

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

Housing Policy Department
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City or County Name: CITY OF LAWDALE

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Reporting Period by Calendar Year: from 01/01/2011 to 12/31/2011

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

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Division of Housing Policy Development
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-and-

Governor's Office of Planning and Research
P.O. Box 3044
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City of Lawndale
General Plan Annual Progress Report
Calendar Year 2011

November 2012



City of Lawndale
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1. Introduction

California law [Government Code § 65400(b)(1)] requires all jurisdictions to submit to their legislative bodies an annual report on the status of the general plan and progress toward its implementation. The planning agency that is responsible for investigating and recommending reasonable and practical means for implementing the general plan or elements of the general plan submits the annual report to the Governor’s Office of Planning and Research (OPR) and the Department of Housing and Community Development (HCD) each year after it is endorsed or adopted by the legislative body. The City of Lawndale’s planning agency is the Planning Commission.

The intent of this law is to ensure that the jurisdiction’s general plan serves as “*an effective guide for orderly growth and development, preservation and conservation of open-space land and natural resources, and the efficient expenditure of public funds relating to the subjects addressed in the general plan*” [Government Code § 65400(a)]. The City of Lawndale’s General Plan includes nine elements: seven mandated elements and two optional elements. The Community Development Department maintains the General Plan and monitors its implementation. The Planning Commission and the City Council oversee the effectiveness and relevancy of the General Plan, and its implementation activities, through its annual review.

This Annual Report also describes the City’s progress in meeting its regional housing needs over the current reporting period and describes local efforts to remove government constraints to the maintenance, improvement, and development of housing to satisfy Government Code § 65400 (b)(2).

2. Structure of the General Plan

Table 1: City of Lawndale General Plan Elements

Element	Type	Year Adopted
Community Development		
Land Use	Mandated	1992
Circulation	Mandated	1992
Housing	Mandated	2010*
Economic Development	Optional	1992
* HE adopted 2010 for 2008-14 planning cycle		
Resource Management		
Open Space	Mandated	1992
Conservation	Mandated	1992
Air Quality Management	Optional	1992
Hazard Management		
Safety	Mandated	1992
Noise	Mandated	1992

3. General Plan Amendments and Implementation Activities

In preparation for a comprehensive update of its 1992 General Plan, the City of Lawndale appropriated funds in the fiscal year 2007-2008 budget for an evaluation of the General Plan. However, just as the housing crisis and economic downturn necessitated many cities to implement austerity measures the City of Lawndale was also affected and forced to cut the appropriation from its general fund for the General Plan update. Furthermore, it was planned that the Lawndale Redevelopment Agency would fund certain aspects of the General Plan update, but with the dissolution of redevelopment agencies resulting from ABx1 26 that funding source has also been eliminated. The City will continue to search for funding sources to update elements of the General Plan.

The following represents the progress the City has made towards implementing the goals and guiding policies of the General Plan during the reporting period.

Land Use Element

To revitalize and promote the economic development of the City's commercial corridors, the Redevelopment Agency funded the façade and tenant improvements to 7 different commercial properties/businesses during the reporting period. Funding for the Commercial Rehabilitation Program was cut in August 2011, which has seriously hampered the City's efforts and left a small number of projects without the means to move forward. However, the City is exploring funding alternatives including the use of Community Development Block Grant funds.



Before

Figures 1 and 2. Commercial Rehab



After

As with the Commercial Rehabilitation Program, the City's residential equivalent, the Great Neighborhoods Program, was impacted by the loss of Redevelopment Agency funding. Nonetheless, the City/Redevelopment Agency was able to assist a number of homeowners (8) with home improvement projects by providing grants and low interest loans while promoting the enhancement of the City's aesthetic character.

Throughout 2011 the new Lawndale Community Center was under construction and officially opened on January 21, 2012. The new community center was built within the Civic Center Area and complements the new Lawndale Library (completed in 2009) and City Hall. The Lawndale Community Center and the adjacent street improvements have helped to give the Civic Center a “sense of place” and have added vibrancy to the area. The new community center features meeting rooms with movable partition walls to adjust for different space needs, an aerobics/dance room, a fitness room, a computer lab, and a large (4,000+ s.f.) multi-purpose room with a stage, adjacent kitchen, and access to a third floor outdoor terrace. The project was funded with redevelopment agency tax allocation bonds.



Figure 3. Lawndale Community Center under construction (Nov. 2011)

In May 2011 the City acquired 1.44 acres of predominantly vacant land for the express purpose of developing additional parkland. Subsequently, the City partnered with the non-profit organizations *Trust for Public Land* and *From Lot to Spot* to aggressively seek grant funding opportunities to develop the newly acquired site as the City’s largest public park and has since been awarded a \$4 million State Parks grant to do so (also see Open Space Element). As well, the Lawndale Redevelopment Agency took significant steps during the reporting period (e.g. preparation of construction documents) to expand Hogan Tot Lot into a larger, more functional park. Construction of this project has however been suspended indefinitely due to the State’s dissolution of redevelopment agencies. The City will seek out other funding sources for the Hogan Park project.

During the reporting period, the Planning Commission undertook the review of a number of zoning code regulations in order to ensure that the zoning code reflects the City’s

community enhancement goals and policies. New fence regulations were adopted, a density bonus ordinance was adopted, and a review of the City’s sign regulations was initiated.

Although new unit construction was slow in 2011 resulting from the housing collapse and economic downturn, building activity remained steady throughout the reporting period. Fewer homes were built in 2011, but property owners were active with additions and remodeling projects. The table below identifies major development applications processed during the reporting period.

Table 2: Development Activity

Project	Type of Development	# of Units or Sq. Ft.	Completion Date
4544-46 W. 159 th St.	Res. Townhomes – Detached	2 du.	9/7/11
15324 Eastwood Ave.	Single Family Dwelling	1 du.	10/12/11
14700 Burin Ave.	Community Center	46,900 sf.	1/21/12
4412-14 W. 163 rd St.	Res. Townhomes – Detached	2 du.	3/7/12

Circulation Element

Improvements to streets and sidewalks are heavily favored in the City’s 5-Year Capital Improvement Plan (CIP) for the period FY 11/12 – FY 15/16. The CIP has established priorities for street improvements, identifying areas of greatest need and coordinating short and long-range planning efforts. Road segment improvements that were either in design, under construction, or closed out during the reporting period included projects along Burin Avenue, Mansel Avenue, 145th Street, 147th Street, 149th Street, 152nd Street, and 169th Street. An intersection improvement at Manhattan Beach Boulevard and Firmona Avenue was also in design.

One major street improvement project that kicked-off in 2011 was the Inglewood Avenue corridor widening. This project has regional significance and involves multi-jurisdictional coordination between the Cities of Lawndale, Redondo Beach and Hawthorne. The road widening will significantly improve traffic circulation along Inglewood Avenue north of Manhattan Beach Boulevard and the associated intersection improvement at Inglewood Avenue and Marine Avenue will greatly improve the Level of Service (LOS) at that intersection.

Going forward, the City’s 5-Year Capital Improvement Plan will be severely impacted by the dissolution of the Redevelopment Agency and the loss of project funding. A few street improvement projects will be placed on hold until alternative funding sources are secured.

In November 2011, the City Council adopted the *South Bay Bicycle Master Plan*, which provides guidelines for improving bicycle infrastructure to create a connective bicycle network with neighboring jurisdictions throughout the South Bay. The policies proposed

in the plan encourage the City to explore options that improve safety, convenience and prominence of bicycle transportation. Specifically, the plan proposes an expanded bikeway network totaling in 213.8 miles of new bikeways across 7 cities over a period of 20 years. Of the total proposed miles of bikeways, 19 miles are in Lawndale.

Housing Element

The current Housing Element covers the period from July 1, 2008 – June 30, 2014. The document was certified by the Department of Housing and Community Development on January 31, 2011. Implementation of the Housing Element programs was immediate. As noted under **Land Use Element**, the Great Neighborhoods Program assisted 8 homeowners with home improvement projects by providing grants and low interest loans. In September 2011, the Lawndale Housing Authority acquired a single-family home at 14611 Firmona Avenue with the intention of rehabilitating the home and making it available to a low or very low income household. Since it is unclear at the writing of this report as to the availability of Redevelopment Agency Housing Funds to complete this project, it is uncertain as to whether this project will proceed.

In October 2011, the City Council adopted a Density Bonus Ordinance which can help lower the average cost of land per dwelling unit and thereby make the provision of affordable housing more feasible.

In partnership with the Lawndale Redevelopment Agency, Habitat for Humanity of Greater Los Angeles began construction on the City's first affordable housing project in many years during the reporting period. Two detached affordable homes were built (*comp. in 2012) on a parcel of land (4412 W. 163rd St.) previously acquired by the Redevelopment Agency and were sold to two low income households. The homes are perfectly situated across the street from the new Hopper Park and close to public transit routes.



Figures 4. Habitat for Humanity Project

Housing Element implementation is further discussed in **Section 4. Housing Element Activity**.

Economic Development Element

Throughout the reporting period the Redevelopment Agency continued to work with potential developers to redevelop the Agency-owned site at the City's premiere intersection of Hawthorne Boulevard and Manhattan Beach Boulevard. The site had been expanded in 2010 to allow for increased development possibilities. However, the economic downturn negatively impacted the Agency's ability to reach a financially sound deal and now the site could be lost due to the elimination of redevelopment agencies.

In an effort to expand the City's commercial base beyond Hawthorne Boulevard and to encourage greater participation in the program, the Commercial Rehabilitation Program was revised and made available to all commercial properties in the City. In 2011, 7 commercial property owners utilized the program to help revitalize their properties/businesses.

Open Space Element

Throughout 2011 the new Lawndale Community Center was under construction and officially opened on January 21, 2012. The new community center features meeting rooms with movable partition walls to adjust for different space needs, an aerobics/dance room, a fitness room, a computer lab, and a large (4,000+ s.f.) multi-purpose room with a stage, adjacent kitchen, and access to a third floor outdoor terrace. The new building will expand the recreational programming provided by the City and encourage the use of recreational facilities by a wider segment of the community.

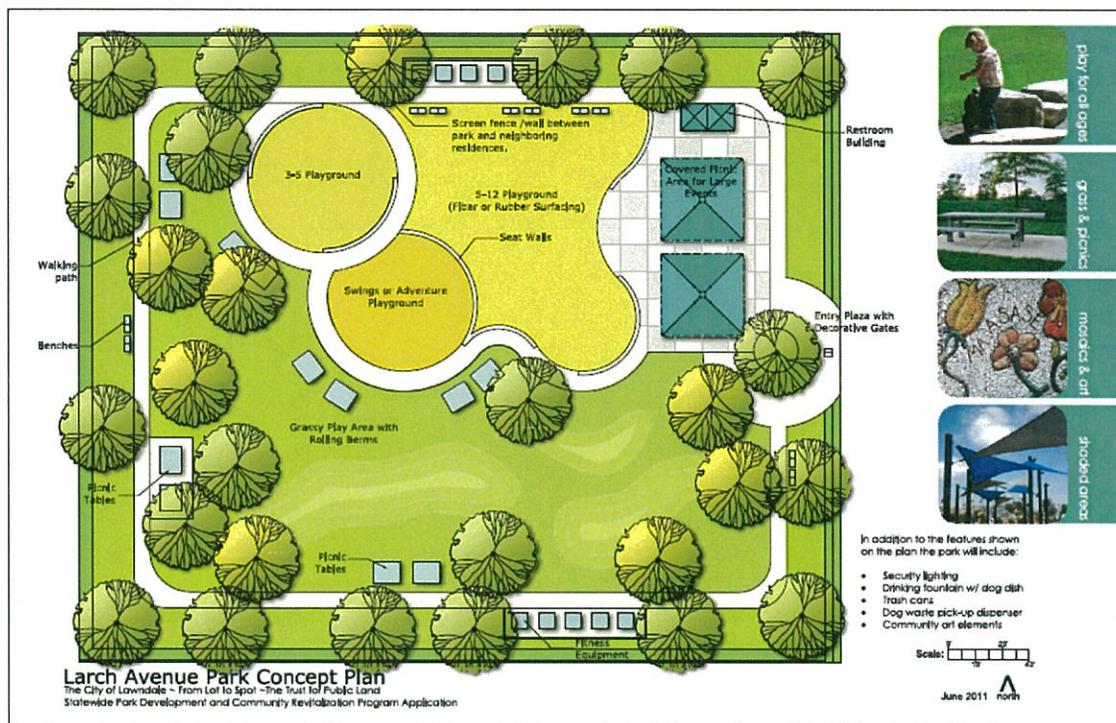


Figure 5. Larch Avenue Park Concept Plan

During the reporting period multiple steps were taken to preserve, enhance, improve, and increase open space opportunities within the City of Lawndale. In May 2011 the City acquired 1.44 acres of predominantly vacant land on Larch Avenue for the express purpose of developing additional parkland. The City, in partnership with *Trust for Public Land*, applied for and was awarded a \$4 million grant for the development of a park at the Larch Ave. site. The Lawndale Redevelopment Agency took significant steps during the reporting period (e.g. preparation of construction documents) to expand Hogan Tot Lot into a larger, more functional park. As well, in the fall of 2011 bidding and awarding for the replacement of playground equipment at multiple park sites was about to get underway; however, all three equipment replacement projects were placed on hold due to the dissolution of the Redevelopment Agency.

Conservation Element

The new Lawndale Community Center, which was under construction during the reporting period, is designed as a LEED Certified building and is expected to achieve LEED Silver certification once commissioning is completed in 2012. The community center's sustainability characteristics include:

- Drought resistant landscaping
- Low water use plumbing fixtures
- Energy efficient air conditioning system
- Highly reflective "cool roof" roofing membrane
- Low energy lighting and natural daylighting

Air Quality Management Plan

Due to the nature of the guiding and implementing policies of the Air Quality Management Plan, the efforts to implement this element of the General Plan are on-going. Projects are reviewed on a case-by-case basis for adverse air quality impacts to the environment and sensitive receptors.

Safety Element

In August 2011, the City Council adopted a new Emergency Operations Plan that follows the National Incident Management System (NIMS) and Standardized Emergency Management System (SEMS) guidelines to ensure the most effective and economical allocation of resources for the maximum benefit and protection of the public in time of emergency. The National Incident Management System provides a consistent nationwide approach for federal, state and local governments to work together more effectively and efficiently to prevent, prepare for, respond to, and recover from disasters.

Noise Element

Due to the nature of the guiding and implementing policies of the Noise Element, the efforts to implement this element of the General Plan are on-going. Projects are reviewed

on a case-by-case basis for adverse noise impacts to the environment and sensitive receptors. Conversely, proposals to develop noise sensitive land uses in areas impacted by high noise levels, i.e. residential development in industrial areas, have generally been discouraged.

4. Housing Element Activity

The 2008-2014 Housing Element is designed to address the existing and projected housing needs across all economic segments of the community. The City Council adopted the 2008-2014 Housing Element in December 2010 after the Department of Housing and Community Development (HCD) notified the City that the draft Housing Element was found to be in compliance with State housing law.

During the reporting period the Community Development Department continued implementing the Housing Element's Housing Plan. This included Council adoption of a Density Bonus Ordinance and the ongoing implementation of programs for housing conservation, production of housing, provision of adequate housing sites, removal of governmental constraints, and promotion of equal housing opportunity.

Regional Housing Needs Assessment (RHNA)

The current RHNA Plan was adopted by the Southern California Association of Governments (SCAG) Regional Council in July 2007. Under the RHNA Plan, each of the SCAG jurisdictions received an allocation of new housing units, which they are expected to facilitate construction of during the 2006-2014 assessment period. There are many ways to "facilitate" construction of these units. At a minimum, each jurisdiction is expected to provide land zoned to accommodate housing at the densities required to provide the total number of units and meet the affordability requirements mandated by State law. Table B (attached) shows the progress made towards fulfilling the RHNA allocation including the number of residential development projects completed in the City between January 1, 2011 – December 31, 2011, categorized by income level.

Affordable Housing Categories and Income Limits

Affordable housing is broken down into four categories. Each category is based upon a percentage of median income for Los Angeles County, adjusted for household size. The income limits are updated annually by the U.S. Department of Housing and Urban Development (HUD) and form the income eligibility limits used by the State Department of Housing and Community Development (HCD). These household income limits, as defined by California Housing Element law, are:

- Very Low: Households earning less than 50% of median family income
- Low: Households earning 51% to 80% of median family income
- Moderate: Households earning 81% to 120% of median family income
- Above Moderate: Households earning over 120% of median family income

Qualifying income limits for each group are based on household size. HCD determined annual gross income limits for Los Angeles County households in 2012 are shown below.

Table 3: Household Income Limits

Income Category	Number of Persons in Household				
	1	2	3	4	5
Very Low	29,550	33,750	37,950	42,150	45,550
Low	47,250	54,000	60,750	67,450	72,850
Median	45,350	51,850	58,300	64,800	70,000
Moderate	54,450	62,200	70,000	77,750	83,950
Above Mod.					

Housing Production in Context with City Housing Policy

Production of affordable housing is facilitated by means of several specific City policies and housing programs. Primary City housing programs include the Rental Rehabilitation Program, Acquisition and Rehabilitation Program, Condominium Conversion Ordinance, Affordable Housing Development Program, Second Unit Program, and Density Bonus Ordinance. However, many of these programs have been severely impacted by the loss of Redevelopment Agency Housing Set-Aside funds and are effectively on hold until new funding sources can be secured.

2006-2014 RHNA Production Summary

For the current RHNA cycle, 102 total units have been constructed (i.e., Certificate of Occupancy issued). Of those units, none fall within the affordable categories. During the reporting period (2011), three (3) new units were constructed.

Housing Production Expectations

Near term efforts in the present RHNA cycle will continue to focus on identifying underutilized sites for higher density mixed-use and affordable housing development. Information collected on economic development strategies and during the 2008-2014 Housing Element Update provided a starting point for identifying the vacant and underutilized sites, which are anticipated to provide the land necessary to sufficiently meet the current RHNA allocation. Combined with other affordable housing development efforts, such as density bonus incentives, residential second unit construction and non-profit projects, the City is capable of meeting the established RHNA target for the current housing cycle.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lawndale
Reporting Period 1/1/2011 - 12/31/2011

**Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant
to GC Section 65583.1(c)(1)**

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				TOTAL UNITS	(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	Very Low-Income		
(1) Rehabilitation Activity			8		8	Under HE Program 1: Residential Rehabilitation, the Lawndale Redevelopment Agency assisted 8 low income households with home improvement projects by providing grants and low interest loans.
(2) Preservation of Units At-Risk					0	
(3) Acquisition of Units			1		1	Following HE Program 3: Acquisition and Rehabilitation, the Lawndale Housing Authority acquired a SFR at 14611 Firmona Ave to rehabilitate the home and make it available to a low or very low income household.
(5) Total Units by Income	0	0	9	9		

* Note: This field is voluntary

**Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)**

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	1	2				3	3

* Note: This field is voluntary

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction City of Lawndale
Reporting Period 1/1/2011 - 12/31/2011

Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Income Level	Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.										Total Units to Date (all years)	Total Remaining RHNA by Income Level
	2006	2007	2008	2009	2010	2011	2012	2013	2014			
	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low												116
Low												72
Moderate												77
Above Moderate	29	39	26	5	0	3					102	101
Total RHNA by COG. Enter allocation number:	29	39	26	5	0	3					102	366
Total Units												
Remaining Need for RHNA Period												

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction City of Lawndale
 Reporting Period 1/1/2011 - 12/31/2011

Table C
 Program Implementation Status

Program Description (By Housing Element Program Names)	Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Residential Rehabilitation		Preserve and improve the quality of the City's housing stock	Ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured. Nonetheless, 8 homes were rehabilitated during the reporting period.
Rental Rehabilitation		Rehabilitate dilapidated units as affordable rental housing	Ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured.
Acquisition and Rehabilitation		Acquire and rehabilitate existing housing units and resell them to low and very low income households	Ongoing	The loss of Redevelopment Agency Housing Set-Aside funds has effectively put the program on hold until a new funding source can be secured. However, one SFR was acquired during the reporting period.
Condominium Conversion Ordinance		Increase homeownership opportunities	Ongoing	During the reporting period, no rental housing units were converted for homeownership.
Section 8 Housing Choice Vouchers		Provide rental assistance to lower income households	Ongoing	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. However, the City continues to provide information on the Section 8 program and refer residents to the LA County Housing Authority.
Conservation of Existing and Future Affordable Units		Monitor status of a senior housing development at risk of converting to market rate	Ongoing	City staff continue to monitor the status of 56 at-risk units within the Lawndale Senior Housing development, although it is now unclear how the City would be able to prevent the development from switching to market rate since Housing Set-Aside funds are no longer available.
Affordable Housing Development		Facilitate affordable housing development by providing financial and regulatory incentives	Ongoing	The City can no longer 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.
Second Units		Promote the development of second dwelling units as defined under State law	Within 60 days of adoption	Promotional materials distributed.

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation (CCR Title 25 §6202)

Jurisdiction	City of Lawndale	Reporting Period	1/1/2011 - 12/31/2011
Homeownership	Promote and participate in County administered first-time home buyer programs	Ongoing	City staff continue to advertise the availability of these programs via the public counter and the City's newsletter and website.
Residential Development on Vacant and Underutilized Sites	Monitor status of vacant and underutilized sites in the City	Ongoing	City staff continue 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 an all encompassing amendment to the mixed-use regulations.
Residential Development Monitoring	Ensure the availability of adequate sites	Ongoing	City staff continue to monitor the residential sites inventory for its ability to accommodate the RHNA.
Density Bonus Ordinance/Affordable Housing Development Incentives	Lower the average cost of land per d.u. making affordable housing more feasible	Within one year of adoption	A Density Bonus Ordinance was adopted in Oct. 2011.
Lot Consolidation	Encourage owner-initiated merger or consolidation of contiguous properties	Ongoing	City staff have discussed lot consolidation provisions with individual developers; however, brochures still need to be developed and a working session needs to be held.
Transitional and Supportive Housing	Facilitate the movement of homeless individuals and families to permanent housing	Within one year of adoption	At the time of this report a zoning code amendment was being prepared to permit transitional and supportive housing.
Emergency Shelters	Provide shelter to homeless families and/or individuals on a limited short-term basis	Within one year of adoption	At the time of this report a zoning code amendment was being prepared to permit transitional and supportive housing.
Single Room Occupancy Units	Allow for alternative housing types	Within one year of adoption	A zoning code amendment is still required.
Housing for Persons with Disabilities	Make reasonable accommodations to allow disabled persons an equal opportunity to use a dwelling	Ongoing	The Zoning Code grants staff the authority to permit minor variances to reasonably accommodate people with disabilities.
Special Use Permit Requirement	Evaluate development review processes to identify and implement ways to streamline	Ongoing	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.
Fair Housing Program	Ensure individuals of similar income levels have a like range of housing choices available to them	Ongoing	The City continues to offer fair housing services as a participating jurisdiction under LA County's arrangement with the Housing Rights Center.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
(CCR Title 25 §6202)

Jurisdiction City of Lawndale
Reporting Period 1/1/2011 - 12/31/2011

General Comments:

