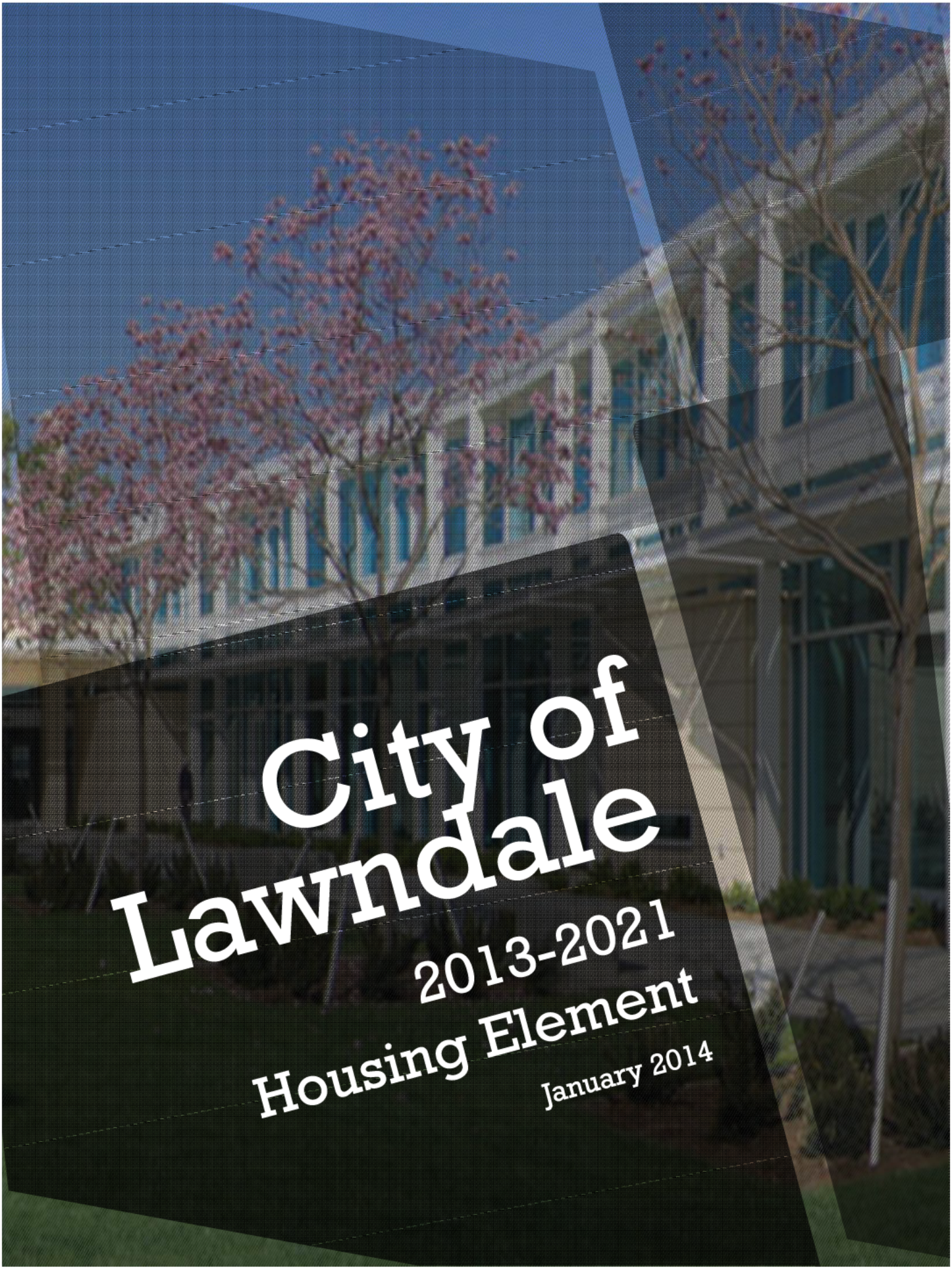

City of Lawndale

2013-2021 Housing Element

January 2014

RESOLUTION NO. CC-1401-002

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA APPROVING A GENERAL PLAN AMENDMENT TO UPDATE THE HOUSING ELEMENT FOR THE 2013-2021 CYCLE AND ADOPTING A CEQA NEGATIVE DECLARATION

WHEREAS, Government Code Section 65583 sets forth the specific components to be contained within the City's Housing Element, which must be updated periodically to reflect the community's changing housing needs; and

WHEREAS, the City's General Plan and Environmental Impact Report for the City's General Plan were both adopted in 1992 with the Housing Element being subsequently revised in 1997, 2001 and again in 2010; and

WHEREAS, the City intends to comply with Government Code Section 65588, which requires the City to update its Housing Element in accordance with state law; and

WHEREAS, the City, with consultant services from Veronica Tam and Associates, has prepared an updated Housing Element for the 2013 - 2021 cycle as required by law; and

WHEREAS, the 2013-2021 Housing Element has been reviewed and approved by the state Department of Housing and Community Development (HCD); and

WHEREAS, an Initial Study has been prepared for the updated Housing Element which indicated no significant environmental impact which would result from the adoption of the General Plan amendment to incorporate the update to the City's Housing Element and the adoption of a Negative Declaration is warranted; and

WHEREAS, the proposed General Plan Amendment and draft Negative Declaration were duly noticed and agendized for public hearing before the Planning Commission on December 11, 2013 and the Planning Commission recommended approval; and

WHEREAS, the Planning Commission on December 11, 2013 recommended that City Council approve the General Plan Amendment and that Council adopt a Negative Declaration; and

WHEREAS, the proposed General Plan amendment has been duly noticed and agendized for public hearing before the City Council on January 6, 2014; and

WHEREAS, pursuant to Section 15074 of the CEQA Guidelines, City Council has considered the proposed Negative Declaration together with any comments received during the public review process; and

WHEREAS, evidence was heard and presented from all persons interested in affecting said proposals, from all persons protesting the same and from members of the City staff and the City Council having reviewed, analyzed and studied said proposal.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LAWNDALE, CALIFORNIA, DOES HEREBY RESOLVE AS FOLLOWS:

SECTION 1. That the foregoing recitals are true and correct and are incorporated herein by reference.

SECTION 2. That the proposed amendment to the General Plan is consistent with the goals and objectives of the adopted General Plan.

SECTION 3. That the City Council intends to address the City's changing housing needs by implementing the required policies, procedures, and programs contained within the 2013-2021 Housing Element, attached hereto as Exhibit "A".

SECTION 4. That the City Council hereby approves a Negative Declaration that has been prepared pursuant to Section 15070 of the CEQA Guidelines. The City Council finds that on the basis of the whole record before it, there is no substantial evidence that the adoption of the 2013-2021 Housing Element will have a significant effect on the environment. The Negative Declaration reflects the City's independent judgment and analysis.

SECTION 5. That the City Council hereby approves the General Plan Amendment, adopting the 2013-2021 update to the City's Housing Element, as set forth in Exhibit "A", and directs staff to transmit the adopted Housing Element to HCD for final certification.

PASSED, APPROVED AND ADOPTED this 6th day of January, 2014.

Pat Kearney, Mayor Pro Tem

ATTEST:

State of California)
County of Los Angeles) SS
City of Lawndale)

I, Paula Hartwill, City Clerk of the City of Lawndale, California, do hereby certify that the City Council of the City of Lawndale duly approved and adopted the foregoing Resolution No.

CC-1401-002 at a regular meeting of said Council held on the 6th day of January, 2014, by the following roll call vote:

Name	Voting		Present, Not Voting		Absent
	Aye	No	Abstain	Not Participating	
Pat Kearney, Mayor Pro Tem	X				
Larry Rudolph	X				
Robert Pullen-Miles	X				
James H. Osborne	X				

Paula Hartwill, City Clerk

APPROVED AS TO FORM:

Tiffany J. Israel, City Attorney

City of Lawndale
2013-2021 Housing Element

January 2014

Community Development Department
14717 Burin Avenue
Lawndale, CA 90260

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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 33,000 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 20 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. Between 2000 and 2006, economic prosperity throughout Southern California resulted in new employment opportunities and improvements in the regional housing market. However, the implosion of the housing market in 2007 has resulted in a declining housing market only until recently.

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 about ten percent of City residents. About 16 percent of the City's households resided in overcrowded conditions (18 percent renter-households and 12 percent owner-households), according to the 2006-2010 American Community Survey (ACS).

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 (63 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 78 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 single-family homes sold in Lawndale in 2012 was $340,000, a significant reduction compared to the $455,000 reported in 2007 before the housing market crash. Median rents ranged between $725 for studio units to over $1,675 for three-bedroom units. Generally, housing costs in Lawndale are comparable to other neighboring jurisdictions, except for beach communities such as Redondo Beach.

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. Future housing development will likely take place 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 2013-2021 Lawndale Housing Element is prepared in compliance with State law and covers the period of October 15, 2013 through October 15, 2021.

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, including:

- 2010 Census and American Community Survey (ACS)[1]

[1] The American Community Survey (ACS) replaces the previous Census "long form" for detailed demographic and housing information. The ACS is taken every one, three, and five years depending on the specific variables and size of the community. Therefore, multiple sets of ACS data are used to prepare this Housing Element as different variables are contained in different ACS datasets.

- Dataquick home sales data
- Home Mortgage Disclosure Act (HMDA) data
- State Department of Social Services database on residential care facilities
- State Department of Developmental Services database on persons with developmental disabilities
- State Employment Development Department data on wage and labor statistics
- Southern California Association of Governments (SCAG) Housing Element data

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.

New State law requires that the Safety and Conservation Elements include an analysis and policies regarding flood hazard and management information upon revisions to the Housing Element. The City has no flood hazard areas.

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 11, 2013, 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, and to review the Draft Housing Element.

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
- CSI Coop – South Bay

2. Public Review of Draft Housing Element

The Draft Lawndale Housing Element was available for public review at the following locations starting September 4, 2013:

- Lawndale City Hall
- City website

3. Public Hearings

Public hearings before the Planning Commission and City Council will be held on for adoption of the Housing Element.

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 2010, the Census estimated that the Lawndale population was 32,769 persons, which represents a three percent increase from the City's 2000 population of 31,711 persons (Table 1). Although population growth in Lawndale during the 2000s was significantly lower than in the 1990s, it was similar to the growth trends experienced by most surrounding communities and Los Angeles County.

The City's population density has also increased over time from 21.6 persons per acre in 1990 to 25.9 persons per acre in 2010. Lawndale now has the highest population density of surrounding jurisdictions. Hawthorne's population density is closest (21.6 persons per acre), followed by Redondo Beach (16.8 persons per acre) and then Gardena (15.7 persons per acre). The County of Los Angeles had a population density of just 3.2 persons per acre in 2010, though the countywide figure could be misleading because of the inclusion of large amounts of parkland/national forest acreage in the calculation.

Table 1: Population Growth – 1990 to 2010

Jurisdiction	Population			% Change 1990-2000	% Change 2000-2010
	1990	2000	2010		
Lawndale	27,331	31,711	32,769	16%	3%
Hawthorne	71,349	84,112	84,293	18%	<1%
Gardena	51,487	57,746	58,829	12%	2%
Redondo Beach	60,167	63,261	66,748	5%	6%
Los Angeles County	8,863,164	9,519,338	9,818,605	7%	3%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

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 2010, the median age of Lawndale residents was 31.9 years, which was lower than the countywide median age of 34.8 years. Relative to the surrounding communities, the median age in Lawndale was significantly lower than in Gardena and Redondo Beach, but comparable to that of Hawthorne. The proportion of residents aged 65 or over in Lawndale (seven percent) was the lowest among its neighbors, while the proportion of residents under 18 was one of the highest among neighboring jurisdictions (Table 2). These figures indicate that the City of Lawndale remains a family-oriented community with a higher proportion of families with children.

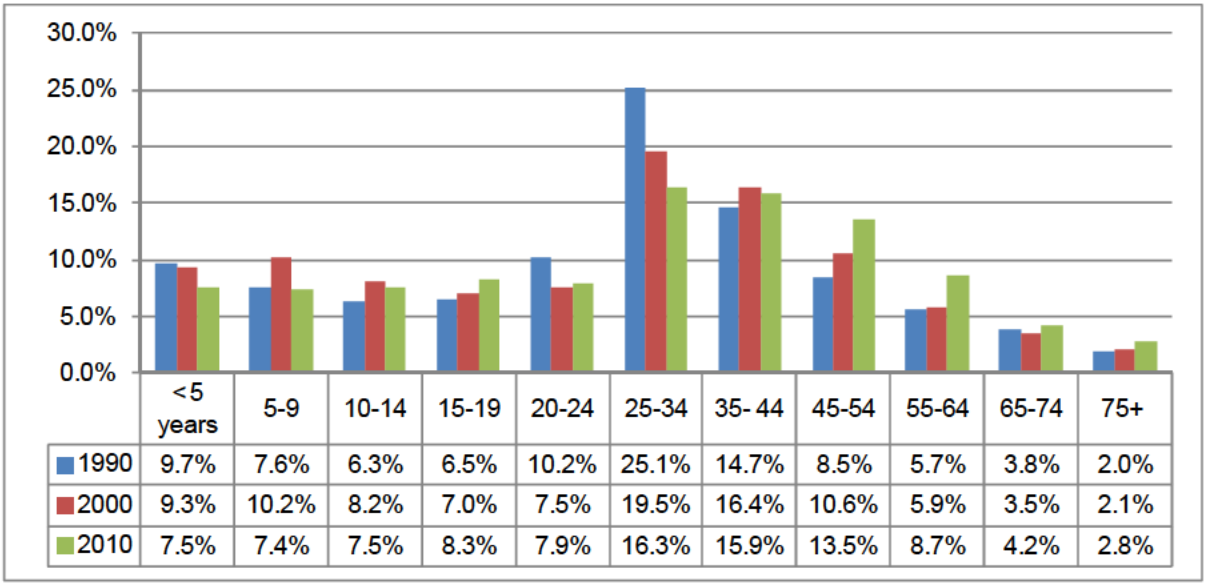
Table 2: Age Characteristics – 1990 and 2010

Jurisdiction	Under 18 years			Over 65 years			Median Age 2010
	1990	2000	2010	1990	2000	2010	
Lawndale	27.1%	31.9%	27.2%	5.7%	5.6%	6.9%	31.9
Hawthorne	25.3%	31.7%	27.5%	7.3%	6.1%	7.4%	31.5
Gardena	22.4%	25.8%	22.8%	10.6%	12.4%	14.1%	37.9
Redondo Beach	16.2%	18.8%	19.3%	7.2%	8.5%	10.5%	39.3
Los Angeles County	26.2%	28.0%	24.5%	9.7%	9.7%	10.9%	34.8

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

The most apparent shift in age distribution from 1990 to 2010 was the decrease in residents aged 25 to 34; this age group accounted for one quarter of all residents in 1990 but just 16 percent of the City's population in 2010 (Figure 1). In contrast, the share of residents age 45 to 54 increased noticeably from nine percent in 1990 to 14 percent in 2010. 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 – 1990-2010



	<5 years	5-9	10-14	15-19	20-24	25-34	35- 44	45-54	55-64	65-74	75+
1990	9.7%	7.6%	6.3%	6.5%	10.2%	25.1%	14.7%	8.5%	5.7%	3.8%	2.0%
2000	9.3%	10.2%	8.2%	7.0%	7.5%	19.5%	16.4%	10.6%	5.9%	3.5%	2.1%
2010	7.5%	7.4%	7.5%	8.3%	7.9%	16.3%	15.9%	13.5%	8.7%	4.2%	2.8%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

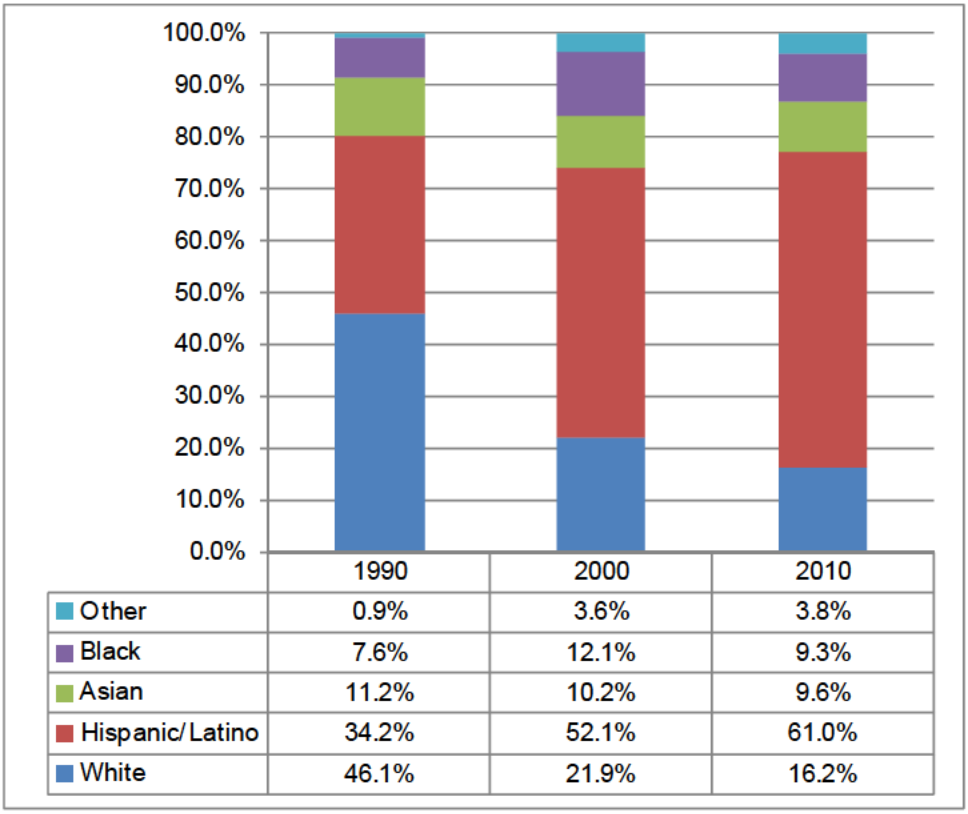
3. Race and Ethnicity

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.[2] 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.

In 2010, a majority of Lawndale residents were Hispanic (61 percent), 16 percent were White, 10 percent were Asian, and nine percent were Black (Figure 2). This represents a significant shift from 1990, when 46 percent of Lawndale residents were White and just 34 percent were Hispanic. This increase in Hispanic residents and decrease in White residents is consistent with demographic trends exhibited countywide. However, Lawndale has a higher proportion of Hispanic residents and a slightly smaller proportion of Black residents than neighboring communities except for Redondo Beach (Table 3).

[2] 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 – 1990-2010



	1990	2000	2010
Other	0.9%	3.6%	3.8%
Black	7.6%	12.1%	9.3%
Asian	11.2%	10.2%	9.6%
Hispanic/Latino	34.2%	52.1%	61.0%
White	46.1%	21.9%	16.2%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Table 3: Racial Composition – 2010

Jurisdiction	Hispanic	White	Asian	Black	Other
Lawndale	61.0%	16.2%	9.6%	9.3%	3.8%
Hawthorne	52.9%	10.3%	7.6%	26.8%	2.4%
Gardena	37.7%	9.3%	26.4%	23.9%	2.7%
Redondo Beach	15.2%	65.2%	12.1%	2.7%	4.8%
Los Angeles County	47.7%	27.8%	13.7%	8.3%	2.5%

Source: Bureau of the Census, 2010 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 American Community Survey (ACS) provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. Between 2006 and 2010, service occupations employed the largest share of City residents, accounting for over one quarter (26 percent) of resident employment (Table 4), while sales and office occupations accounted for another one-quarter (25 percent) of total employment in the City. Along with the management and professional occupations, these three sectors accounted for approximately three quarters of City's employment. Although in aggregate, these three sectors accounted for a similar proportion of employment countywide, Lawndale had a much higher proportion of residents employed in service occupations, which tend to be lower-paying, and a noticeably lower proportion in management/professional occupations, which tended to be higher-paying.

Table 4: Employment Profile – 2006-2010

Occupations of Residents	Lawndale		Los Angeles County	Mean Wage 2012
Management/Professional	2,992	21.2%	34.6%	$124,479
Service	3,708	26.2%	17.8%	$22,019
Sales/ Office Occupations	3,493	24.7%	26.0%	$40,620
Natural Resources, Construction, Maintenance	1,818	12.9%	8.5%	$52,784
Production, Transportation, Material Moving	2,135	15.1%	13.1%	$32,269
Total	14,146	100.0%	100.0%	$52,381

Sources:
1. American Community Survey, 2006-2010 ACS.
2. California Employment Development Department, Occupational Employment Statistics, First Quarter 2012.

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, 9,681 households lived in Lawndale in 2010. Nearly three-quarters of these households (74 percent) were families and a majority of these families had children (Table 5). Between 1990 and 2010, Lawndale experienced a number of

noticeable shifts in household composition, with the largest shift being a 22 percent increase in the proportion of families with no children.

Table 5: Household Type – 1990-2010

Household Type	1990		2000		2010		Percent Change	
	Households	Percent	Households	Percent	Households	Percent	1990-2000	2000-2010
Families	6,200	67.2%	7,025	73.5%	7,161	74.0%	13%	2%
With children	3,801	41.2%	4,346	45.5%	3,884	40.1%	14%	-11%
With no children	2,399	26.0%	2,679	28.0%	3,277	33.8%	12%	22%
Singles	2,003	21.7%	1,801	18.8%	1,758	18.2%	-10%	-2%
Other non-families	1,024	11.1%	729	7.6%	762	7.9%	-29%	5%
Total Households	9,227	100.0%	9,555	100.0%	9,681	100.0%	4%	1%
Average Household Size	3.0		3.3		3.4		--	--
Average Family Size	3.5		3.8		3.8		--	--

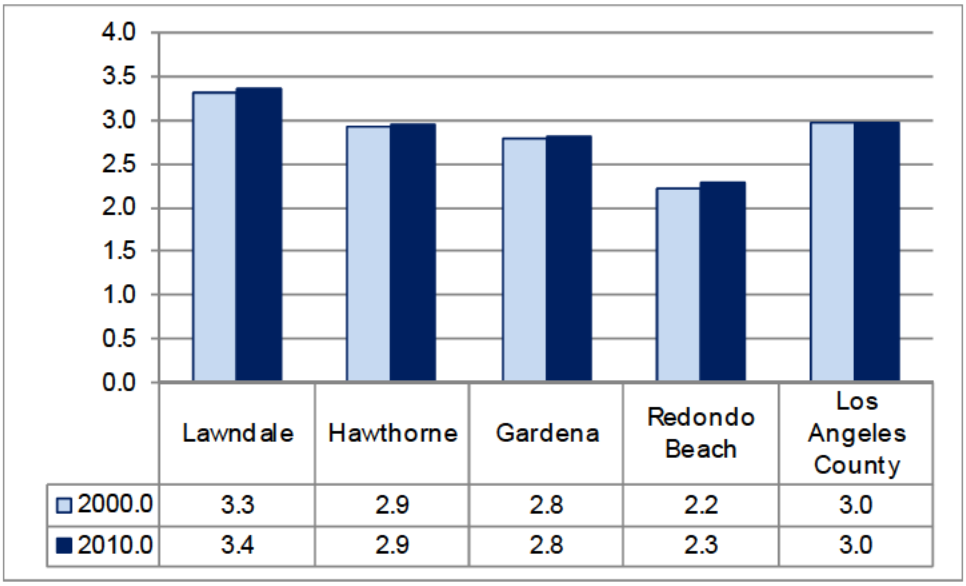
Source: Bureau of the Census, 1990, 2000, and 2010 Census.

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 2010 Census, the average household size in Lawndale (3.4) was noticeably higher than the County's (3.0) and that of surrounding communities (Figure 3). Average household size in Lawndale has increased slightly since the 2000 Census, when an average of 3.31 persons per household was reported.

Figure 3: Average Household Size – 2000 and 2010



	Lawndale	Hawthorne	Gardena	Redondo Beach	Los Angeles County
2000.0	3.3	2.9	2.8	2.2	3.0
2010.0	3.4	2.9	2.8	2.3	3.0

Source: Bureau of the Census, 2000, and 2010 Census.

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 2006-2010 ACS, the median household income of Lawndale residents was approximately $48,357, which was lower than the County median of $55,476 (Table 6). Approximately 37 percent of households earned less than $35,000, while 28 percent earned more than $75,000. Roughly one fifth of the households earned between $50,000 and $75,000. Relative to the County, Lawndale had a significantly lower proportion of residents earning more than $75,000.

Table 6: Household Income Distribution – 2006-2010		
Household Income	**Lawndale**	**County**
Less than $15,000	11.1%	12.0%
$15,000 - $24,999	13.8%	10.5%
$25,000 - $34,999	12.3%	9.8%
$35,000 - $49,999	14.6%	13.1%
$50,000 - $74,999	20.6%	17.6%
$75,000 - $99,999	12.9%	12.1%
$100,000 or more	14.7%	24.9%
TOTAL	100.00%	100.00%
Median Household Income	$48,357	$55,476
Source: American Community Survey, 2006-2010 ACS.		

To facilitate the analysis of income distribution among households in communities, the State Department of Housing and Community Development (HCD) groups households into categories by income. Income categories are determined as a percentage of the Area Median Income (AMI) and then adjusted for household size in the following manner:

- Extremely Low Income – 0 to 30 percent AMI
- Very Low Income – 31 to 50 percent of the AMI
- Low Income – 51 to 80 percent of the AMI
- Moderate Income – 81 to 120 percent of the AMI
- Above Moderate Income – above 120 percent of the AMI

The 2010 Census does not contain information on the number of households in each income group. However, this information was tabulated by the Southern California Association of Governments (SCAG) using data from the 2005-2009 ACS (Table 7). According to SCAG, a majority (54 percent) of the Lawndale households earned moderate or above-moderate incomes (Table 7), while 28 percent of households had incomes in the extremely low and very low levels.[3]

[3] 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 – 2005-2009		
Income Level	**Households**	**Percent**
Extremely Low (0-30% AMI)	1,151	12.2%
Very Low (31-50% AMI)	1,493	15.8%
Low (51-80% AMI)	1,708	18.2%
Moderate (81-100% AMI)	1,965	20.9%
Above Moderate (Over 100% AMI)	3,103	32.9%
TOTAL	9,420	100.0%
Source: SCAG, 2005-2009.		

4. Overcrowding

An overcrowded housing unit is defined as a unit occupied by more than one person per room.[4] 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.

Between 2006 and 2010, roughly 16 percent of the Lawndale households were living in overcrowded conditions, with renters being disproportionately affected by overcrowding (18 percent of renter-households were overcrowded compared to just 12 percent of owner-households). Overcrowding can be the 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 2006-2010 ACS, about 26 percent of renter-occupied housing units had three or fewer rooms. By contrast only eight percent of owner-occupied units had three or fewer rooms. The higher proportion of smaller rental units may be a contributing factor to the higher incidence of rental overcrowding.

Various programs listed in the Housing Plan will have the cumulative effect of reducing overcrowding by reducing cost burden. This will be accomplished through the provision of incentives and concessions in exchange for the development of affordable housing.

Furthermore, 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 their R2 properties. Some of these additional units are larger units with three bedrooms. These second units provide moderately priced housing for families and help relieve overcrowding.

[4] The Census Bureau's definition of a "room" excludes bathroom, porch, balcony, foyer, hall, or half-room. See 2000 Census Long Form, Question #37.

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.

The SCAG data estimating the number of households at each income level presented earlier does not provide any detail on the specific housing needs and problems faced by the City's lower income households. The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census Bureau for HUD, however, provides detailed information on housing needs by income level for different types of households in Lawndale. Detailed CHAS data based on the 2006-2010 ACS data is displayed in Table 20. According to CHAS, housing cost burden affected about 51 percent of households in the City. The incidence of housing overpayment was slightly lower for households who owned their homes (48 percent) than those who rented their homes (52 percent).

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, persons with disabilities, large households, single-parent households, 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	Renters		Owners		% of Total Households or Persons
		Number	Percent	Number	Percent	
Households with Seniors	1,786	--	--	--	--	18.4%
Senior Headed Households	1,200	554	46.2%	646	53.8%	12.4%
Seniors Living Alone	442	217	49.1%	225	50.9%	4.6%
Persons with Disabilities**	2,244	--	--	--	--	6.9%
Large Households	2,453	1,529	62.3%	924	37.7%	25.3%
Single Parent Households	1,265	--	--	--	--	13.1%
Female Headed Households w/ Children	887	--	--	--	--	9.2%
Agricultural Workers*	15	--	--	--	--	0.1%
People Living in Poverty*	5,177	--	--	--	--	15.8%
Homeless***	251	--	--	--	--	0.8%

* = 2010 Census data not available. Estimate is from the 2006-2010 ACS.
** = 2010 Census data not available. Estimate is from the 2008-2010 ACS.
*** = 2010 Census data not available. Estimate extrapolated from the LAHSA Homeless Count. The City is located within County Service Planning Area (SPA) 8 for the South Bay, where Lawndale makes up approximately 3.7 percent of the total population in this SPA. This proportion was applied to the total number of homeless persons found in SPA 8 to estimate the City's share of homeless persons.

Sources:
1. Bureau of the Census, 2010 Census.
2. American Community Survey, 2006-2010 ACS.
3. American Community Survey, 2008-2010 ACS.
4. Los Angeles Homeless Services Authority (LAHSA), Greater Los Angeles Homeless Count Report, 2011.

1. Seniors

Senior 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 2010, seniors (age 65+) comprised seven percent of Lawndale residents and 12 percent of Lawndale households were headed by seniors. Approximately 54 percent of senior-headed households were owner-occupied, while 46 percent were renter-occupied. Housing cost burden was the most common housing problem for elderly households, with about one-half of all elderly renter-households being impacted, according to 2006-2010 CHAS data. Housing cost burden was less common for elderly owner-households, with only 41 percent of households being impacted.

Aside from the housing overpayment issues faced by seniors due to their relatively fixed incomes, many seniors are also affected by disabilities. Nearly one-half (49 percent) of Lawndale's senior population was listed as having one or more disabilities between 2008 and 2010 by the ACS (Table 9). Among these disabilities, the most common were physical disabilities that limited mobility.

Table 9: Disability Status by Age – 2008-2010	
Age Group	Persons
Under 18	8,595
% Disabled	0.6%
18-64	22,261
% Disabled	5.9%
65+	1,794
% Disabled	48.7%
TOTAL	32,769
% Disabled	6.9%
Source: American Community Survey, 2008-2010 ACS.	

Resources

For elderly residents that require assisted care, there are three residential care facilities (as of July 2013) in the City with a total capacity of 15 beds. To help meet the needs of lower-income seniors that are able to live independently, the Lawndale Housing Authority assisted in the development of the 56-unit South Bay Co-op, a 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. Housing Choice Voucher assistance is also available for senior households. As of March 2013, the County of Los Angeles Housing Authority provides Housing Choice Voucher rent subsidies to 212 Lawndale households; of these, 67 were utilized by seniors.

Through its Community Development Department, the City offers various residential rehabilitation services to improve housing conditions for residents. However, with the dissolution of the Redevelopment Agency, these programs are currently on hold but may resume in FY 2014-15 when the City anticipates receiving housing funds from the Successor Agency.

Programs and services offered by the City that target elderly and disabled persons also include free curb-to-curb transportation, case management services, legal assistance, volunteer programs, driving courses, and multiple food-service programs including daily nutritional senior lunches, meals on wheels, and a USDA commodities distribution program. The City's Community Services Department distributes the "Senior Post" newsletter, which details various monthly events and activities and also provides details for the programs and services discussed above.

2. Persons with Disabilities

Disability is a physical or mental condition that substantially limits one or more major life activity. Physical, mental, and/or developmental disabilities may prevent a person from working, restrict one's mobility, or make it difficult to care for oneself. Thus, disabled persons often have special housing needs related to limited earning capacity, a lack of accessible and affordable housing, and higher health costs associated with a disability.

Some residents suffer from disabilities that require living in a supportive or institutional setting.

The 2010 Census did not collect information on disability. However, the 2008-2010 ACS estimates that about seven percent of Lawndale residents over five years of age had a disability between 2008 and 2010 (see Table 9). Ambulatory difficulties were the most common. Approximately 53 percent of disabled persons between the ages of 18 and 64 years and 39 percent of disabled seniors reported suffering from an ambulatory difficulty (Table 10).

Table 10: Disabilities Tallied – 2008-2010

Age Group and Disability	% Tallied
Total Disabled Persons: 5 to 17 years	0
With a hearing difficulty	--
With a vision difficulty	--
With a cognitive difficulty	--
With an ambulatory difficulty	--
With a self-care difficulty	--
Total Disabled Persons: 18 to 64 years	1,322
With a hearing difficulty	12.9%
With a vision difficulty	14.3%
With a cognitive difficulty	13.8%
With an ambulatory difficulty	53.3%
With a self-care difficulty	22.5%
With an independent living difficulty	35.4%
Total Disabled Persons: 65 years and over	874
With a hearing difficulty	9.5%
With a vision difficulty	10.5%
With a cognitive difficulty	10.2%
With an ambulatory difficulty	39.3%
With a self-care difficulty	16.6%
With an independent living difficulty	26.1%

Notes:
1. No data are available for persons under 5 years of age with disabilities.
2. A person can report more than one disability and therefore, the total number of disabilities tallied far exceeds the number of disabled persons.

Source: American Community Survey, 2008-2010 ACS.

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.

Developmental Disabilities

As defined in Section 4512 of the Welfare and Institutions Code, developmental disability means "a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature."

The Census does not record developmental disabilities. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the population that can be defined as developmentally disabled is 1.5 percent. This equates to 492 persons in the City of Lawndale with developmental disabilities, based on the 2010 Census population.

According to the State's Department of Developmental Services, approximately 373 Lawndale residents with developmental disabilities sought services at the Westside Regional Center. Most of these individuals reside in a private home with their parent of guardian and 170 of these persons with developmental disabilities were under the age of 18.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

Resources

The primary resource for persons with disabilities is the Westside Regional Center, which coordinates a range of services for their clients. In addition, various residential facilities in Lawndale serve those with disabilities. As of July 2013, a total of 11 adult residential care facilities with a total capacity of 55 beds are located in Lawndale. In addition, two group homes with a total of 12 beds serve children with disabilities.

Residents with disabilities can also benefit from the Housing Choice Voucher program. The California Department of Rehabilitation-South Bay District provides residents with access to rehabilitation, technical assistance, training, information, and referral services, while the Southwest Special Education Local Plan Area (SWSELPA) ensures special education training and services to students with disabilities is of high quality and effective. Additional

programs and services made accessible to residents by the City include the Meals on Wheels program, curb-to-curb transportation services, and USDA commodities program.

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 also more vulnerable to overcrowding and other housing problems. About one quarter of Lawndale households had five or more members in 2010. Among the City's large households, 62 percent were renters while 38 percent owned their homes. Over one-half (59 percent) of the City's large households experienced a housing cost burden, according to 2006-2010 CHAS data.

Resources

Large households can benefit from the City's various programs to encourage the development of affordable housing, including the provision of incentives and concessions. Large households can also benefit from the Housing Choice Voucher program administered by the Housing Authority of the County of Los Angeles (HACoLA) as well as homebuyer assistance programs offered through the Los Angeles County Community Development Commission.

4. 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.

About 13 percent of Lawndale households were headed by single parents in 2010; the large majority of these households were headed by females (70 percent). According to the 2006-2010 ACS, approximately 20 percent of female-headed households with children had incomes below the poverty level.

Resources

Housing Choice Voucher assistance can benefit female-headed households. The Community Services Department administers children and youth programs accessible to the community including competitive and non-competitive team sports, park activities, arts and crafts, summer wading pools and VolunTeens. Residents have access to services from Crystal Stairs, Inc. including free referrals to licensed centers and family child care homes and advice on how to access quality child care.

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.

As an urbanized community, there is no land within Lawndale designated for agricultural use. According to the 2006-2010 ACS, 15 Lawndale residents were employed in farming, forestry, or fishing occupations.

Resources

Because so few residents are employed in farming, fishing, and forestry occupations and there is little potential for this occupational category to expand within the City, no specific housing programs or policies are needed to address the needs of farm-workers. Farmworkers in Lawndale can benefit from the general housing programs and services available to lower and moderate income households in the City.

6. Persons Living in Poverty

Families with incomes below the poverty level, typically those households with extremely low and very low incomes, are at greatest risk of becoming homeless and typically require special programs to assist them in meeting their rent and mortgage obligations so as to not become homeless. The 2006-2010 ACS identified approximately 16 percent of all Lawndale residents as living below the poverty level. These households need assistance with housing subsidies, utility and other living expense subsidies, as well as other supportive services.

Resources

Persons with limited income can benefit from the City's various programs to encourage the development of affordable housing, including the provision of incentives and concessions. They can also benefit from the Housing Choice Voucher program administered by HACoLA.

7. 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) in 2011, an estimated 251 homeless persons are in Lawndale.[5]

[5] Estimate interpolated from the LAHSA Homeless Count. The City is located within County Service Planning Area (SPA) 8 for the South Bay, where Lawndale makes up less than four percent of the total

Resources

No emergency shelters are located within the City of Lawndale. However, the House of Yahweh, located at 4046 Marine Avenue, 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. Additionally, the Dallas House and Herbert Benton House are both located in the City and offer short-term housing and shelter services to the homeless along with persons who have HIV/AIDS.

E. Housing Stock Characteristics

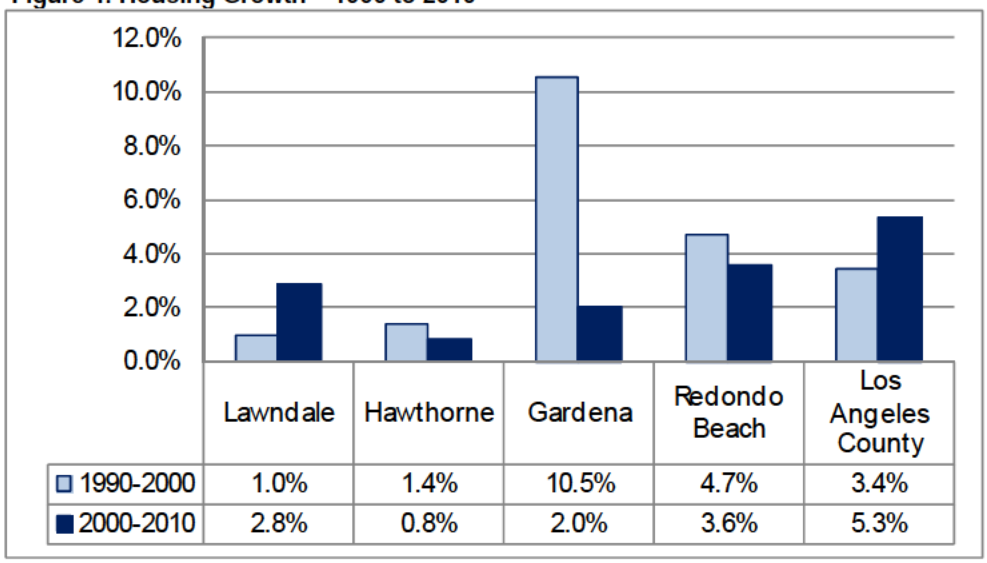
A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community. 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

Much of the housing construction in Lawndale occurred during the 1980s, when housing growth in Lawndale (13 percent) surpassed growth countywide (11 percent). Since 1990, Lawndale has experienced relatively little housing growth. Between 1990 and 2000, the City's housing stock grew just one percent. In the most recent decade, the number of housing units in Lawndale increased another three percent. Lawndale's housing growth was more limited than that of nearby communities during the 1990s. Since 2000, however, housing growth in the City has been comparable to its neighbors and the County (Figure 4).

population in this SPA. This proportion was applied to the total number of homeless persons found in SPA 8 to estimate the City's share of homeless persons.

Figure 4: Housing Growth – 1990 to 2010



	Lawndale	Hawthorne	Gardena	Redondo Beach	Los Angeles County
1990-2000	1.0%	1.4%	10.5%	4.7%	3.4%
2000-2010	2.8%	0.8%	2.0%	3.6%	5.3%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Between 2006 and 2010, single-family homes comprised approximately two thirds of the housing stock, while multi-family units comprised 31 percent of total housing units. Approximately two percent of the housing stock was made up 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 Lawndale'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 units among the various housing types has remained essentially the same since 2000, which can be expected given the City's limited growth. The overall vacancy rate in Lawndale increased modestly to 4.6 percent, which is consistent with the vacancy rates of nearby communities and the County (between five and six percent).

Table 11: Housing Stock Characteristics – 2000 and 2010				
Unit Type	2000		2010	
	Units	Percent	Units	Percent
Single-Family	6,533	66%	6,877	66%
Detached	4,927	50%	5,423	52%
Attached	1,606	16%	1,454	14%
Multi-Family	3,210	33%	3,242	31%
2 to 4 Units	905	9%	919	9%
5 or more Units	2,305	23%	2,323	22%
Mobile Homes	128	1%	257	2%
TOTAL	9,871	100%	10,376	100%
Vacancy Rate	3.1%		4.6%	

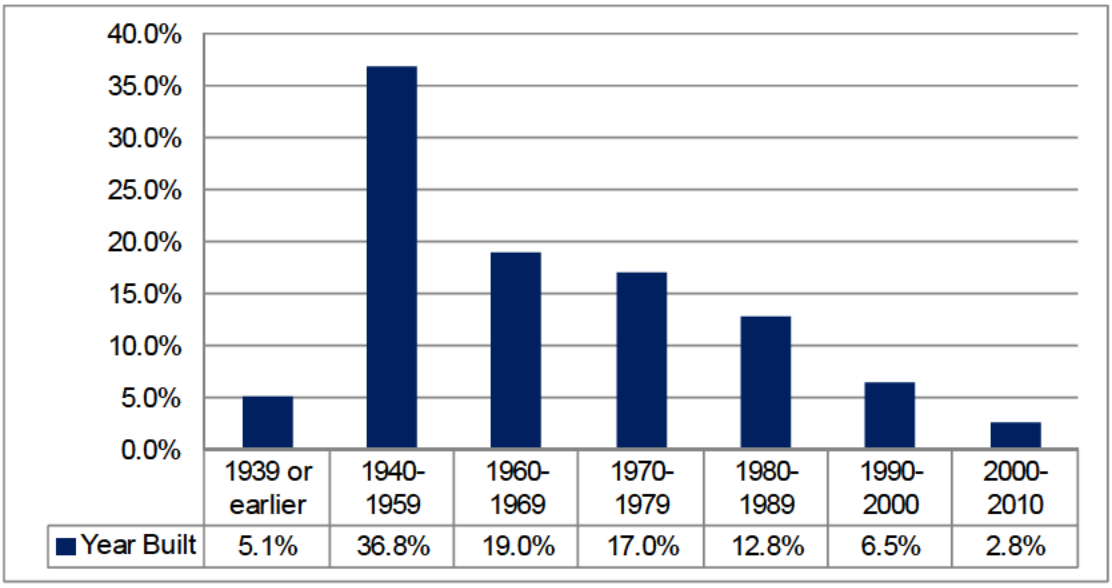
Sources:
1. Bureau of the Census, 2000, and 2010 Census.
2. American Community Survey, 2006-2010 ACS.

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 2010 Census data, about 78 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.

According to estimates by City staff, an estimated 11 percent (1,140) of housing units in the City require substantial rehabilitation and about 20 units require replacement.

Figure 5: Year Structure Built – 2010



Source: Bureau of the Census, 2000, and 2010 Census.

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.

In 2010, about one-third of the housing units in Lawndale were owner-occupied, while 63 percent were renter-occupied (Table 12). This represents a slight increase in the City's homeownership rate from 1990 (30 percent). 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.

Table 12: Housing Tenure – 1990 and 2000

Occupancy (Tenure)	1990		2000		2010	
	#	%	#	%	#	%
Owner-Occupied	2,894	30%	3,177	32%	3,326	33%
Renter-Occupied	6,333	65%	6,378	65%	6,355	63%
Vacant	549	6%	316	3%	470	4%
TOTAL	9,776	100%	9,871	100%	10,151	100%

Source: Bureau of the Census, 1990, 2000, and 2010 Census.

Table 13: Tenure by Household Size – 2010		
Households	% of Total Owner-Occupied Units	% of Total Renter-Occupied Units
1 person	17.3%	18.6%
2 person	22.3%	21.5%
3 person	16.0%	19.0%
4 person	16.6%	16.8%
5+ person	27.8%	24.1%
Average household size	3.49	3.30
Source: Bureau of the Census, 2010 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 2010 Census reported that the ownership housing vacancy rate in Lawndale was 1.7 percent, while the rental vacancy rate was 3.8 percent. According to the Census, the overall vacancy rate in Lawndale was 4.6 percent in 2010, which is up slightly from the vacancy rate reported in the 2000 Census (3.1 percent). The overall vacancy rate includes units that are in the shadow market (foreclosed, abandoned, boarded-up, and vacant for other reasons).

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 DataQuick[6], the home prices in Lawndale are similar to surrounding communities, with the exception of Redondo Beach (Table 14). In recent years, many communities experienced decreases in home prices as a response to the "credit crunch" in the real estate market. Compared to one year ago, single-family home prices in Lawndale rebounded by six percent. Many of the City's neighbors also experienced similar recoveries in home prices. The median price of condominiums has been far more volatile. Median condominium prices in the City increased 11 percent since 2011 while trends in neighboring jurisdictions varied dramatically during the same time period (Table 14). The City offers

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

homebuyer assistance to its residents through the County of Los Angeles Community Development Commission.

Table 14: Median Home Prices – 2012

Jurisdiction	ZIP Code	Median Single-Family Home Price		Median Condo Price	
		2012	Change from 2011	2012	Change from 2011
Lawndale	90260	$340,000	6.3%	$235,000	11.3%
Hawthorne	90250	$320,000	-1.5%	$215,000	-10.8%
Gardena	90247	$295,000	5.4%	$189,000	-0.5%
	90248	$282,000	-4.6%	$181,000	6.5%
	90249	$311,000	0.2%	$182,000	0.9%
Redondo Beach	90277	$870,000	2.4%	$585,000	0.7%
	90278	$640,000	4.7%	$580,000	-3.3%
Los Angeles County	---	$340,000	4.6%	$285,000	3.6%

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, 2013.

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 listings on Craigslist.org, rents in the City ranged from $700 to $2,100, with larger units generally costing more than smaller units (Table 15). The average rent for units in Lawndale was approximately $1,300.

Table 15: Median and Average Rents by Number of Bedrooms: September 2012

Number of Bedrooms	Number Listed	Median Rent	Average Rent	Rent Range
Studio	3	$725	$741	$700-$799
1-bedroom	12	$975	$989	$750-$1,200
2-bedroom	39	$1,350	$1,365	$1,100-$2,100
3-bedroom	5	$1,675	$1,658	$1,485-$1,845
4-bedroom +	0	--	--	--
Totals	59	$1,295	$1,282	$700-$2,100

Source: www.craigslist.org, 2012.

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, rental homes had the highest rental rates, with an average of nearly $1,500 followed by condominium/townhomes and then apartments. Although rents in Lawndale are lower than in surrounding beach communities, these rental rates are out of the affordability range of most lower income and some 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 County of Los Angeles Housing Authority offers rental housing assistance through the Housing Choice Voucher Program 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 – September 2012	
Unit Type	**Average Rent**
Condominium/Townhome	$1,450
Rental Home	$1,485
Apartment	$1,225
Source: www.craigslist.org, 2012.	

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 2013, the Area Median Income (AMI) in Los Angeles County was $64,800 (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 prices and rents for residents of Los Angeles County are shown in Table 17. Households in the lower end of each income category can afford less by comparison than those at the upper end.

Based on the home prices and rental rates presented in Table 14 and (Table 15) earlier, extremely low, very low, and most low income households are not able to afford rental or ownership housing in Lawndale without incurring a cost burden. Larger low income households and moderate income households may be able to afford some of the City's smaller housing units, though finding affordable appropriately sized homes will still be a challenge for these residents.

Table 17: Housing Affordability Matrix – Los Angeles County 2013							
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	$17,950	$449	$449	$76	$82	$373	$64,468
2-Person	$20,500	$513	$513	$88	$96	$425	$73,079
3-Person	$23,050	$576	$576	$106	$117	$470	$80,061
4-Person	$25,600	$640	$640	$127	$142	$513	$86,112
5-Person	$27,650	$691	$691	$146	$165	$545	$90,301
Very Low Income (31-50% AMI)							
1-Person	$29,900	$748	$748	$76	$82	$672	$120,091
2-Person	$34,200	$855	$855	$88	$96	$767	$136,848
3-Person	$38,450	$961	$961	$106	$117	$855	$151,743
4-Person	$42,700	$1,068	$1,068	$127	$142	$941	$165,707
5-Person	$46,150	$1,154	$1,154	$146	$165	$1,008	$176,413
Low Income (51-80% AMI)							
1-Person	$47,850	$1,196	$1,196	$76	$82	$1,120	$203,643
2-Person	$54,650	$1,366	$1,366	$88	$96	$1,278	$232,037
3-Person	$61,500	$1,538	$1,538	$106	$117	$1,432	$259,034
4-Person	$68,300	$1,708	$1,708	$127	$142	$1,581	$284,867
5-Person	$73,800	$1,845	$1,845	$146	$165	$1,699	$305,115
Moderate Income (81-120% AMI)							
1-Person	$54,450	$1,361	$1,588	$76	$82	$1,285	$276,605
2-Person	$62,200	$1,555	$1,814	$88	$96	$1,467	$315,433
3-Person	$70,000	$1,750	$2,042	$106	$117	$1,644	$352,903
4-Person	$77,750	$1,944	$2,268	$127	$142	$1,817	$389,171
5-Person	$83,950	$2,099	$2,449	$146	$165	$1,953	$417,487

Assumptions:

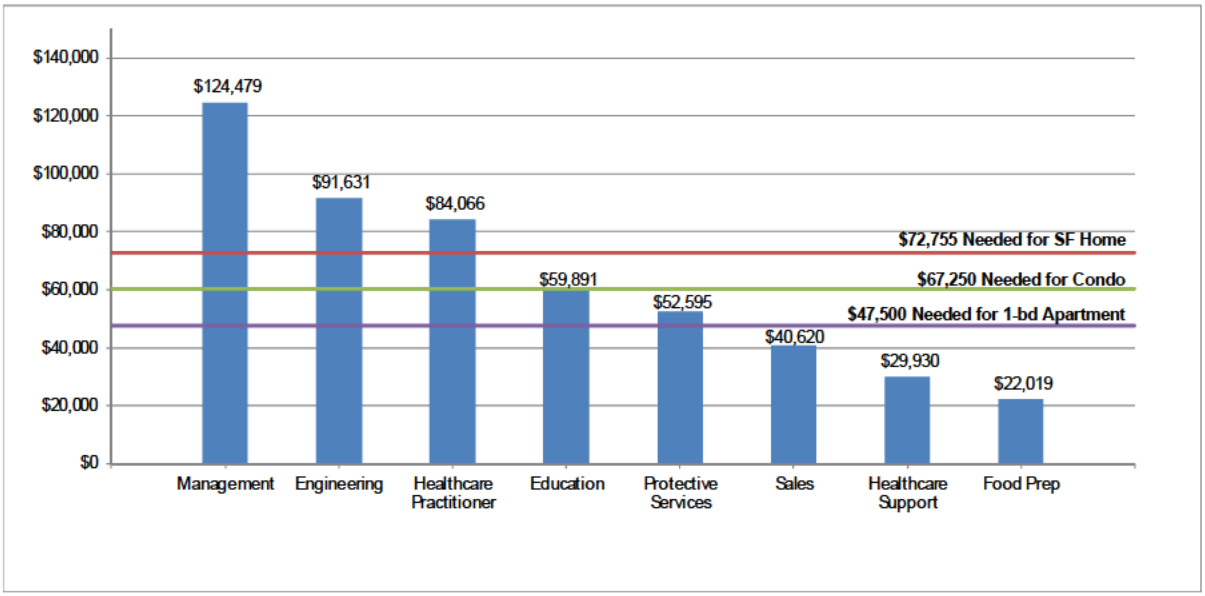
1. California Department of Housing and Community Development (HCD) income limits, 2013.
2. Health and Safety code definitions of affordable housing costs (between 30 and 35 percent of household income depending on tenure and income level).
3. Housing Authority of the County of Los Angeles utility allowances, 2012.
4. 20 percent of monthly affordable cost for taxes and insurance.
5. 10 percent down payment.
6. Four percent interest rate for a 30-year fixed-rate mortgage loan.
7. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Source:

1. HCD Income Limits, 2013.
2. Housing Authority of the County of Los Angeles, 2012.
3. Veronica Tam & Associates, 2013.

Based on the wage scales for various occupations, housing in Lawndale is not affordable to a majority of those in the service industry, which employs approximately 26 percent of the City's residents. Furthermore, homeownership in the City is generally only within reach for persons in the management, engineering, and healthcare professional occupations (Figure 6).

Figure 6: Housing Affordability by Occupation—Lawndale



Assumptions:

1. Affordable housing costs are based on Health and Safety Code standards; 15% of monthly affordable cost for taxes and insurance; 10% downpayment; and 5% interest rate for a 30-year fixed rate mortgage loan.
2. Median price of single-family home = $320,000
3. Median price of one-bedroom condominium = $265,000
4. Average rent for one-bedroom unit = $989 (2011)

Sources:

1. State Employment Development Department, Labor Market Statistic, Occupational Wages for First Quarter, 2012.
2. Veronica Tam and Associates, 2012.

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.

The following discussion satisfies the first three requirements of State law listed above pertaining to the potential conversion of assisted housing units into market-rate housing between October 15, 2013 and October 15, 2023. The Housing Plan section includes a program for preserving the at-risk units, which meets the final requirement of State law.

1. Inventory of Affordable Housing and At-Risk Status

Currently, the only subsidized rental project in the City is the South Bay Co-Op, 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 renewed on a short-term basis, with the overall Section 202 covenant set to expire in December 2030.

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 2) 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 South Bay Co-Op 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 South Bay Co-Op 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.

Restructuring the Financing

HUD offers opportunities for restructuring the financing of an at-risk project to lower the debt services. Refinancing may also qualify the project for a long-term Section 8 contract.

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 South Bay Co-Op. As shown, the total cost of subsidizing the project would require $31,290 per month or approximately $376,000 annually.

Table 18: Rent Subsidies Required							
Unit Size	Total Units	Fair Market Rent1	Household Size	Very Low Income (50% AMI)2	Affordable Cost – Utilities3	Monthly Per Unit Subsidy	Total Monthly Subsidy
Studio	13	$911	1	$17,950	$449	$462	$6,006
1-br	43	$1,101	2	$20,500	$513	$588	$25,284
Total	56						$31,290
Notes: 1. Final FY 2013 Fair Market Rent (FMR) is determined by HUD. 2. Los Angeles County 2013 Area Median Household Income (AMI) limits set by the California Department of Housing and Community Development (HCD). 3. Affordable cost = 30% of household income minus utility allowance.							

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 $82,462 per unit for multifamily rental housing, replacement of the 56 at-risk units would require approximately $4,600,000. Including land costs, the total cost to develop replacement units would be even higher.

Table 19: Estimated New Construction Costs				
Unit Size	(A)	(B)	(C)	(D)
	Total Units	Estimated Average Unit Size (sq. ft.)	Estimated Gross Building Size	Estimated Gross Building Costs
Studio	13	450	7,020	$853,544
1-BR	43	600	30,960	$3,764,349
Total	56		37,980	$4,617,893
Average Per Unit Cost:				$82,462
(C) = (A) x (B) x 1.20 (i.e. 20% inflation to account for hallways and other common areas).				
(D) = (C) x $97.27 (per square foot construction costs) x 1.25 (i.e. 25% inflation to account for parking and landscaping costs).				

Cost Comparison

The cost of constructing new units would cost $4.6 million and providing rent subsidies for 20 years would result in a cost of approximately $7.5 million. Both cost estimates are high and a sustainable funding source must be available to preserve the affordability of these units in the long term. The most cost-effective approach would be to pursue refinancing of the project and a long-term Section 8 contract.

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

Detailed CHAS data based on the 2006-2010 ACS is displayed in Table 20. 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 (65 percent) compared to owner-households (51 percent).

- Large renter- and owner-families had the highest level of housing problems regardless of income level (86 percent for large renter households and 74 percent for large owner households).

- Extremely low income households had the highest incidence of housing problems (92 percent).

- Over half (55 percent) of all elderly renters suffered from a housing problem, including 75 percent of very low income elderly renters.

Table 20: Housing Assistance Needs of Lower Income Households – 2006-2010							
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)	**240**	**220**	**1385**	**175**	**45**	**400**	**1785**
% with any housing problem	64.6%	100.0%	95.7%	57.1%	100.0%	78.8%	91.9%
% with cost burden >30%	64.6%	100.0%	72.2%	57.1%	97.8%	78.5%	73.6%
% with cost burden > 50%	43.8%	79.5%	62.8%	57.1%	88.9%	70.0%	64.4%
Very Low Income (31-50% MFI)	**140**	**400**	**1,560**	**160**	**105**	**420**	**1,980**
% with any housing problem	75.0%	95.0%	89.7%	31.3%	100.0%	66.7%	84.8%
% with cost burden >30%	57.1%	82.5%	84.3%	31.3%	76.2%	61.9%	79.5%
% with cost burden >50%	0.0%	35.0%	36.9%	31.3%	57.1%	52.4%	40.2%
Low Income (51-80% MFI)	**55**	**270**	**1,425**	**145**	**85**	**530**	**1,955**
% with any housing problem	54.5%	68.5%	67.0%	58.6%	70.6%	78.3%	70.1%
% with cost burden >30%	54.5%	20.4%	51.6%	61.4%	70.6%	79.1%	59.0%
% with cost burden > 50%	36.4%	0.0%	7.7%	48.3%	23.5%	52.8%	19.9%
Total Households	**530**	**1,080**	**6,370**	**735**	**575**	**3,265**	**9,635**
% with any housing problem	54.7%	86.1%	65.1%	40.1%	73.9%	50.8%	60.2%
% with cost burden >30%	50.0%	59.7%	52.1%	40.7%	58.1%	48.1%	50.8%
% with cost burden > 50%	23.6%	29.2%	25.2%	34.0%	25.2%	27.9%	26.1%

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), 2006-2010.

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 lower 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 Realtor.com, two residential lots were for sale in Lawndale in September 2012. These lots varied in size from 0.09 acre to 0.21 acre and ranged in cost from $198,000 to $328,000, for an average price of $43 per square foot.

In 2011, the City adopted an ordinance that established density bonus provisions, consistent with State law, to the Zoning Ordinance. 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. Overall, 130 households applied for conventional mortgage loans in Lawndale in 2011 (Table 21). Of these applications, 65 percent were originated (approved by the lenders and accepted by the applicants). The overall denial rate was 22 percent and 14 percent of applications were withdrawn or closed for incompleteness. Fewer applications for government backed home loans were submitted by Lawndale residents. These loans were less likely to be approved (56 percent) and more likely to be denied (27 percent) than conventional home purchase loans.

Home improvement lending was much less common in Lawndale. Just 18 households in Lawndale applied for home improvement financing in 2011 and approximately 56 percent of these applications were approved. However, observations by staff indicate that home improvement activities appear to be active in the community currently (2013).

Table 21: Disposition of Loan Applications (2011)

Applications	Total	Approved	Denied	Other
By Loan Type				
Conventional	130	64.6%	21.5%	13.8%
Government Backed	82	56.1%	26.8%	17.1%
Home Improvement	18	55.6%	38.9%	5.6%
Refinancing	521	59.1%	21.7%	19.2%
By Income				
Very Low (<50% AMI)	50	60.0%	30.0%	10.0%
Low Income (51-80% AMI)	135	54.8%	32.6%	12.6%
Moderate Income (81-120% AMI)	200	63.5%	17.5%	19.0%
Above Moderate (>120% AMI)	321	59.2%	19.9%	20.9%
Not Available	45	60.0%	26.7%	13.3%
Total	**751**	**59.7%**	**22.6%**	**17.7%**

Notes:
1. "Approved" includes loans approved by the lenders whether or not they are accepted by the applicants.
2. "Other" includes loan applications that were either withdrawn or closed for incomplete information.

Source: LendingPatternsTM, HMDA data, 2011.

Foreclosures

Foreclosure occurs when households fall behind on one or more scheduled mortgage payments. The foreclosure process can be halted if the homeowner is able to bring their mortgage payments current. If payments cannot be resumed or the debt cannot be resolved, the lender can legally use the foreclosure process to repossess (take over) the home. If the home is worth less than the total amount owed on the mortgage loan, a deficiency judgment could be pursued. The homeowner would lose their home and also would owe the home lender an additional amount.

Homes can be in various stages of foreclosure. Typically, the foreclosure process begins with the issuance of a Notice of Default (NOD). An NOD serves as an official notification to a borrower that he or she is behind in their mortgage payments, and if the payments are not paid up, the lender will seize the home. In California, lenders will not usually file an NOD until a borrower is at least 90 days behind in making payments. As of January 2013, 31 properties in Lawndale were in this pre-foreclosure stage.

Once an NOD has been filed, borrowers are given a specific time period, typically three months, in which they can bring their mortgage payments current. If payments are not made current at the end of this specified time period, a Notice of Trustee Sale (NTS) will be prepared and published in a newspaper. An NTS is a formal notification of the sale of a foreclosure property. In California, the NTS is filed 90 days following an NOD when a property owner has failed to make a property loan current. Once an NTS has been filed, a property can then be sold at public auction. According to foreclosure records, 62 properties in Lawndale were in the auction stage of the foreclosure process.

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 - 8.7 dwelling units/acre; single-family dwelling units; minimum 5,000 square feet lot.

- **Single-Family Medium Density (R-2):** 8.7 - 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.

- **Multiple-Family Low Density Residential (R-2):** 8.9 - 17.6 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. The City received a grant from MTA to develop a Transit-Oriented Development ordinance, focusing on Marine Avenue and possible other areas of the Specific Plan. The City anticipates developing mixed use design standards and regulations as part of the TOD ordinance. The City is at the early stages of evaluating current mixed use standards and developing comprehensive design and regulatory standards for new mixed use developments.

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 22. 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 23, 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 or 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. In 2012, the City amended the rear setback requirements for the R-1 and R-2 zones. Rear setbacks for the R-1 zone were reduced from 10 feet to five feet. In the R-2 zone, rear setbacks were reduced from 10 feet to five feet, as long as the setback average remains at 10 feet. These modifications to the Zoning Ordinance allow for greater flexibility in design and facilitate the development of housing in the City.

Table 22: Basic Residential Development Standards

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	5[3]	5[4]	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 Municipal Code, 2013.
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.
[3] For garages with access from an alley, the rear setback is 10 feet.
[4] Five foot minimum rear setback with a 10 foot average rear setback.

Table 23: Parking Requirements for Residential Uses

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.
Emergency Shelters	One parking space per employee and one parking space for every four beds (or fraction thereof).
Single Room Occupancy (SRO)	One parking space for the resident manager, one space per single occupancy room, two spaces per SRO double occupancy room and one space per every two SROs for guest parking.

Source: City of Lawndale Zoning Ordinance, 2013.

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 adopted a Density Bonus Ordinance, consistent with State law, in October 2011 that provides 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.

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 24 shows the development standards in the Specific Plan area.

The City received a grant from MTA to develop a Transit-Oriented Design ordinance, focusing on Marine Avenue and possible other areas of the Specific Plan. The TOD grant that the City was awarded by Metro was for the development of a model TOD ordinance that can be used by the participating cities (Lawndale, Redondo Beach and Hawthorne). The document that is to be created is a pre-regulatory document that will give each of the jurisdictions involved the opportunity to create or customize a TOD ordinance for their jurisdiction. The ordinance development is still in the very beginning stages; however , the model ordinance will take into consideration form-based standards with emphasis on building form and massing rather than uses, facades that engage in pedestrian use, flexible building heights, mix of uses and possible vertical mix of uses with pedestrian oriented ground-floors that front complete streets. Lawndale anticipates using the model ordinance to aid in the development and revision of mix use standards within the Hawthorne Boulevard Specific Plan and along Marine Ave. With regards to mix use/ TOD regulations, staff is considering ways to promote the development of affordable housing in such developments. Such incentives could include the following:

- Removal of Special Use Permit requirement for mixed use affordable housing developments however retaining design review requirements.

- Have reduction in parking requirements for mixed use affordable housing developments that are near transit centers or provide amenities for alternative transportation.
- Reduction in open space standards for mixed use affordable housing developments that include TOD components.
- Develop procedure for expedited plan check for mix-use/TOD projects with a min of 50% of residential units be for affordable housing.
- Provide reduced permit costs for mixed use developments that have at least 50% of residential be for affordable housing.
- Revise mix-use standards for ground floor commercial requirement to include a ratio of different types of commercial uses that have to be provided (i.e. a certain percentage of retail, office, entertainment, service). Allow residential uses on ground floor given that there is a certain percentage of pedestrian-oriented commercial units within the Mixed-use/TOD development. Allow for vertical mix of uses.

Table 24: 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 25 summarizes the housing types permitted and conditionally permitted under the Zoning Ordinance.

Table 25: Use Regulations For Residential Districts

USES	R-1	R-2	R-3	R-4	RPD	M-1	CM	C-1
Single-Family Dwellings	P	P	P	P	SUP	--	--	--
Multi-Family Dwellings	--	SUP	SUP	SUP	SUP	--	--	--
Manufactured Housing	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	--	--	--
Emergency Shelters	--	--	--	--	--	P	SUP	--
Transitional Housing	P	P	P	P	--	--	--	--
Supportive Housing	P	P	P	P	--	--	--	--
Single Room Occupancy (SRO) Housing						--	--	SUP[2]

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.
2. SROs also permitted in all less restrictive commercial or industrial zones, including General Commercial (GC), Office Commercial (OC) and Neighborhood Commercial (NC), subject to the development standards outlined in Section 17.56.045 of the Municipal Code.

Source: City of Lawndale Zoning Ordinance, 2013.

Multi-Family Housing

Between 2006 and 2010, multi-family housing units constituted approximately 31 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. As part of the TOD study, the City will consider removal of the SUP requirement for mixed use affordable housing developments.

For the R-2 zone, multi-family development must have 5,000 square feet of land for the first two units and an additional 3,000 square feet per unit for three or more units. 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 offer an affordable housing option to many lower and moderate income households. The City allows manufactured housing placed on a permanent foundation by right in all residential zones. Mobile home parks are conditionally permitted in the C-3 zone.

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. Since 2008, only second unit has been permitted in the City.

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) and Parking (P) zones.

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.

The City amended the Zoning Ordinance in September 2013 to change the definition of transitional housing to "buildings configured as rental housing developments, but operated

under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. Transitional housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." Transitional housing is now permitted in all of the City's residential zones.

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 City amended the Zoning Ordinance in September 2013 to change the definition of supportive housing to "housing with no limit on length of stay, that is occupied by the target population as defined in Health and Safety Code section 53260(d), and that is linked to onsite or offsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live, and when possible, work in the community. Supportive housing shall be considered a residential use and subject to those restrictions that apply to other residential uses of the same type and zone." Supportive housing is now permitted in all of the City's residential zones.

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.

In September 2013, the City adopted an amendment to the Zoning Ordinance that defined emergency shelters as "housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay." The amendment also permitted 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.

In addition to specifying zones where emergency shelters are permitted, the City established the following development standards for shelters:

- The cumulative total number of beds allowed within each emergency shelter shall be no more than 12.
- An emergency shelter may not be located within 300 feet of another emergency shelter.
- There shall be provided one parking space per employee and one parking space for every four beds (or fraction thereof).
- Services shall be limited to overnight accommodation and meals for residents only.
- Admittance shall be between the hours of 7:00 AM and 10:00 PM.

- Each shelter shall be operated by a responsible agency or organization that has experience in managing and/or providing social services.
- An on-site manager shall be present during operating hours.
- A written management plan addressing at a minimum staff training, security, neighborhood communication, client intake, loitering control, referral services, outdoor storage, refuse control, and facility maintenance shall be approved by the City and must be submitted at the time of application.

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 251 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 was amended in September 2013 to allow for the development of SRO housing in the City's commercial zones with a Special Use Permit. The City also amended the Zoning Ordinance to define SROs as "a multi-family residential building containing housing units with floor restrictions as described in section 17.56.045 which may have kitchen and/or bathroom facilities. Each housing unit must be restricted to occupancy by more than two persons and offered on a monthly or longer rental basis." The development standards in section 17.56.045 referred to in the above definition are as follows:

- Individual SRO projects shall be designed to meet the following standards:
    - Each unit must comply with the California Building Code's definition of a dwelling unit and all applicable standards. The California Building Code defines a dwelling as "[a] single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation."
    - Each SRO project shall comply with all applicable commercial development standards for the applicable zoning district except as provided in this section.
    - Each single occupancy room shall be no less than one hundred seventy-five square feet and no greater than two hundred twenty square feet.
    - Each double occupancy room shall be no less than two hundred seventy-five square feet and no greater than four hundred fifty square feet.
    - Double occupancy rooms shall not make up more than ten percent of any SRO project.
    - One unit accessible by a disabled person shall be included for each twenty rooms in the project. Such unit shall comply with all applicable disabled person access requirements.

- Each SRO project shall provide the following common facilities:
    - A single, controlled, lockable entrance to the project adjacent to and in full view of the manager's desk.
    - A usable common recreational/social space (outdoor or indoor) of at least 400 square feet for each development containing thirty or fewer units. An additional fifteen square feet is required for each additional unit. Usable common recreational/social space may be a combination of indoor and outdoor space but the minimum area for any space shall not be less than 200 square feet.
    - No outdoor storage shall be permitted if visible from off-site.
    - Laundry facilities shall be provided in a separate room or rooms located in close proximity to the units being served. A minimum of one washer and one dryer shall be provided for every ten units or fraction thereof.
    - A utility closet or supply storeroom with at least one laundry tub with hot and cold water shall be located on each floor.
    - A trash and recycling area in a centralized location.
    - A centrally located management office, with a Resident Manager who is available on a 24-hour basis, which office shall be at least 650 square feet. The manager may not occupy a SRO unit.
    - Secure mail boxes for residents.
- All projects shall provide one parking space for the resident manager, one space per single occupancy room, two spaces per SRO double occupancy room and one space per every two SROs for guest parking.
- Operational Requirements:
    - A Management Plan must be submitted to the community development department for each development at the time of project submission to the community development department. Approval of said plan shall be in the reasonable discretion of the community development director. The plan must address the requirements of this section.
    - Security. All security issues including, but not limited to, access by residents and non-residents, lighting, alarm systems and management responsibilities.
    - Rental Periods. Each unit shall be rented on a monthly basis or longer.
    - Tenant Screening and Residency Requirements. An explanation of how tenant screening will be undertaken and policies for ensuring resident safety and comfort. The Management Plan shall also provide clear standards for grievances, responding to unwanted tenant behavior, and evictions.
    - Each project owner shall file an initial report when the project is approved and thereafter an annual report with the Community Development Department. The initial report shall include anticipated range of monthly rents, anticipated monthly income of residents, anticipated occupancy rates, and anticipated number of vehicles owned by the residents. The annual report shall include the range of monthly rents, the monthly income of the residents, occupancy rates, and the number of vehicles owned by the residents which are parked on site."

Farmworker Housing

As an urbanized community, there is no land within Lawndale designated for agricultural use. The ACS identified only 15 persons employed in farm, fishing, or forestry occupations between 2006 and 2010. 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.[7] 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) and Parking (P) zones. No minimum distance requirement has been adopted by the City for residential care facilities.

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[7] 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 (including persons with developmental 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 26. In comparison to surrounding jurisdictions, the City's planning fees are some of the lowest in the region (see Table 28).

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 26: 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 Connection	$204/unit	
Public Facilities	$209	
Parks	$400/unit	
School	$1.84/sf	
Subdivision Processing Fees		
General Plan Amendment	$2,000	
Tentative Parcel Map	$2,600	
Zone Change	$2,500	
Special Use Permit (major CUP)	$1,800	
Design Review	$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, 2013.		

Table 27: 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, 2013.		

Table 28: Comparison of Planning Fees

Fee Type	Lawndale	Hawthorne	Gardena	Redondo Beach
Conditional/Special Use Permit	$1,800	$3,398 for <20,000 sq. ft. of land area; plus $138 per 10,000 additional sq. ft.	$3,109	$1,750 plus $734 per unit
Variance	$1,000-$1,800	$3,398 for <20,000 sq. ft. of land area; plus $138 per 10,000 additional sq. ft.	$3,109	$1,750
Zone Change Application	$2,500	$4,920 for <20,000 sq. ft. of land area; plus $275 per 10,000 additional sq. ft.	$3,593	$3,000 outside Coastal Zone; $4,375 within Coastal Zone
General Plan Amendment	$2,000	$4,920 for <20,000 sq. ft. of land area $275 per 10,000 additional sq. ft.	$3,593	$3,000 outside Coastal Zone; $4,375 within Coastal Zone
Tentative Parcel Map	$2,600	$3,398 plus $207 per lot	$3,109	$826
Tentative Tract Map	$2,600	$3,398 plus $207 per lot	$3,109	$1,356

Sources: City of Lawndale; City of Gardena; City of Hawthorne; and City of Redondo Beach, 2013.

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;[8]

  - 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;

  - 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.

[8] 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.

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 processing of an SUP does not substantially lengthen the approval process; therefore, the SUP requirement is not a constraint.

- Residential Planed 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 between two to four weeks, meeting the requirements of the Streamlining Act. However, occasionally the process 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 firefighting 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 381 units (see detailed discussions in Section IV, Housing Resources, of this Element).[9]

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 381 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 297 mgd. Thus, adequate capacity is available to accommodate the growth mandated for the City of Lawndale.[10]

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 2013-2021 Housing

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

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

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.

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.[11] For the 2013 Housing Element update, the City of Lawndale is allocated a RHNA of 381 units by SCAG as follows:

- Extremely Low/Very Low-Income (up to 50 percent of AMI): 96 units (24.8 percent)[12]
- Low-Income (51 to 80 percent of AMI): 57 units (15.4 percent)
- Moderate-Income (81 to 120 percent of AMI): 62 units (16.4 percent)
- Above Moderate-Income (more than 120 percent of AMI): 166 units (43.4 percent)

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

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

12 The City has a RHNA allocation of 96 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 2006-2008 ACS data, the City had 31.2 percent very low income households (14.0 percent extremely low income and 17.2 percent very low income) as shown in Table 7. Therefore the City's RHNA of 96 very low income units may be split into 43 extremely low and 53 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. Residential Sites Inventory

The RHNA planning period for the fifth Housing Element update cycle extends from January 1, 2014 to October 31, 2021 and the City must meet its 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 existing sites facilitate housing to accommodate the 381-unit RHNA identified earlier.

The State, through AB 2348, has established "default" density standards for local jurisdictions. State law assumes that a density standard of 30 units per acre for metropolitan jurisdictions, such as Lawndale, is adequate for facilitating the production of housing affordable to lower income households. Using this guideline, a number of the sites included in the inventory with an allowable density of 30 units per acre or greater are counted towards the City's lower income RHNA. However, many of the underutilized sites in the inventory, while meeting the established density standards set by the State for lower income sites, have been conservatively credited as moderate or above moderate income sites based on the physical characteristics of the lot, staff knowledge of the property, and the expressed intent and plans of developers.

Density Factor and Assumptions

Before the recent housing market crash, an economic research consultant was 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 25.0 and 38.0 units per acre. Lawndale's maximum density of 33.0 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.

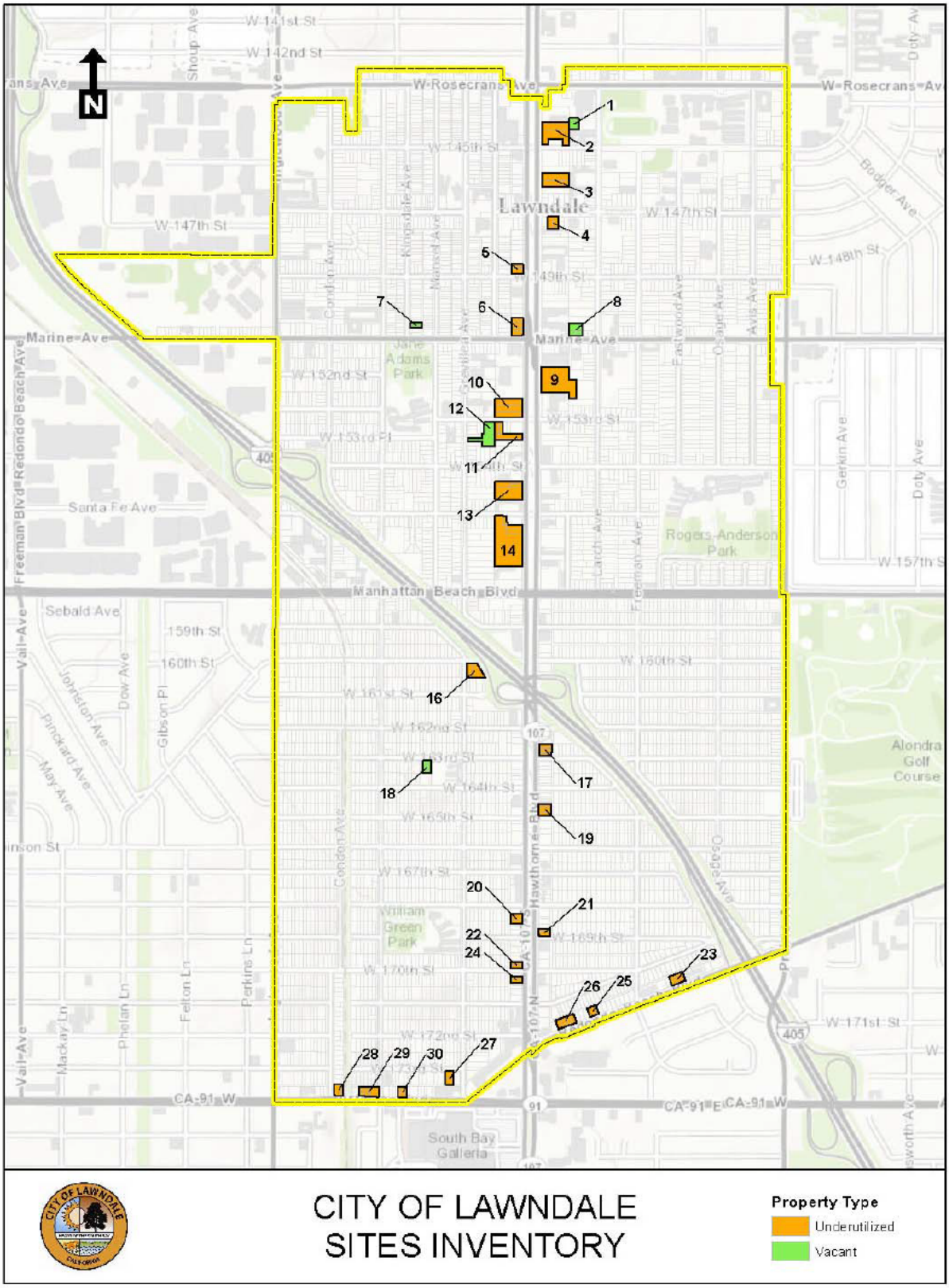
Due to the depressed housing market, limited residential development has occurred since adoption of the 2008-2014 Housing Element. Three development applications in recent years were used to assess the development density that can be achieved considering the City's development standards.

One 0.26-acre R-3 site was being proposed for eight attached homes at a density of 30 units per acre. Another affordable housing proposal was a 38-unit senior housing project on the 0.87-acre site (Site 3). This project would yield a density of 43.7 units per acre, inclusive of a 35-percent density bonus. Excluding the density bonus, this project would still yield a density of 33.0 units per acre. While these projects did not proceed due to the economy, this

analysis demonstrated the feasibility of using 26.4 units per acre as the potential density in calculating capacity, based on the City's development standards. 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.

The City's overall sites inventory consists of 19.6 acres of developable land on 29 parcels with the capacity to yield at least 425 new units during the RHNA period. The sites are depicted in (Figure 7**Error! Reference source not found.**)**Error! Reference source not found.** and summarized in Table 29. A parcel-by-parcel listing of these sites with specific analysis of potential yield is included in Appendix A.

Figure 7: Lawndale Sites Inventory



Vacant Sites

The inventory of vacant residential and commercial land is limited to less than two acres. Of this acreage, 1.7 acres are zoned to allow residential uses at a maximum allowable density of 33.0 units per acre (average density at 26.4 units per acre). The remaining small vacant site is zoned R-2 and can accommodate up to 17.4 units per acre (average density at 13.9 units per acre). The combined capacity of the vacant 1.94 acres, given existing land use controls and zoning standards, is at least 47 new dwelling units (see Appendix A).

Underutilized Sites

A total of 24 underutilized sites on 16.05 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 into higher density residential uses. An estimated minimum 378 new dwelling units can be accommodated on the selected underutilized sites. It should be noted, however, that the underutilized sites identified in the 2013-2021 Housing Element represent a very small percentage of total underutilized parcels in the City zoned to accommodate up to 33.0 dwelling units per acre.

Table 29: Sites Inventory Summary

Status/Zoning	# of Parcels	Total Acreage	Max. Density	Realistic Density	Net Unit Capacity	Income Level
Vacant						
C-M	1	0.42	33.0	26.4	11	Lower
R-3	3	1.28	33.0	26.4	33	Lower
R-2	1	0.24	17.4	13.9	3	Above Moderate
Subtotal	*5*	*1.94*		*Lower Income: 44 units* *Above Moderate Income: 3 units* *Total: 47 units*		
Underutilized						
GC	3	4.71	33.0	26.4	121	Lower
	2	4.37			114	Moderate
	8	3.04			70	Above Moderate
NC	9	3.27	33.0	26.4	64	Above Moderate
R-3-P	1	0.26	33.0	26.4	5	Above Moderate
R-2	1	0.40	17.4	13.9	4	Above Moderate
Subtotal	*24*	*16.05*		*Lower Income: 121 units* *Moderate Income: 114 units* *Above Moderate: 143 units* *Total: 378 units*		
Total	**29**	**17.99**		**425 units**		

3. 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 7)**Error! Reference source not found.**, most sites are along Hawthorne Boulevard. Most of the underutilized parcels identified by the City in the residential sites inventory 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 24 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, development in the City has been at a near standstill since 2007. The City anticipates resumed interests as the economy recovers.

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, the community center project 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 developing mixed used projects along Hawthorne Boulevard, where lot consolidation would be necessary.

Infrastructure Availability

As discussed in the previous Housing Constraints chapter of this Element, the City has adequate water and sewer capacity to accommodate the RHNA of 381 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.

4. Adequacy of Sites to Meet the RHNA

An estimated minimum 425 new housing units can be accommodated on 29 vacant and underutilized sites in Lawndale. The City's RHNA is 381 units, including 96 very low income, 57 low income, 62 moderate income, and 166 above moderate income units. The sites summarized in Table 29 above have the potential to yield at least 425 net new dwelling units by the end of the 2014–2021 RHNA 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. Strictly based on density, the City offers the potential for 460 units to be developed on vacant and underutilized properties zoned for 33 units or more per acre. Thus, up to 418 lower income units could potentially be developed on the identified sites, far exceeding the City's RHNA of 153 lower income units. However, when considering 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 165 lower income, 114 moderate income, and 146 above moderate income units. This estimate does not preclude the actual use of these sites for affordable housing.

Table 30: Adequacy of Vacant Sites to Accommodate RHNA

	Very Low	Low	Moderate	Above Moderate	Total
RHNA	96	57	62	166	381
Residential Sites Inventory					
Vacant Sites	44		0	3	47
Underutilized Sites	121		114	143	378
Total	165		114	146	425
Surplus	+12		+52	-20	+44

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. Housing Choice Voucher (Section 8) Rental Assistance

The Housing Choice Voucher Program (formerly known as 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 Housing Choice 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. As of March 2013, 212 Lawndale

households received Housing Choice Vouchers from the Housing Authority of the County of Los Angeles, including 67 elderly-headed households. However, the need for Housing Choice Voucher assistance still exceeds the availability of resources.

2. 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.[13] 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 $300,000 in CDBG funds through the County. Funding is primarily used to support capital improvements.

3. Lawndale Successor Agency

The City had previously funded affordable housing programs with its Redevelopment Housing Set-Aside Funds; however, with the dissolution of Redevelopment as of February 2012, such funding is no longer available. The City expects that the Lawndale Successor Agency will begin receiving funds for housing beginning in July of 2014. During its existence, the Lawndale Redevelopment Agency had borrowed funds from the City of Lawndale. That debt totals $20,194,205.75. AB 1484 allows successor redevelopment agencies to repay loans made by cities to redevelopment agencies. The legislation placed limits on the amount of annual repayment which can begin no earlier than July of 2014. AB 1484 also requires that 20 percent of any loan repayment to a city must be used for affordable housing. The amount of repayment each year will depend on the amount of property tax generated in Lawndale.

[13] 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. 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.

2. 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 non-depleting 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 Income Qualified Programs. SCE's California Alternate Rates for Energy and Family Electric Rate Assistance (CARE/FERA) Programs offer customers a discount of 20 percent or more off their monthly electric bill if they qualify under the program's guidelines and requirements. Through the Energy Savings Assistance Program (ESAP) income-qualified households are able to conserve energy and reduce their electricity costs, including the payment and instillation of energy-efficient appliances and equipment by SCE. The Energy Assistance Fund (EAF) helps income-qualified residential customers facing financial hardship manage their electricity bills through a maximum of $100 in assistance, once in a 12-month period. These services are designed to help low-income households, senior citizens, permanently disabled, and non-English speaking customers control their energy use. The 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 2008-2014 Housing Element with respect to the actions and objectives contained therein. The City's efforts and accomplishments under the 2008-2014 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 2013 and 2021.

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 (inclusive of persons with developmental 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 Lawndale 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 of Lawndale 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. About 78 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, lower and moderate income residents, the disabled (including the developmentally 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 (including the developmentally 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. 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 Housing Choice Voucher rental assistance program.

Program 1: Residential Rehabilitation Programs

Lawndale's Residential Rehabilitation Programs are the primary means by which the City preserves and improves the quality of its housing stock. The primary source of funding for the City's residential rehabilitation programs was Redevelopment Agency Housing Set-Aside funds. With the dissolution of the Redevelopment Agency, these programs have been

put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.

Responsible Agency:	Community Development Department
Financing:	AB 1484 loan repayments from Successor Agency
2013-2021 Objectives and Timeframe:	This program will likely be reinstated when the City receives loan payments from the Successor Agency in FY 2014-2015. Assist 5 households annually between 2015 and 2021 for 35 households.

Program 2: Acquisition and Rehabilitation Program

The City, through its former Redevelopment Agency, established an Acquisition and Rehabilitation Program, the purpose of which is to acquire and rehabilitate existing housing units, and resell them to low and very low income households. Without redevelopment funding, the City no longer has the financial resources to engage in acquisition and rehabilitation activities. This program has been put on hold. However, the City anticipates receiving housing funds from the Successor Agency beginning in FY 2014-2015 pursuant to AB 1484.

Responsible Agency:	Community Development Department
Financing:	AB 1484 loan repayments from Successor Agency
2013-2021 Objectives and Timeframe:	This program will likely be reinstated when the City receives loan payments from the Successor Agency in FY 2014-2015. Assist one household annually between 2015 and 2021 for seven households.

Program 3: Condominium Conversion Ordinance

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

Responsible Agency:	Community Development Department.
Financing:	Departmental Budget
2013-2021 Objectives and Timeframe:	Continue to provide for tenant ownership through provisions for condominium conversions.
	Monitor the rate of conversion to ensure a healthy supply of rental housing.

Program 4: Housing Choice Vouchers

The Housing Choice Voucher program (formerly Section 8) extends rental subsidies to very low-income households, including families, seniors, and the disabled. The program offers a voucher that pays the difference between the current fair market rent (FMR) as established

by the U.S. Department of Housing and Urban Development (HUD) and what a tenant can afford to pay (i.e. 30 percent of household income). The voucher allows a tenant to choose housing that costs above the payment standard, providing the tenant pays the extra cost. A portion of the vouchers is reserved for household with extremely low incomes.

The Los Angeles County Housing Authority administers the Housing Choice Voucher program on behalf of the City of Lawndale Housing Authority. As of March 2013, 212 households were receiving Housing Choice Voucher assistance in the City. Given the continued need for rental assistance for very low income households, the City will continue to promote this program through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.

Responsible Agency:	City of Lawndale Housing Authority; Los Angeles County Housing Authority
Financing:	HUD Section 8 allocation
2013-2021 Objectives and Timeframe:	Continue to promote the Housing Choice Voucher program to residents and property owners through dissemination of brochures at public counters, providing information on the City's web-site, and referring residents and property owners to the Los Angeles County Housing Authority.

Program 5: Conservation of Existing and Future Affordable Units

Between October 15, 2013, and October 15, 2023, one federally assisted multi-family apartment development with 56 Section 8 units is at-risk of converting to market rate housing. The City will work with the property owner of South Bay Co-Op, interest groups and the State and federal governments to implement the following actions on an ongoing basis to conserve its affordable housing stock.

Responsible Agency:	Community Development Department and City of Lawndale Housing Authority; U.S. Department of Housing and Urban Development (HUD); and Los Angeles County Housing Authority.
Financing:	Section 8 vouchers, and other funding sources as available
2013-2021 Objectives and Timeframe:	Monitor the status of the 56 at-risk units at South Bay Co-Op. Encourage the project to pursue refinancing and apply for a long-term Section 8 contract.
	Should a property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.
	Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at risk" units to obtain these Section 8 vouchers through the Los Angeles County Housing Authority.

Production of Housing

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

Program 6: Affordable Housing Development

To facilitate affordable housing development in Lawndale, the City will provide regulatory incentives to private developers along with information regarding the availability of funding through HUD and other Federal, State, and local housing assistance. Due to the State's decision to eliminate redevelopment in 2012, the City can no longer afford to provide gap financing. However, City staff has been providing technical assistance to developers with regard to the City's mixed use zoning and density bonus provisions and how the provisions can be applied to affordable housing developments. Pursuant to AB 1484, the City expects to receive funds for housing beginning in FY 2014-2015 with loan payments from the Successor Agency.

The City is also a participant of the Urban County program and therefore housing development in the City may apply for funds through the County's Multifamily Rental Housing Program, which assists with the creation of affordable rental housing for special needs populations.

Responsible Agency:	Community Development Department
Financing:	HOME; AB 1484 loan repayments from Successor Agency; and other funding sources as available
2013-2021 Objectives and Timeframe:	Explore financial and regulatory incentives with private developers to increase the supply of affordable housing in Lawndale.
	Provide technical assistance to developers in application for affordable housing funds, provided the proposed project is consistent with the City's General Plan goals and objectives.
	Provide technical assistance to developers 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.

Program 7: 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:	Community Development Department
Financing:	Departmental Budget
2013-2021 Objectives and Timeframe:	Continue to promote second unit opportunities within the City and place information about the program on the City website and on public counters.

Program 8: Homeownership Programs

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

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

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

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

Responsible Agency:	Community Development Department; Los Angeles County Community Development Commission; Southern California Home Financing Authority (SCHFA)
Financing:	HOME funds; Mortgage Credit Certificates; Mortgage Revenue bonds; or other available funding source(s)
2013-2021 Objectives and Timeframe:	Advertise the availability of these programs by providing information at the public counter, in the City newsletter, and on the City's website.

Provision of Adequate Housing Sites

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

Program 9: Residential Development on Vacant and Underutilized Sites

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

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

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

Responsible Agency:	Community Development Department
Financing:	Departmental Budget
2013-2021 Objectives and Timeframe:	Monitor status of vacant and underutilized sites.
	Provide sites information and technical assistance to interested developers regarding the City's 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.
	Adopt a Transit-Oriented Development ordinance to provide comprehensive design and regulatory standards for mixed use developments.

Program 10: Residential Development Monitoring

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

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

Responsible Agency:	Community Development Department
Financing:	Department Budget
2013-2021 Objectives and Timeframe:	Complete TOD study within two years of Housing Element adoption with customized City standards one year thereafter.
	Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.

Removal of Constraints

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

Program 11: Density Bonus Ordinance

Density bonuses, together with the incentives and/or concessions, can result in a lower average cost of land per dwelling unit thereby making the provision of affordable housing more feasible. SB 1818 (enacted 2005) and SB 435 (enacted 2006) changed the requirements of State law regarding the mandatory provision of density bonuses, incentives and concessions to affordable housing developers that meet certain criteria. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to developers who provide affordable housing as part of their projects. Developers of affordable housing are also entitled to at least one concession or incentive. A Density Bonus Ordinance, in compliance with State law, was adopted in October 2011.

Responsible Agency:	Community Development Department.
Financing:	Departmental Budget
2013-2021 Objectives and Timeframe:	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.

Program 12: 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 in the NC District, no additional incentives would be offered by the City.

Responsible Agency:	Community Development Department
Financing:	Department Budget
2013-2021 Objectives and Timeframe:	Adopt a Transit-Oriented Development ordinance to provide comprehensive design and regulatory standards for mixed use developments.
	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.

Program 13: Zoning Ordinance Monitoring

In September 2013, the City adopted a Zoning Ordinance amendment to include provisions for emergency shelters, transitional housing, supportive housing, and single room occupancy housing. As part of the TOD grant study, the City will develop appropriate standards to facilitate mixed use developments and provide incentives to encourage mixed use affordable housing developments. Furthermore, the City will continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the City. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Responsible Agency:	Community Development Department
Financing:	Department Budget
2013-2021 Objectives and Timeframe:	Complete TOD study within two years of Housing Element adoption with customized City standards one year thereafter.
	Continue to monitor its development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing in the

	City. When constraints are identified, the City will work to mitigate or eliminate such constraints.

Program 14: 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:	Community Development Department and Building and Safety Division.
Financing:	Departmental Budget
2013-2021 Objectives and Timeframe:	Continue to place information about the City's reasonable accommodation procedures at public counters and on the City's website.
	Continue to monitor development codes and procedures to ensure that no conditions exist to unduly constrain the development of housing for persons with disabilities. When constraints are identified, the City will work to mitigate or eliminate such constraints.
	Within one year of adoption of the Housing Element, 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 15: Permit Processing

The City currently requires a Special Use Permit (SUP) for multi-family housing in R-3 and R-4 zone districts and all development within RPD districts. The City's SUP process and Design Review process run concurrently and there is only one fee for the two processes. Therefore, there is no time delay or additional costs involved with a SUP. As part of the TOD grant study, the City will consider a range of incentives to encourage mixed use affordable housing developments, including removal of the SUP requirement.

Responsible Agency:	Lawndale Community Development Department.
Financing:	Department Budget
2013-2021 Objectives and Timeframe:	Complete TOD study within two years of Housing Element adoption with customized City standards one year thereafter.
	Continue to look for efficiencies in the way that development proposals are reviewed and processed.

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 16: Fair Housing Program

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

Responsible Agency:	Community Development Department; Housing Rights Center.
Financing:	CDBG funds
2013-2021 Objectives and Timeframe:	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.

D. Quantified Objectives

The City of Lawndale has established the following quantified objectives for the 2013-2021 Housing Element:

Table 31: Quantified Housing Objectives: 2013-2021

	New Construction	Rehabilitation	Rental Assistance	Preservation
Extremely Low Income	43	20	106	0
Very Low Income	53	5	106	56
Low Income	57	7	0	0
Moderate Income	62	0	0	0
Above Moderate Income	166	0	0	0
Total	381	42	212	56

Appendix A: Sites Inventory

Appendix A: Sites Inventory

Table A-1: Residential Sites Inventory										
Site	**APN**	**Acreage**	**Existing Uses**	**ILR**	**Zoning**	**Max. Density**	**Density Factor**	**Net Capacity**	**Income Level**	**Notes**
Vacant										
18	4080019001 4080019002	0.24	Vacant	0.0	R2	17.4	13.9	3	Above Moderate	Single owner of both contiguous parcels. Site consists of two 5,227 SF lots, each lot with capacity for two single- family dwellings.
12	4079016026 4079016027	0.87	Vacant	0.0	R3	33.0	26.4	22	Lower	Previous owner had intentions to develop an affordable senior housing project on this site. The site is currently under new ownership. The new owner has been aggressively acquiring neighboring properties for a mixed use project of approximately 49 units, including a density bonus.
1	4077009011 4077009013	0.27	Vacant	0.0	R3	33.0	26.4	7	Lower	Single owner of both contiguous parcels, adjacent to Site #11 (APNs 4077009002 and 4077009035).
7	4078016004 4078016005	0.14	Vacant	0.0	R3	33.0	26.4	3	Lower	Single owner of both contiguous parcels.
8	4077022009 4077022014	0.42	Vacant	0.0	CM	33.0	26.4	11	Lower	Single owner of both contiguous parcels. Requires ground-floor commercial.
Vacant Total								**46**		**Lower Income: 85 units** **Above Moderate Income: 3 units**

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
Underutilized										
10	4079001013 4079001014 4079001015	1.29	2 Dwelling Units and Vacant Land	0.01	GC	33.0	26.4	32	Lower	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.
9	4076011041	2.08	Supermarket and Parking Lot	0.40	GC	33.0	26.4	54	Lower	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.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
2	4077009002 4077009035	0.52 0.82	Restaurant and Store	0.67	GC	33.0	26.4	35	Lower	Adjacent to Site 1 (APNs 4077009011 and 4077009013). 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.
13	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	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. Developers have expressed interest in redeveloping this site.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
14	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	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 lots create opportunities for redevelopment and/or adaptive re-use or mixed use conversion.
11	4079017004 4079017005 4079017008	0.66	Store, 1 Dwelling Unit and Vacant Land	0.08	GC	33.0	26.4	16	Above Moderate	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.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
29	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	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.
26	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	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.
17	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	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.
23	4075017035 4075017037	0.34	Stores	0.88	GC	33.0	26.4	8	Above Moderate	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.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
28	4081034047 4081034048	0.26	Auto Body Shop and Vacant Land	0.55	GC	33.0	26.4	6	Above Moderate	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.
30	4081025030 4081025031 4081025032	0.24	Auto Body Shop and Vacant Land	0.95	GC	33.0	26.4	6	Above Moderate	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.
25	4075016002 4075016003	0.23	Store and 2 Dwelling Units	0.51	GC	33.0	26.4	4	Above Moderate	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 this site.
6	4078019025 4078019026 4078019027 4078019035	0.14 0.14 0.10 0.13	Professional Building and Restaurants	0.66	NC	33.0	26.4	13	Above Moderate	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 commercial. The property is in a prime location at a major intersection making it attractive for redevelopment into a mixed-use project.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
19	4075007006 4075007007 4075007008	0.36	Light Manufacturing Shop and Store	0.50	NC	33.0	26.4	9	Above Moderate	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.
4	4077021006 4077021007	0.32	Parking Lot	0.03	NC	33.0	26.4	8	Above Moderate	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. A developer has previously expressed interest in redeveloping this site.
20	4081031014 4081031015	0.29	Store	0.26	NC	33.0	26.4	7	Above Moderate	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.
5	4078024027 4078024028 4078024029	0.28	Shopping Center and Vacant Land	0.36	NC	33.0	26.4	7	Above Moderate	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.

Table A-1: Residential Sites Inventory										
Site	APN	Acreage	Existing Uses	ILR	Zoning	Max. Density	Density Factor	Net Capacity	Income Level	Notes
3	4077010004 4077010005	0.94	Mobile Home Park w/ 17 units and Auto Body Shop	0.00*	NC	33.0	26.4	7	Above Moderate	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, yielding an improvement-to-land value ratio that is less than 0.10. Requires ground-floor commercial.
21	4075011009 4075011010	0.21	Store and Parking Lot	0.70	NC	33.0	26.4	5	Above Moderate	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.
24	4081029012 4081029013	0.18	Auto Body Repair and Parking Lot	0.42	NC	33.0	26.4	4	Above Moderate	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.
22	4081030019 4081030020	0.18	Restaurant and Parking Lot	0.34	NC	33.0	26.4	4	Above Moderate	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.
27	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 parking lot improved in 1974. Property owner has previously indicated intent to redevelop with higher density residential.

Table A-1: Residential Sites Inventory										
Site	**APN**	**Acreage**	**Existing Uses**	**ILR**	**Zoning**	**Max. Density**	**Density Factor**	**Net Capacity**	**Income Level**	**Notes**
16	4080027037 4080027038	0.40	1 Dwelling Unit and Vacant Land	0.32	R2	17.4	13.9	4	Above Moderate	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 previously indicated intent to redevelop.
Underutilized Total								**378**		**Lower Income: 121 units** **Moderate Income: 114 units** **Above Moderate Income: 143 units**

Appendix B: Review of Past Accomplishments

Appendix B: Review of Past Accomplishments

Table B-1: Housing Program Progress

Program	Objectives	2008-2014 Accomplishment
Program 1: Residential Rehabilitation Programs	▪ Single-Family Rehabilitation Loan and Grant Programs: Provide 20-25 loans and grants annually, including three to extremely low income households. ▪ 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.	The City's Residential Rehabilitation programs are the major means by which the City preserves and improves the quality of its housing stock. Since 2008, the City has provided assistance to 27 households in Lawndale. Of the households assisted, 21 households were extremely low income and 6 households were very low income. ***Continued Appropriateness:*** The City recognizes the importance of preserving and maintaining the quality of its housing stock. However, the primary source of funding for the City's residential rehabilitation programs was Redevelopment Agency Housing Set-Aside funds. With the dissolution of the Redevelopment Agency, these programs have had to be put on hold until a new funding source can be secured. This program is only included in the 2013-2021 Housing Element as a "placeholder" should the City be successful in identifying a new funding source.
Program 2: Rental Rehabilitation	▪ Facilitate the rehabilitation of ten housing unit properties as affordable rental housing for lower income households.	Since 2008, the City has provided assistance to 28 households in Lawndale. Of the households assisted, 22 households were extremely low income and 6 households were very low income. ***Continued Appropriateness:*** The City recognizes the importance of preserving and maintaining the quality of its housing stock. However, the primary source of funding for this program was Redevelopment Agency Housing Set-Aside funds. With the dissolution of the Redevelopment Agency, this program has had to be put on hold until a new funding source can be secured. This program is not included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 3: Acquisition and Rehabilitation Program	▪ Acquire and rehabilitate three existing housing units, and resell them to low and very low income households.	In 2008, the City's Redevelopment Agency purchased a 0.12-acre site for the development of affordable housing. Habitat for Humanity used this site to develop two homes for low income households. The homes have also been built to the United States Green Building Council's (USGBC) LEED® Silver (Leadership in Energy and Environmental Design) standards to ensure energy efficiency and affordability for the homeowners. This project was completed in December 2011. In addition, the City acquired a single-family home at 14611 Firmona Ave with plans to renovate and deed restrict the unit as affordable housing. However, it is unclear whether the City can keep the unit as a result of the dissolution of redevelopment. ***Continued Appropriateness:*** Without redevelopment funding, the City no longer has the financial resources to engage in acquisition and rehabilitation activities. This program has had to be put on hold until a new funding source can be secured and a modified version of this program is included in the 2013-2021 Housing Element.
Program 4: Condominium Conversion Ordinance	▪ 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.	Since 2008, no rental housing units were converted to homeownership. With the tightening of the mortgage credit market, no apartments pursued condominium conversion. The City continues to implement this ordinance to ensure tenant protection and provide affordable homeownership opportunities for first-time homebuyers. ***Continued Appropriateness:*** The City is committed to providing a variety of housing types. This program promotes homeownership opportunities within the City, which is limited due to the lack of vacant residential land and the high proportion of rental housing units in Lawndale. This program is included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 5: Section 8 Housing Choice Vouchers	▪ 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.	In order to more efficiently process applications for Section 8 assistance, the Lawndale Housing Authority transferred administrative responsibilities of its Section 8 program to the Los Angeles County Housing Authority. As of March 2013, 212 households were receiving Section 8 assistance in the City. The City continues to provide information on the Section 8 program and refer residents to the County Housing Authority. ***Continued Appropriateness:*** Section 8 is an importance resource to very low income renters. This program is included in the 2013-2021 Housing Element with the objective of promoting this program to encourage participation by property owners.
Program 6: Conservation of Existing and Future Affordable Units	▪ Monitor the status of the 56 at-risk units within the Lawndale Senior Housing development. ▪ 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.	The South Bay Co-Op Housing remained as an affordable housing project in the City. ***Continued Appropriateness:*** The preservation of affordable housing is an important goal for the City. This program is included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 7: Assist in Affordable Housing Development	▪ Explore regulatory and financial incentives for for-profit developers. ▪ Assist the Los Angeles County Community Development Commission in disseminating information of funding availability. ▪ Assist developers in accessing Home and other available affordable housing funds through the County and State. ▪ Strive to achieve 10 percent of units affordable to extremely low income households. ▪ Provide 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 incentives offered in the Specific Plan.	The City can no longer afford to provide gap financing. However, City staff have been providing technical assistance to developers with regard to the City's mixed use zoning and density bonus provisions and how the provisions can be applied to affordable housing developments. ***Continued Appropriateness:*** The City recognizes the needs for affordable housing in the community. This program is included in the 2013-2021 Housing Element with specific actions to promote affordable housing development.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 8: Second Units	▪ Continue to encourage construction of second units. ▪ Distribute brochure at public counters and to the South Bay Board of Realtors and place information about the programs on the City website and in the City newsletter within 60 days of adoption of the 2008-2014 Housing Element.	The City updated the Zoning Ordinance in 2006 to comply with State law with regard to provisions for second units. Promotional materials have been distributed but interest in second units has been limited. Only one second unit has been constructed since 2008. ***Continued Appropriateness:*** Second units can be a valuable source of affordable housing. This program is included in the 2013-2021 Housing Element.
Program 9: Homeownership Programs	▪ 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.	The City continues to advertise the availability of these programs via the public counter and the City's newsletter and website. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 10: Residential Development on Vacant and Underutilized Sites	▪ Monitor and encourage development of vacant and underutilized sites. ▪ Provide sites information and technical assistance to interested developers regarding City mixed use zoning and density bonus incentives. ▪ 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.	City staff continues to provide sites information to potential developers. The proposed amendment to the Hawthorne Boulevard Specific Plan has been placed on hold while staff prepares for a comprehensive amendment to the mixed use regulations. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 11: Residential Development Monitoring	▪ Annually monitor the City's sites inventory and continued ability to accommodate the remaining RHNA.	The City annually completes reports on residential development and rehabilitation activities and files these reports with HCD. Due to the depressed housing market, little residential development has occurred since adoption of the Housing Element. The majority of the sites identified in the Housing Element are still available and the City continues to monitor the residential sites inventory for its ability to accommodate the RHNA. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 12: Density Bonus Ordinance/ Affordable Housing Development Incentives	▪ 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.	A Density Bonus Ordinance was adopted in October 2011. ***Continued Appropriateness:*** This program is completed and a modified version is included in the 2013-2021 Housing Element.
Program 13: Lot Consolidation Program	▪ 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.	The proposed amendment to the Hawthorne Boulevard Specific Plan has been placed on hold while staff prepares for a comprehensive amendment to the mixed use regulations. City staff have discussed lot consolidation provisions with individual developers. The City is still in the process of developing brochures and scheduling a working session. Residential development has been limited since adoption of the 2008 Housing Element. No lot consolidation activities have occurred. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 14: Transitional and Supportive Housing	▪ Revise the Zoning Ordinance to permit transitional and supportive housing within one year of adoption of the 2008-2014 Housing Element.	In September 2013, the City adopted a Zoning Ordinance amendment to permit transitional and supportive housing in all residential zones, subject to those restrictions that apply to other residential uses of the same type and zone. ***Continued Appropriateness:*** This program has been successfully completed and is not included in the 2013-2021 Housing Element.
Program 15: Sites for Transitional Housing/Homeless Shelters	▪ 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.	In September 2013, the City adopted a Zoning Ordinance amendment 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. ***Continued Appropriateness:*** This program has been successfully completed and is not included in the 2013-2021 Housing Element.
Program 16: Single Room Occupancy Units	▪ 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.	In September 2013, the City adopted a Zoning Ordinance amendment to allow for the development of SRO housing in the City's commercial zones with a Special Use Permit. ***Continued Appropriateness:*** This program has been successfully completed and is not included in the 2013-2021 Housing Element.

Table B-1: Housing Program Progress		
Program	**Objectives**	**2008-2014 Accomplishment**
Program 17: Housing for Persons with Disabilities	▪ 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. ▪ 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).	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. The Zoning Code grants staff the authority to permit minor variances to reasonably accommodate persons with disabilities. **Continued Appropriateness**: This program continues to be appropriate and a modified version is included in the 2013-2021 Housing Element.
Program 18: Special Use Permit Requirement	▪ Evaluate permit processing procedures within one year of adoption of the 2008-2014 Housing Element to eliminate/ reduce redundancies in various processes.	City staff continue to look for efficiencies in the way that development proposals are reviewed and processed (e.g. standard conditions of approval for projects). The current mixed use regulations are not appropriate and generally result in proposals with bad designs. The TOD ordinance in process will create appropriate development regulations that should foster development interest and facilitate the review of mixed use development in the community. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.
Program 19: Fair Housing	▪ Continue to provide fair housing services and tenant/landlord dispute resolution services.	The City continues to offer fair housing services as a participating jurisdiction under the County's fair housing contract with the Housing Rights Center. ***Continued Appropriateness:*** This program continues to be appropriate and is included in the 2013-2021 Housing Element.

Table B-2: Quantified Housing Objectives: 2008-2014					
	New Construction	**Rehabilitation**	**Rental Assistance**	**Preservation**	**Home Purchase Assistance**
Objectives					
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**
Accomplished					
Extremely Low Income	0	43	106	28	177
Very Low Income	0	12	106	28	146
Low Income	2	0	0	0	2
Moderate Income	0	0	0	0	0
Above Moderate Income	104	0	0	0	104
Total	**106**	55	**212**	**56**	429

Appendix C: Public Participation

A. Outreach List

The following outreach list was used for the 2013-2021 Housing Element update.

Agency/Organization	Contact	Address	City, State, Zip
Boys & Girls Clubs of the South Bay		1220 West 256th Street	Harbor City, CA 90710
Catholic Charities of Los Angeles, Inc.		P.O. Box 15095	Los Angeles, CA 90015-0095
Cheer for Children, Inc.		PO Box 7000, PMB 280	Redondo Beach CA, 90277
Crown Jewel Club		531 Main Street #1000	El Segundo, CA 90245
Foodbank of Southern California		1444 San Francisco Avenue	Long Beach, CA 90813
Freedom4U		336 Tejon Place	Palos Verdes Estates, CA 90274
Goodwill SOLAC		800 W. Pacific Coast Hwy.	Long Beach, CA 90806
Kiwanis Club of Lawndale		4719 W. 149th Street	Lawndale, CA 90260
Lawndale Chamber of Commerce		14717 Hawthorne Blvd. ste. A	Lawndale, CA 90260
Lawndale Rotary Club		P.O. Box 115	Lawndale, CA 90260
South Bay Latino Chamber of Commerce		13545 Hawthorne Blvd., # 201	Hawthorne, CA 90250
South Bay Workforce Investment Board		11539 Hawthorne Boulevard	Hawthorne, CA 90250
The Molina Foundation		3680 Skypark Drive	Torrance, CA 90505
The Salvation Army		125 W. Beryl St.	Redondo Beach, CA 90277
The Society of St. Vincent De Paul, Council of Los Angeles		210 North Avenue 21	Los Angeles CA 90031
MBK Homes		1600 West Artesia Boulevard	Gardena, CA 90247
South Bay Cities Council of Governments		20285 S. Western Ave., #100	Torrance, CA 90501
Bank of America		1230 Rosecrans Ave.	Manhattan Beach, CA 90266
Bank of America		17512 Crenshaw Blvd.	Torrance, CA 90504
CHASE		13001 Hawthorne Blvd	Hawthorne, CA 90250
CHASE		17200 S Hawthorne Blvd	Torrance, CA 90504
CHASE		2221 Rosecrans	El Segundo, CA 90245
Citi Bank		415 N. Pacific Coast Hwy	Redondo Beach, CA 90277
Citi Bank		3812 Sepulveda Blvd	Torrance, CA 90505
Kinecta FCU - Home Loans		12750 Hawthorne Blvd., Suite A	Hawthorne, CA. 90250
Kinecta FCU - Home Loans		1440 Rosecrans Avenue	Manhattan Beach, CA. 90266

Agency/Organization	Contact	Address	City, State, Zip
PNC Mortgage	[redacted]	21250 Hawthorne Blvd, Suite 425	Torrance, CA 90503
South Bay Equity Lending	[redacted]	215 Avenue I, Suite 104	Redondo Beach CA, 90277
Wells Fargo Home Mortgage	[redacted]	2141 Rosecrans Avenue, Suite 4100	El Segundo, CA 90245
Russ Property Management	[redacted]	1875 West Redondo Beach Blvd, Suite 303	Gardena, CA 90247
Century 21 Union Realty Co., Inc.		23900 Hawthorne Blvd	Torrance, CA 90505
Fermontt Realty & Financial		14614 Hawthorne Blvd,	Lawndale, CA 90260
Guy Hocker Realtors	[redacted]	4747 W. El Segundo Blvd.	Hawthorne, CA 90250
Hunter Mason Realty		1926 South Pacific Coast Hwy, Suite 111	Redondo Beach, CA 90277
Jenkins Property Management		14511 S. Hawthorne Blvd.	Lawndale, CA 90260
Kivett Realty		P.O. Box 125	Lomita, CA 90717
Mattucci Real Estate		2501 W. 237th street, Suite A	Torrance, CA 90505
Prudential California Realty	[redacted]	510 W. Carson St.	Carson, CA 90765
Remax Pacific Properties	[redacted]	15901 Hawthorne Blvd, suite 260	Lawndale, CA 90260
South Bay Association of Realtors	[redacted]	22833 Arlington Ave.	Torrance, California 90501
Restoration Life	[redacted]	4234 W. 147th St.	Lawndale, CA 90260
Alliance Health, Inc.	[redacted]	21311 Hawthorne Blvd., Suite 325	Torrance CA 90503
Behavioral Health Services, Inc.	[redacted]	15519 Crenshaw Blvd	Gardena, CA 90249
Community's Child		25520 Woodward Ave.	Lomita, CA. 90717
Connections For Children	[redacted]	2701 Ocean Park Blvd., Suite 253	Santa Monica, CA 90405
Counseling4kids	[redacted]	19701 Hamilton Avenue Suite 160	Torrance, CA 90502
Emk Community Development Corporation		428 W Fairview Blvd	Inglewood, CA 90302
Good Sheperd Center	[redacted]	1671 Beverly Blvd.	Los Angeles, CA 90026
Harbor Regional Center	[redacted]	Del Amo Business Plaza 21231 Hawthorne Boulevard	Torrance, CA 90503
Higher Goals, Inc.		10510 S. Vermont Ave.	Los Angeles, CA 90044
Little Company of Mary Community Health	[redacted]	2601 Airport Drive, Suite 220	Torrance, CA 90505
Los Angeles Mission, Inc.	[redacted]	P.O. Box 60127	Los Angeles, CA 90060-0127
Options For Life Agency, LLC		16205 Hawthorne Blvd.	Lawndale, CA 90260
P.S. I Love You Foundation	[redacted]	1408 Goodman Ave.	Redondo Beach, CA 90278
PathPoint	[redacted]	9430 Topanga Canyon Blvd, #103	Chatsworth, CA 91311
Planned Parenthood So. Bay Center		14623 Hawthorne Blvd. #300	Lawndale, CA 90260

Agency/Organization	Contact	Address	City, State, Zip
Rainbow Services	[redacted]	453 West 7th Street	San Pedro, CA 90731
Social Vocational Services, Inc.		15342 Hawthorne Blvd., Suite 403	Lawndale, CA 90260
South Bay Family Healthcare	[redacted]	23430 Hawthorne Blvd., Ste 210	Torrance, CA 90505
Union Rescue Mission	[redacted]	545 San Pedro St.	Los Angeles, CA 90013
United Way of Greater Los Angeles	[redacted]	1150 S. Olive St., Suite T500	Los Angeles, CA 90015
Unity of Life Foundation, Inc.		P.O. Box 5952	Long Beach, CA 90805
Walk With Sally		23133 Hawthorne Blvd, Ste B15	Torrance, CA 90505
Westside Regional Center	[redacted]	5901 Green Valley Circle, Suite 320	Culver City, CA 90230

Join us for a Public Hearing to discuss the Update of the City's Housing Element

The Planning Commission will be discussing the update of the **Housing Element**, a key component of the City's General Plan, and would like your input!

Where:

City Hall Council Chambers
1417 Burin Avenue
Lawndale, CA 90260

When:

September 11, 2013
6:30 PM

The City encourages the participation of persons with disabilities in all services, activities and programs provided by the City. For questions or additional information on the meeting, or for those individuals who require a reasonable accommodation in order to participate in the meeting, please contact Christopher Wilson (310) 973-3240.