budget or other available source(s)
2008-2014 Objectives: Continue to provide for tenant ownership through provisions for condominium conversions, combined with homeownership assistance. Monitor the rate of conversion to ensure a healthy supply of rental housing. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 5: Section 8 Housing Choice Vouchers

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

The Los Angeles County Housing Authority administers the Section 8 program on behalf of the City of Lawndale Housing Authority. As of December 2007, 197 households were receiving Section 8 assistance in the City. Given the continued need for rental assistance for very low income households, the City will continue to promote this program through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.

Responsible Agency: City of Lawndale, Housing Authority; Los Angeles County Housing Authority
Financing: HUD Section 8 allocation
2008-2014 Objectives: Continue to promote the Section 8 program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 6: Conservation of Existing and Future Affordable Units

Between July 1, 2008 and June 30, 2018, one federally assisted multi-family apartment development with 56 Section 8 units is at-risk of converting to market rate housing. The City will work with the property owner of the Lawndale Senior Housing development, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock:

- *Monitor Units at Risk:* Monitor the status of units within the Lawndale Senior Housing development since they may lose their Section 8 subsidies due to discontinuation of the program at the federal level or opting out by the property owner.
- *Tenant Education:* California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.
- *Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance:* Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at risk" units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority.

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

Financing: Section 8 vouchers, State Proposition 1C funds, and other funding sources as available

2008-2014 Objectives: Monitor the status of the 56 at-risk units within the Lawndale Senior Housing development. Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers, educate tenants of their rights, and assist tenants to obtain rental assistance in accordance with this program.

Production of Housing

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

Program 7: Affordable Housing Development

To facilitate affordable housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. In addition,

with the adoption of a Redevelopment Project Area and generation of tax increment housing funds, the City will be able to provide direct financial assistance for affordable housing.

The City is a participant of the Urban County program and therefore housing development in the City may apply for the Countywide Affordable Rental Housing Development Program administered by the LACDC. This program provides financial and technical assistance to acquire sites and develop affordable rental housing in unincorporated areas and in cities participating in the Urban County Program on a countywide basis using HOME and CDBG funds.

Financial assistance is provided in the form of “gap” financing, for both short-term and long-term financing. Housing development projects are required to have a minimum of 20 percent of units set aside for low-income households earning below 50 percent of the Area Median Income. The County’s housing development policy requires that conventional construction and/or permanent financing be incorporated into a project whenever possible. In addition, applications for Federal Low-Income Housing Tax Credits must be applied whenever possible.

Responsible Agency: Lawndale Community Development Department; Los Angeles County Community Development Commission

Financing: Federal Low-Income Housing Tax Credits; Department Budgets, or other available funding source(s)

2008-2014 Objectives: Explore financial and regulatory incentives with private developers to increase the supply of affordable housing in Lawndale. Assist the Los Angeles County Community Development Commission in disseminating information of funding availability. As funding permits, use Redevelopment Set Aside funds to leverage/fulfill match requirements of other funding sources to enhance project feasibility. Assist developers in accessing HOME and other available affordable housing funds through the County and the State. Strive to achieve 10 percent of units affordable to extremely low income households.

Provide technical assistance to developers for the development of affordable housing with regard to the City’s mixed use zoning and density bonus provisions. Specifically, work with developers to achieve the various incentives offered by the Specific Plan, including incentives for lot consolidation, and for the provision of affordable housing, public facilities, and/or pedestrian amenities. Amend the Specific Plan to waive the ground floor commercial requirement in the Specific Plan area when a project provides 50 percent or more of affordable units.

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

Program 8: Second Units

Second dwelling units are permitted by right in all residential zones in Lawndale, subject to the following conditions consistent with State law:

- An attached second residential dwelling unit shall contain not less than 400 square feet of enclosed floor area nor shall it be larger than 30 percent of the existing single-family dwelling unit that is to be attached to.
- A detached second residential dwelling unit shall be located at least 20 feet from the closest habitable structure. It shall contain not less than 400 square feet of enclosed floor area nor shall it contain more than 1,200 square feet of enclosed floor area.

The majority of the City's residential land is zoned R-2, which allows two units on a lot without the need to complete a discretionary subdivision process. This flexibility has resulted in the development of larger, more marketable and attractive units than what could be built under the Second Unit Program. Furthermore, few R-1 lots are large enough to accommodate secondary dwelling units. As such, second units are not a popular housing option for Lawndale property owners. Nevertheless, the City will continue to promote second dwelling units through distribution of a brochure at public counters and to the South Bay Board of Realtors. The City will also post information about the program on the City's website and in the City newsletter.

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget, or other available funding source(s)
2008-2014 Objectives:	Distribute brochure at public counters and to the South Bay Board of Realtors and place information about the program on the City website and in the City newsletter within 60 days of adoption of the 2008-2014 Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 9: Homeownership Programs

The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes. However, Lawndale residents are eligible to participate in Home Ownership Program (HOP), Housing Economic Recovery Ownership (HERO) Program, and the Mortgage Credit Certificate (MCC) Program, offered by the County of Los Angeles Community Development Commission (LACDC). The City will continue to promote the HOP, HERO, and MCC programs, particularly to tenants in developments undergoing condominium conversion.

The HOP program is financed with HOME funds provided through HUD and has been designed to meet the needs of lower- and moderate-income families with down payment

assistance. The program provides a 2nd Trust Deed loan at zero percent interest with all payments deferred until sale, transfer, refinancing, or full repayment of the first mortgage. Borrowers are eligible to receive \$80,000 or 20 percent of the purchase price, whichever is least.

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

The Housing Economic Recovery Ownership (HERO) program administered by the County is available to first-time homebuyers (borrowers) with no ownership interest in, or who have not held "title" to, a principal residence during the three-year period preceding the purchase of the property. HERO loans are zero percent interest loans. No repayment is required until the home is sold, transferred, refinanced, or no longer owner-occupied. Eligible properties are single-family foreclosed, abandoned or vacant homes with a maximum purchase price of \$493,000, and attached or detached condominium/townhomes with a maximum purchase price of \$394,250. Homes located in census tracts 6038.00, 6039.00, 6040.00, and 6041.00 in Lawndale are eligible properties to participate in this program.

- Responsible Agency:** City of Lawndale, Housing Authority; Los Angeles County Community Development Commission.
- Financing:** Los Angeles County Single-Family Mortgage Revenue Bond First Time Homebuyers Program; HERO program, HOME funds; Mortgage Credit Certificates; or other available funding source(s)
- 2008-2014 Objectives:** Continue to participate in County administered HOP, HERO, and MCC first-time homebuyer programs with an annual objective of assisting 10 moderate or lower income households per year. Advertise the availability of these programs by providing information at the public counter, in the City newsletter, and on the City's website. Send a specific mailer with program information to service providers for distribution to their clientele. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Provision of Adequate Housing Sites

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

Program 10: Residential Development on Vacant and Underutilized Sites

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

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

Given the City's small size, the Lawndale is able to monitor the status of vacant and underutilized sites and will continue to provide sites information to interested developers. To facilitate mixed use development, the Hawthorne Boulevard Specific Plan offers incentives (reduced parking, increased sign area, etc.) for lot consolidation and the provision of public facilities and pedestrian amenities. The City has also assisted developments with public improvements. The City will also amend the Specific Plan to waive the ground floor commercial requirement for projects with at least 50 percent of proposed units affordable to lower income households.

In addition, mixed-use development is permitted in commercial zones other than those within the Hawthorne Boulevard Specific Plan area. One program action is to actively advertise opportunity sites by creating brochures of the sites and circulating them to qualified developers. The Redevelopment Agency is also actively pursuing development opportunities for mixed-use projects and has funding available for property acquisition. Certainly, for a mixed-use project that has an affordable housing component the Redevelopment Agency would be able and willing to close an economic gap through Agency assistance.

Responsible Agency: City of Lawndale, Community Development Department and Redevelopment Agency.

Financing: Department Budgets, or other available funding source(s)

2008-2014 Objectives: Monitor status of vacant and underutilized sites. Provide sites information to interested developers and technical assistance regarding City mixed use zoning and density bonus incentives. Conduct a mailing to property owners within the Hawthorne Boulevard Specific Plan area to inform them of opportunities and incentives available for mixed use developments. Continue to provide incentives for lot consolidation, public facilities, and pedestrian amenities in the Hawthorne Boulevard Specific Plan area. As feasible, provide assistance to developers for making public improvements. Amend the Hawthorne Boulevard Specific Plan within one

year of Housing Element adoption to waive the ground floor commercial requirement for projects that provide at least 50 percent of proposed units for lower income households. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 11: Residential Development Monitoring

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

The City has identified residential capacity within the mixed use zone to accommodate 188 units of the City's RHNA for lower income households. The parcels identified in the sites inventory represent only a portion of the Hawthorne Boulevard Specific Plan area where mixed use developments are permitted. For example, the City is in negotiation with a property owner to acquire a vacant parcel adjacent to Site 14 in the sites inventory (Appendix A). To ensure sufficient residential capacity is maintained within this Specific Plan area to accommodate the identified need, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 56863. Should an approval of commercial development on the parcels included in the Housing Element sites inventory result in a reduction of capacity below the potential residential capacity anticipated in this Housing Element as needed to accommodate the remaining need for lower income households, the City will identify additional sites within the Hawthorne Specific Plan area and the R-3 zone to ensure adequate capacity is available. The City will also review, and modify as appropriate, the development standards in these zones in order to facilitate mixed use and high density residential development in these zones.

- Responsible Agency:** City of Lawndale, Community Development Department and Redevelopment Agency.
- Financing:** Department Budget
- 2008-2014 Objectives:** Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.

Removal of Governmental Constraints

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

Program 12: Density Bonus Ordinance/Affordable Housing Development Incentives

Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. The City will update its density bonus ordinance to comply with SB 1818 (enacted 2005) and SB 435 (enacted 2006). The revised density bonus ordinance will specify the types of regulatory concessions and incentives to be offered consistent with State law. Examples of concessions and incentives that could be offered include, but are not limited to, reductions in the amount of required on-site parking, fee reductions, expedited permit processing, and modified or waived development standards.

Responsible Agency:	City of Lawndale, Community Development Department.
Financing:	Department Budget or other available source(s)
2008-2014 Objectives:	Revise the Zoning Ordinance to update density bonus provisions consistent with SB 1818 and SB 435 within one year of adoption of the 2008-2014 Housing Element. Promote the use of density bonus incentives to developers and provide technical assistance to developers in utilizing density bonus for maximize feasibility and meet local housing needs. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 13: Lot Consolidation Program

The Hawthorne Boulevard Specific Plan includes a variety of incentives to encourage the owner-initiated merger or consolidation of contiguous properties located within the General Commercial (GC) and Office Commercial (OC) districts. The intent of these incentives is to achieve orderly development, improve pedestrian activity, and implement the goals, policies, and objectives of the Specific Plan and the Housing Element. The following incentives may be provided at the discretion of the City Council:

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

Additional incentives to encourage and facilitate lot consolidation and residential development will include:

- **Alternative Parking:** Tandem, shared, and off-site parking options may be allowed, subject to finding that adequate parking will be available to serve the subject project.
- **Graduated Density:** A graduated density bonus may be granted for lot consolidation (e.g., parcels consolidated to achieve a lot greater than two acres in size would be eligible for a larger density bonus when compared to consolidation of parcels to achieve a one acre lot).

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

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

Responsible Agency:	City of Lawndale, Community Development Department
Financing:	Department Budget
2008-2014 Objectives:	Amend Hawthorne Boulevard Specific Plan to allow alternative parking options and graduated density incentives within one year of adoption of the Housing Element. Prepare and distribute a brochure and facilitate at least one working session with property owners and prospective developers within one year of adoption of the Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 14: Transitional and Supportive Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. Both transitional housing and supportive housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments. Both types of housing typically offers case management and support services to return people to independent living. However, transitional housing usually allows a tenancy of between six and 24 months; supportive housing is permanent housing.

The City will amend the Zoning Ordinance to different transitional/supportive housing that is configured as group quarters/institutional use and transitional/supportive housing that is

configured as regular housing. For transitional/supportive housing that is developed as group quarters/institutional use, such housing will be permitted as community residential care facilities. For transitional/supportive housing that is configured as regular housing, such housing will be permitted where regular housing is otherwise permitted.

Responsible Agency: City of Lawndale, Community Development Department
Financing: Department Budget
2008-2014 Objectives: Revise the Zoning Ordinance to permit transitional and supportive housing within one year of adoption of the 2008-2014 Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 15: Emergency Shelters

An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis. No emergency shelters are currently located within Lawndale, and the zoning regulations do not address emergency shelters. The Zoning Ordinance will be amended to allow emergency shelters with a ministerial permit within the M-1 zone and in the C-M zone via an SUP, consistent with SB 2 enacted in 2007. The M-1 and C-M zones cover approximately 13 acres in Lawndale and are presently developed with many older and underutilized manufacturing and commercial uses. Therefore, adequate capacity exists in these zones either through redevelopment or rehabilitation to accommodate an emergency shelter for at least 58 homeless individuals (identified unsheltered homeless population in Lawndale) and at least one year-round emergency shelter.

Responsible Agency: City of Lawndale, Development Services Department
Financing: Department Budget
2008-2014 Objectives: Revise the Zoning Ordinance to permit emergency shelters with a ministerial permit within the M-1 zone and via an SUP in the C-M zone within one year of adoption of the 2008-2014 Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 16: Single Room Occupancy Units

SRO units are one-room units intended for occupancy by a single individual. It is distinct from a studio or efficiency unit, in that a studio is a one-room unit that must contain a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. Currently, the Zoning Ordinance does not expressly address SROs. The Zoning Ordinance will be amended to facilitate and encourage the provision of SROs, consistent with SB 2 enacted in 2007. SROs will require approval of an SUP in commercial zones. Criteria that would be used to review SUP applications for SROs pertain to performance standards and are not specific to the proposed use. Potential conditions for approval of these facilities may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to constrain the development of such facilities.

Responsible Agency: City of Lawndale, Community Development Department
Financing: Department Budget, or other available source(s)
2008-2014 Objectives: Revise the Zoning Ordinance to define and permit SROs in commercial zones via an SUP within one year of adoption of the 2008-2014 Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Program 17: Housing for Persons with Disabilities

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) to allow disabled persons an equal opportunity to use and enjoy a dwelling. The City amended its Zoning Ordinance in 2002 to establish the process for requesting and grant reasonable accommodations in the application of the Zoning regulations for persons with disabilities, consistent with SB 520. Requests for reasonable accommodation are reviewed and decided by the Community Development Director unless the applicant seeks a permit or approval that is reviewed by the Planning Commission. The City will place information regarding procedures for requesting reasonable accommodation at public counters and on the City's website. The City will also continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Responsible Agency: City of Lawndale, Community Development Department and Building and Safety Division.
Financing: Department Budget
2008-2014 Objectives: Place information about the City's reasonable accommodation procedures at public counters and on the City's website within 60 days of adoption of the 2008-2010 Housing Element. Ongoing implementation and annual monitoring and reporting throughout the planning period. In 2010, consider extending reduced parking requirements for housing that sets aside a portion of the units for persons with disabilities (similar to current City incentive for senior housing).

Program 18: Special Use Permit Requirement

The City currently requires a Special Use Permit (SUP) for multi-family housing in R-3 and R-4 zone districts and all development within RPD districts. The City's SUP process and Design Review process run concurrently and there is only one fee for the two processes. Therefore, there is no time delay or additional costs involved with a SUP.

To ensure this discretionary permit does not constrain the production of multi-family housing from an efficiency standpoint, the City will undertake a comprehensive review of permit processing procedures to identify and implement ways to streamline, as well as

establish objective criteria for project review. Specifically, the City will identify redundancies in various processes and streamline the development review/approval process.

Responsible Agency: Lawndale Community Development Department.
Financing: Department Budgets
2008-2014 Objectives: Evaluate permit processing procedures within one year of adoption of the 2008-2014 Housing Element to eliminate/reduce redundancies in various processes. Ongoing implementation and annual monitoring and reporting throughout the planning period.

Promotion of Equal Housing Opportunity

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

Program 19: Fair Housing Program

Fair housing is defined as a condition in which individuals of similar income levels in the same housing market have a like range of choice available to them regardless of race, color, ancestry, national origin, religion, sex, disability, marital status, familial status, or any other arbitrary factor. Continue to contract with a fair housing service provider for fair housing outreach and education, as well as tenant/landlord dispute resolution. The program will be advertised through placement of fair housing services brochure at the public counter, the City website, the local library and the Lawndale Senior Center, as well as periodic advertisements in the City newsletter and the community newspaper. The City will continue to refer fair housing complaints to appropriate agencies.

Responsible Agency: City of Lawndale, Community Development Department; Housing Rights Center.
Financing: CDBG funds
2008-2014 Objectives: Assist the Housing Rights Center in distributing fair housing brochures at public counter, at the local library and Lawndale Senior Center, on the City website, and in the City newsletter and community newspaper. Refer fair housing complaints to the Housing Rights Center or future fair housing service provider under contract with the County CDC. Ongoing implementation and annual monitoring and reporting throughout the planning period.

D. Quantified Objectives

The City of Lawndale has established the following quantified objectives for the 2008-2014 Housing Element:

	New Construction	Rehabilitation	Rental Assistance	Preservation	Home Purchase Assistance
Extremely Low Income	5	30	77	0	0
Very Low Income	10	36	120	56	10
Low Income	15	42	0	0	20
Moderate Income	25	40	0	0	30
Above Moderate Income	50	0	0	0	0
Total	105	148	197	56	60

Appendix A: Sites Inventory

Appendix A: Sites Inventory

Table A-1: Residential Sites Inventory									
Site (APNs)	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes	
Vacant									
1	4076015019 4076015020	1.62	Vacant	0.0	GC	33.0	26.4.	42 lower income units	Single owner of both contiguous parcels. Requires ground-floor commercial.
2	4078024902 4078024903 4078024904 4078024905	0.33	Vacant	0.0	NC	33.0	26.4.	8 lower income units	City-owned contiguous parcels.
3	4079016026 4079016027	0.87	Vacant	0.0	R3	33.0	43.7	38 lower income units	Wilson Property - Single owner of both contiguous parcels. Owner has proposed the construction of a 38-unit affordable senior housing project, utilizing a density bonus. The density bonus units in this site are not an "assumption"; they are based on actual development proposed by the property owner. While State law does not allow a local jurisdiction in assuming a density bonus in estimating sites capacity or meeting the default density threshold of 30 units per acre, it allows a jurisdiction to receive credit for actual density bonus units proposed. The inclusion of density bonus units on this site is therefore consistent with State law.
4	4077009011 4077009013	0.27	Vacant	0.0	R3	33.0	26.4.	7 lower income units	Single owner of both contiguous parcels.
5	4078016004 4078016005	0.14	Vacant	0.0	R3	33.0	26.4.	3 lower income units	Single owner of both contiguous parcels.
6	4077021027 4077021029 4077021031 4077021032 4077021033	1.19	Vacant	0.0	R2	17.4	13.9	16 above moderate income units	Two owners, one of which owns five of the six contiguous parcels. The other owner holds the remaining parcel. Could be subdivided into ten minimum size 5,183 SF lots, each lot with capacity for two single-family detached or attached dwellings.
7	4080019001	0.24	Vacant	0.0	R2	17.4	13.9	3 above	Single owner of both contiguous parcels. Site consists of

Table A-1: Residential Sites Inventory									
Site (APNs)	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes	
	4080019002							moderate income units	two 5,227 SF lots, each lot with capacity for two single family dwellings.
8	4077022009 4077022014	0.42	Vacant	0.0	C-M	33.0	26.4.	11 lower income units	Single owner of both contiguous parcels. Requires ground-floor commercial.
Underutilized									
9	4079001013 4079001014 4079001015	1.29	2 Dwelling Units and Vacant Land	0.01	GC	33.0	26.4.	32 lower income units	Operating used car lot w/ structure used as office and not dwelling units. Single owner of all three contiguous parcels. Two of the parcels are vacant. Structures built in 1928. Requires ground-floor commercial. Auto sales are down significantly (as measured by collected sales tax) making this large underdeveloped site ripe for redevelopment with a more intensive use.
10	4076011041	2.08	Supermarket and Parking Lot	0.40	GC	33.0	26.4.	54 lower income units	Operating supermarket and other retail. Structure built in 1956 and represents an FAR of only 0.20, leaving significant site area for surface parking. Several small retail stores are marginally operating. Requires ground-floor commercial. Large site and age of structure creates opportunities for redevelopment and/or adaptive re-use or mixed-use conversion.
11	4077009002 4077009035	0.52 0.82	Restaurant and Store	0.67	GC	33.0	26.4.	35 lower income units	Operating restaurant and building supply store. Two owners, each with one of the two contiguous parcels. Structures built in 1923 and 1966. Requires ground-floor commercial. Age of structures presents issues for expansion or renovation for updated uses. The commercial store has no street frontage. The restaurant is a single-story structure with surface parking. These conditions offer potential for consolidation into a large lot and create opportunities for redevelopment.

Table A-1: Residential Sites Inventory								
Site (APNs)	Acreeage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes
12 4079018004 4079018005 4079018006 4079018007	0.24 0.09 0.09 0.83	Store, 1 Dwelling Unit and Vacant Land	0.13	GC	33.0	26.4.	32 moderate income units	Operating used car lot w/ offices; operating insurance office. Single owner of all four parcels. One parcel is vacant. Structures are antiquated (built in 1947 and 1948). Requires ground-floor commercial. Parcel 004 has no street frontage, Parcels 005 and 006 are very narrow lots, enticing lot consolidation with Parcel 007 if redeveloped. Furthermore, auto sales are down significantly (as measured by collected sales tax) making this large underdeveloped site ripe for redevelopment with a more intensive use. Redevelopment Agency considers this an opportunity site and developers have expressed interest.
13 4079030042 4079030043 4079030047 4079030048	0.15 0.25 0.09 2.63	Shopping Center and Parking Lot	0.68	GC	33.0	26.4.	82 moderate income units	Operating shopping center with small retail stores and a small Asian market. Site is underutilized with large surface parking. Two owners, each with two of the four contiguous parcels. Structures built in 1931, 1956, and 1981. Parking lot improved in 2003. Parcels 042, 043, and 047 are small parcels with narrow commercial street frontage. These lot configurations are conducive to lot consolidation with Parcel 048 when redeveloped. Requires ground-floor commercial. Age of the structures and large lot create opportunities for redevelopment and/or adaptive re-use or mixed use conversion.
14 4079017004 4079017005 4079017008	0.66	Store, 1 Dwelling Unit and Vacant Land	0.08	GC	33.0	26.4.	16 above moderate income units	Operating carpet store, dwelling units, and vacant land. Single owner of all three contiguous parcels. Structure built in 1947. Requires ground-floor commercial. Two of the parcels are vacant, making the property relatively unconstrained for redevelopment. Property owner recently deceased and the estate may wish to sell or redevelop. The City is also in negotiation with the owner of a vacant parcel adjacent to this site with the intention of making that parcel available for future development.
15 4078019025 4078019026 4078019027	0.14 0.14 0.10	Professional Building and Restaurants	0.66	NC	33.0	26.4.	13 above moderate income units	Operating dentist office and restaurant. Two owners, each with two of the four contiguous parcels. Structures built in 1964, 1966, and 1968. Requires ground-floor

Table A-1: Residential Sites Inventory								
Site (APNs)	Acreeage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes
4078019035	0.13							commercial. The property is in a prime location at a major intersection making it attractive for redevelopment into a mixed-use project.
16 4081010010 4081010011 4081010012 4081010013 4081010015	0.07 0.07 0.07 0.07 0.23	Store, Office, Fast Food, and Vacant Land	0.24	GC	33.0	26.4	13 above moderate income units	Operating restaurant, offices, and parking. Two owners, one of which owns three of the five contiguous parcels. Other owner holds remaining two parcels. Three of the parcels are vacant. Structures built in 1966 and 1972. Requires ground-floor commercial. Vacant sites make redevelopment of the property a more attractive option for prospective developers when compared to fully developed sites.
17 4075015002 4075015003 4075015004 4075015005	0.11 0.11 0.11 0.11	Office Building and 3 Dwelling Units	0.45	GC	33.0	26.4	8 above moderate income units	Marginal and non-conforming office building. Two owners, each with two of the four contiguous parcels. Structures built in 1944. Requires ground-floor commercial. Age of structures and non-conforming status make redevelopment an attractive option.
18 4075005058 4075005059 4075005060 4075005061	0.09 0.09 0.09 0.09	Use Car Sales and Parking Lot	0.65	GC	33.0	26.4	9 above moderate income units	Operating used car lot and retail. Two owners, each with two of the four contiguous parcels. Structures built in 1960 and 1961. Requires ground-floor commercial. One of the owners has expressed interest in redeveloping.
19 4075007006 4075007007 4075007008	0.36	Light Manufacturing Shop and Store	0.50	NC	33.0	26.4	9 above moderate income units	Operating furniture store. Single owner of all three contiguous parcels. Structures built in 1948 and 1972. Requires ground-floor commercial. Single owner of contiguous parcels, competition from larger discount furniture stores, and age of structure create greater redevelopment potential for this site when compared to other similarly situated properties.
20 4075017035 4075017037	0.34	Stores	0.88	GC	33.0	26.4	9 above moderate income units	Operating retail. Single owner of both contiguous parcels. Structures built in 1948 and 1956. Requires ground-floor commercial. Single owner of contiguous parcels and age of structures create redevelopment potential.
21 4077021006 4077021007	0.32	Parking Lot	0.03	NC	33.0	26.4	8 above moderate income units	Marginal parking lot. Single owner of both contiguous parcels. Parking lots improved in 1956 and 1961. Building served the parking has had long term vacancy.

Table A-1: Residential Sites Inventory									
Site (APNs)		Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes
									Both the Redevelopment Agency and a developer have expressed interest in redeveloping the site.
22	4081031014 4081031015	0.29	Store	0.26	NC	33.0	26.4.	7 above moderate income units	Operating retail. Single owner of both contiguous parcels. Parking lots improved in 1955. Requires ground-floor commercial. Single owner and age of improvements suggest redevelopment potential.
23	4078024027 4078024028 4078024029	0.28	Shopping Center and Vacant Land	0.36	NC	33.0	26.4.	7 above moderate income units	Retail with chronic turnover and vacancy. Single owner of all three contiguous parcels. Two of the three parcels are vacant. Structures built in 1987. Requires ground-floor commercial. Single owner, vacant parcel, and marginal nature of the existing retail use make this site ripe for redevelopment.
24	4077010004 4077010005	0.94	Mobile Home Park w/ 17 units and Auto Body Shop	0.00*	NC	33.0	26.4.	7 above moderate income units	Single owner of both contiguous parcels. Mobile home park constructed in 1960. Auto body shop built in 1985. Reported combined improvement value is extremely low with a combined land value of \$1,312,767, yielding an improvement-to-land value ratio that is less than 0.10. Requires ground-floor commercial. Redevelopment Agency is interested in redeveloping the site.
25	4081034047 4081034048	0.26	Auto Body Shop and Vacant Land	0.55	GC	33.0	26.4.	6 above moderate income units	Operating automotive repair. Single owner of both contiguous parcels. One parcel is vacant. Structure built in 1991. Requires ground-floor commercial. Property owner has expressed willingness to consider redevelopment.
26	4081025030 4081025031 4081025032	0.24	Auto Body Shop and Vacant Land	0.95	GC	33.0	26.4.	6 above moderate income units	Operating automotive repair. Single owner of all three contiguous parcels. Two of the parcels are vacant. Structure built in 1978. Requires ground-floor commercial. Redevelopment at an adjacent regional shopping center (South Bay Galleria) could create demand for redevelopment of this site.
27	4075016002 4075016003	0.23	Store and 2 Dwelling Units	0.51	GC	33.0	26.4.	4 above moderate income units	Discontinued commercial; operating dwelling units. Single owner of both contiguous parcels. Structures built in 1944 and 1953. Requires ground-floor commercial. Marginal nature of the commercial use, single ownership, and age of structures create redevelopment potential for

Table A-1: Residential Sites Inventory									
Site (APNs)		Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes
									this site.
28	4075011009 4075011010	0.21	Store and Parking Lot	0.70	NC	33.0	26.4.	5 above moderate income units	Operating retail. Single owner of both contiguous parcels. Structure built in 1947. Requires ground-floor commercial. Single owner and age of structure create redevelopment potential.
29	4081029012 4081029013	0.18	Auto Body Repair and Parking Lot	0.42	NC	33.0	26.4.	4 above moderate income units	Operating automotive repair. Single owner of both contiguous parcels. Structure built in 1950. Requires ground-floor commercial. Single owner and age of structure create redevelopment potential.
30	4081030019 4081030020	0.18	Restaurant and Parking Lot	0.34	NC	33.0	26.4.	4 above moderate income units	Operating restaurant. Single owner of both contiguous parcels. Structures built in 1958 and 1975. Requires ground-floor commercial. The site is very underutilized. Single owner, limited improvements associated with the parking lot and age of structures create redevelopment potential.
31	4079002008 4079002009 4079002010	2.17	Warehouse, Light Manufacturing, and outdoor storage	0.60	C-M	44.0	44.0	28 moderate income units & 68 above moderate income units	Marginal warehouse for construction equipment; operating machining business. Single owner of all three contiguous parcels. Structures built in 1949, 1953, and 1991. City currently processing an application to redevelop this site with 96 units. Applicant is requesting a density bonus of 35% for the provision of 28 moderate income units on-site (40% of pre-density bonus capacity). The density bonus units in this site are not an "assumption"; they are based on actual development proposed by the property owner. The density bonus units in this site are not an "assumption"; they are based on actual development proposed by the property owner. While State law does not allow a local jurisdiction in assuming a density bonus in estimating sites capacity or meeting the default density threshold of 30 units per acre, it allows a jurisdiction to receive credit for actual density bonus units proposed. The inclusion of density bonus units on this site is therefore consistent with State law.
32	4081025045 4081025046	0.26	1 Dwelling Unit and Parking Lot	0.17	R-3-P	33.0	26.4	5 above moderate	Operating dwelling and parking lot. Single owner of both contiguous parcels. Dwelling unit built in 1940 and

Site (APNs)		Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Notes
								income units	parking lot improved in 1974. Property owner has indicated intent to redevelop with higher density residential.
33	4080027037 4080027038	0.40	1 Dwelling Unit and Vacant Land	0.32	R2	17.4	13.9	4 above moderate income units	Marginal equipment storage. Single owner of both contiguous parcels. One parcel is vacant. Dwelling unit on other parcel was built in 1950. Boundary adjustment could produce three 5,808 SF lots, each lot with capacity for two single family detached or attached units. Property owner has indicated intent to redevelop.
34	4080030003	0.13	Vacant	0.00	R-3-P	33.0	23.1	3 moderate income units	City-owned property. The City intends to construct three affordable units on this site.

Appendix B: Review of Past Accomplishments

Appendix B: Review of Past Accomplishments

Table B-1: Housing Program Progress		
Program	Objectives	2000-2008 Accomplishment
Program 1: Assist in Affordable Housing Development	<ul style="list-style-type: none"> ▪ Explore regulatory and financial incentives for profit developers. ▪ Evaluate processing procedure by 2002. 	<p>In order to facilitate affordable housing development in the City, the City updated the Zoning Ordinance to reflect State density bonus provisions. In addition, the City adopted the Mixed Use zoning to provide additional residential development potential (see Program 2 below). Periodically, the City reviewed its development processing procedures to ensure the requirements would not unduly constrain housing development.</p> <p><i>Continued Appropriateness:</i> The City recognizes the needs for affordable housing in the community. This program is included in the 2008-2014 Housing Element with specific actions to promote affordable housing development.</p>
Program 2: Density Bonus Ordinance/ Affordable Housing Development Incentives	<ul style="list-style-type: none"> ▪ Provide additional sites for affordable housing. ▪ Adopt zoning ordinance by 2001. 	<p>The City is in the process of updating the Ordinance – before June 30, 2008.</p> <p><i>Continued Appropriateness:</i> The City will amend the Zoning Ordinance to incorporate new density bonus requirements, specifying the types of incentives to be offered. This program is included in the 2008-2014 Housing Element.</p>
Program 3: Sites for Transitional Housing/Homel ess Shelters	<ul style="list-style-type: none"> ▪ Provide adequate sites for homeless families and individuals in Lawndale. ▪ Amend zoning ordinance to allow overnight shelters and transitional housing by the end of 2001. 	<p>The City has not yet amended the Zoning Ordinance to provide for the location of emergency shelters.</p> <p><i>Continued Appropriateness:</i> The City will amend the Zoning Ordinance to comply with recently adopted State law regarding emergency shelters for the homeless. This program is included in the 2008-2014 Housing Element.</p>

Table B-1: Housing Program Progress

Program	Objectives	2000-2008 Accomplishment
<p>Program 4: Residential/ Commercial Mixed Use</p>	<ul style="list-style-type: none"> ■ Provide additional sites for affordable housing. ■ Re-evaluate mixed use opportunities within the Specific Plan for Hawthorne Boulevard by 2001/2002. 	<p>The City’s Zoning Ordinance permits R-4 residential uses in its commercial zones. In 2002, the City amended the Hawthorne Specific Plan to permit mixed-use development in the Neighborhood Commercial (NC), General Commercial (GC), and Office Commercial (OC) districts in the specific plan subject to the approval of a Special Use Permit.</p> <p><i>Continued Appropriateness:</i> As a built out community, the City relies on the redevelopment of existing underutilized parcels to accommodate additional housing needs. The Hawthorne Specific Plan area offers significant opportunities to the City. This program is included in the 2008-2014 Housing Element.</p>
<p>Program 5: Facilitate Development on Underutilized Sites</p>	<ul style="list-style-type: none"> ■ Encourage higher density housing in the appropriate zones. ■ Maintain residential site inventory and provide it to the development community in conjunction with information on development incentives in Developer’s workshop in early 2002. 	<p>In 2002, the City amended the Hawthorne Specific Plan to allow mixed-use development in the area. This amendment promotes redevelopment of underutilized properties.</p> <p>In 2007, the City retained Solimar Research to develop economic development strategies for underutilized commercial properties in the City. Implementation of these strategies will also have the impact of promoting mixed-use developments on underutilized properties.</p> <p><i>Continued Appropriateness:</i> Lawndale is a built out community. The City relies on the redevelopment of existing underutilized parcels to accommodate additional housing needs. This program is included in the 2008-2014 Housing Element as part of the program to fulfill the adequate sites requirements under State law.</p>

Table B-1: Housing Program Progress		
Program	Objectives	2000-2008 Accomplishment
Program 6: Facilitate Residential Development on Vacant Sites	<ul style="list-style-type: none"> ▪ Encourage development of vacant sites, focusing on those permitting higher density housing. ▪ Market site to developers and provide information on available incentives and funding resources in Developers workshop by early 2002. 	<p>Few vacant sites remain in the City. Recent and future residential development relies primarily on the redevelopment of underutilized properties. However, given the City's small size, the City is able to monitor the status of vacant sites and will continue to provide sites information to interested developers.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2008-2014 Housing Element as part of the program to fulfill the adequate sites requirements under State law.</p>
Program 7: Second Units	<ul style="list-style-type: none"> ▪ Continue to encourage construction of second units. ▪ Develop brochure by late 2001 and market to residents and property owners. 	<p>The City updated the Zoning Ordinance in 2006 to comply with State law with regard to the provisions for second units. Interest in second units has been limited. Only one second unit has been constructed since 2000.</p> <p><i>Continued Appropriateness:</i> Second units can be a value source of affordable housing. This program is included in the 2008-2014 Housing Element, emphasizing the promotion of second units.</p>

Table B-1: Housing Program Progress

Program	Objectives	2000-2008 Accomplishment
<p>Program 8: First Time Homebuyer Program</p>	<ul style="list-style-type: none"> ■ To assist households that otherwise would be unable to purchase a home. ■ Provide downpayment assistance to 10 low and moderate income households on an annual basis. 	<p>The City does not offer first-time homebuyers assistance programs due to limited funding available and the high prices of for-sale homes.</p> <p>However, Lawndale residents are eligible to participate in Home Ownership Program (HOP) offered by the County of Los Angeles Community Development Commission (LACDC). Eligible households can receive \$80,000 as a second trust deed loan at zero interest and deferred payments.</p> <p><i>Continued Appropriateness:</i> The City encourages homeownership among first-time homebuyers. This program is included in the 2008-2014 Housing Element as part of the program to provide homeownership assistance (combined with Program 13).</p>
<p>Program 9: First Time Homebuyer Mortgage Assistance</p>	<ul style="list-style-type: none"> ■ To assist households that otherwise would be unable to purchase a home. ■ Fully develop a program by late 2002 and advertise its availability. 	<p>Due to the high costs of ownership housing and limited redevelopment housing set-aside funds available, the City has determined a City-funded homebuyer assistance program to be financially infeasible.</p> <p><i>Continued Appropriateness:</i> This program is removed from the 2008-2014 Housing Element.</p>
<p>Program 10: Fresh Rate Program</p>	<ul style="list-style-type: none"> ■ To assist households that otherwise would be unable to purchase a home. ■ Continue to participate in the program and advertise availability. 	<p>The Independent Cities Lease Finance/Authority/Independent Cities Association (ICFA/ICA) sponsored this program. However, due to technical tax issues with the IRS, the ICFA/ICA had not been effective in providing affordable homeownership opportunities. This program was discontinued.</p> <p><i>Continued Appropriateness:</i> This program is removed from the 2008-2014 Housing Element.</p>

Table B-1: Housing Program Progress		
Program	Objectives	2000-2008 Accomplishment
Program 11: Lease to Own Program	<ul style="list-style-type: none"> ▪ To assist households that would otherwise be unable to purchase a home. ▪ Continue development of the program and advertise its availability. 	<p>The Independent Cities Lease Finance/Authority/Independent Cities Association (ICFA/ICA) sponsored this program. However, due to technical tax issues with the IRS, the ICFA/ICA had not been effective in providing affordable homeownership opportunities. This program was discontinued.</p> <p><i>Continued Appropriateness:</i> This program is removed from the 2008-2014 Housing Element.</p>
Program 12: Mortgage Credit Certificate Program	<ul style="list-style-type: none"> ▪ Continue the City's participation in the County's program. ▪ Actively advertise the program to interested home buyers in the City newsletter, City website and through brochures provided at the public counter. 	<p>The City continued to participate in this County-administered program. Due to the high prices of homes, few households were able to qualify for this assistance.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2008-2014 Housing Element as part of the program to provide homeownership assistance (combined with Program 8).</p>
Program 13: Condominium Conversion Ordinance	<ul style="list-style-type: none"> ▪ Continue to provide for tenant ownership through provisions for condominium conversions, combined with homeownership assistance. 	<p>The City continues to implement this ordinance to ensure tenant protection while providing affordable homeownership opportunities for first-time homebuyers. Since 2000, nine apartment complexes (totaling 40 units) were converted to homeownership.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2008-2014 Housing Element. The City will monitor the rate of conversion to ensure a healthy supply of rental housing.</p>

Table B-1: Housing Program Progress

Program	Objectives	2000-2008 Accomplishment
<p>Program 14: Housing Rehabilitation Programs</p>	<ul style="list-style-type: none"> ■ Single-Family Rehabilitation Loan and Grant Programs: Provide 20-25 loans and grants annually. ■ County HOME Rental Rehabilitation Loan Program: Promote County program and explore feasibility of establishing a locally-funded program. ■ County Rental Housing Development Program: Provide technical and financial assistance to developers. 	<p>The City’s Single-Family Rehabilitation Loan and Grant programs are the major means by which the City preserves and improves the quality of its housing stock. Since 2000, the City provided 38 loans and 51 grants to income-qualified households in Lawndale.</p> <p>Due to the competitiveness of the limited funding available through the County, no property owners/developers utilized County funds to improve or develop rental housing in Lawndale.</p> <p><i>Continued Appropriateness:</i> The City-funded Single-Family Rehabilitation Loan and Grant Program and County-funded Rental Housing Rehabilitation Program are included in the 2008-2014 Housing Element. The County-funded Rental Housing Development Program is incorporated into the City’s overall program for affordable housing development.</p>
<p>Program 15: Public Section 8 Program</p>	<ul style="list-style-type: none"> ■ Continue to offer Section 8 assistance. 	<p>The City of Lawndale contracts with the Housing Authority of County of Los Angeles to operate the Section 8 rental assistance program for very low income households. As of 2007, 197 households were receiving Section 8 assistance in the City.</p> <p><i>Continued Appropriateness:</i> Section 8 is an importance resource to very low income renters. This program is included in the 2008-2014 Housing Element with the objective of expanding promotion of this program to encourage participation by property owners.</p>
<p>Program 16: Fair Housing</p>	<ul style="list-style-type: none"> ■ Continue to provide fair housing services and tenant/landlord dispute resolution services. 	<p>The City continues to offer fair housing services as a participating jurisdiction under the County’s fair housing contract with the Housing Rights Center.</p> <p><i>Continued Appropriateness:</i> This program is included in the 2008-2014 Housing Element.</p>