# City of Hawthorne
# 2013-2021 Housing Element

February 2014

**RESOLUTION NO. 7599**
**2013-2021 HOUSING ELEMENT**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF HAWTHORNE, CALIFORNIA, APPROVING A NEGATIVE DECLARATION FOR AND ADOPTING THE 2013-2021 HOUSING ELEMENT**

**WHEREAS**, pursuant to the requirements of Government code Section 65588(a), the City of Hawthorne reviewed the Housing Element of the General Plan of the City and has determined that it is appropriate to revise that Element to reflect the results of this review; and

**WHEREAS**, pursuant to Government Code Section 65588(b), the City prepared a draft of the 2013-2021 Housing Element as General Plan Amendment 2014GP01, and submitted it to the State Department of Housing and Community Development ("HCD") for review on November 7, 2013; and

**WHEREAS**, the City received HCD's comments on the draft Housing Element, the City subsequently made revisions to the draft and resubmitted the relevant portions to HCD, and the City received HCD's letter stating that the revised draft element is in full compliance with the law; and

**WHEREAS**, pursuant to Government Code Section 65352, revised draft Housing Element was provided to the cities of El Segundo, Inglewood, Lawndale, Redondo Beach, Manhattan Beach, and Gardena; the County of Los Angeles; the Centinela Valley, Hawthorne and Wiseburn School Districts; other relevant agencies; and the Southern California Association of Governments; and

**WHEREAS**, Pursuant to the provisions of the California Environmental Quality Act ("CEQA"), the State CEQA Guidelines, California Regulations, Title 14, section 15000 et seq., and the City's Guidelines, the City prepared an Initial Study of the potential effects of the 2013-2021 Housing Element. Based on the findings of the Initial Study, City staff determined that there was no substantial impact that the adoption of the 2013-2021 Housing Element would have no significant effect on the environment. Based on that determination, a Negative Declaration was prepared. Thereafter, the City staff provided a public notice comment period of the intent to adopt the Negative Declaration in compliance with State law; and

**WHEREAS**, City staff processed the proposed Housing Element in accordance with the procedures specified in Chapter 17.06, Title 17 of the Hawthorne Municipal Code and state law; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on February 5, 2014, on the draft 2013-2021 Housing Element, at which time public comments were received by the Commission. At the February 5, 2014, public hearing,

the Planning Commission passed a resolution recommending that the City Council adopt the Housing Element; and

**WHEREAS**, the City Council held a duly noticed public hearing on February 11, 2014, on the draft 2013-2021 Housing Element and Negative Declaration, at which time public comments were received by the Council; and

**WHEREAS**, evidence was heard and presented from all persons in favor of the approval of the Negative Declaration and adoption of the 2013-2021 Housing Element, from all persons opposed to the Housing Element, and from members of the City staff; and the City Council heard and received all of said evidence, testimony and statements and is fully informed in the application;

**NOW THEREFORE**, the City Council of the City of Hawthorne does hereby find, determine and order as follows:

**SECTION 1**. The City Council finds that all of the facts recitals of this Resolution are true and correct.

**SECTION 2**. The City Council makes the following findings in connection with the environmental review of the 2013-2021 Housing Element:

A. The City Council reviewed the Negative Declaration and all comments received regarding the Negative Declaration and, based on the whole record before it, finds: (i) that the Negative Declaration was prepared in compliance with CEQA; and (ii) that there is no substantial evidence that the project will have a significant effect on the environment. The City Council further finds that the Negative Declaration reflects the independent judgment and analysis of the City Council.

B. Based on the recitals and findings contained in this Resolution and all evidence in the record, the City Council adopts the Negative Declaration for the 2013-2021 Housing Element.

C. The documents and other material which constitute the record of proceedings upon which this decision is based are available for public review in the Department of Planning and Community Development located at 4455 West 126th Street, Hawthorne, California 90250. The City Council hereby designates the Director of Planning as the custodian of records for these documents.

**SECTION 3**. The City Council makes the following findings in connection with the 2013-2021 Housing Element:

A. General Plan Amendment 2014GP01 is a Planning Department initiated application to amend and update the Housing Element of the City's General Plan.

B. The proposed General Plan amendment is consistent with the goals, policies and standards of all elements of the General Plan and will further those goals, policies and standards because the Housing Element uses the land use designations of the

Land Use Element and those designations are in turn reflective of, and consistent with, the policies and provisions of the remaining elements of the General Plan.

C. The proposed General Plan amendment will comprise an integrated, internally consistent and compatible statement of policy for the City.

D. The proposed General Plan amendment furthers the public interest and promotes the general welfare of the City by providing appropriate policies, goals and programs for the logical development of the City,

E. The adoption of the proposed Housing Element will aid the City's efforts to assist in the development of housing for all members of the community.

F. The 2013-2021 Housing Element contains goals, policies, and programs that are compatible with surrounding residential uses, will not adversely affect the public welfare and will comply with the Hawthorne Municipal Code, the General Plan, and all applicable state and federal laws because it provides for goals, policies, programs that will implement other parts of the City's General Plan and will help the City attain compliance with other goals and programs required by state and federal law.

G. The 2013-2021 Housing Element is in full compliance with the requirements of Government Code Sections 65580–65589.9, as demonstrated by the letter from HCD dated January 6, 2014, as well as by the element itself.

**SECTION 4**. Based on the recitals and findings contained in this Resolution and all evidence in the record, the City Council adopts the 2013-2021 Housing Element.

**SECTION 5**. The City Clerk shall certify to the passage and this Resolution.

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**PASSED, APPROVED**, and **ADOPTED** this 11th day of February, 2014.

CHRIS BROWN, MAYOR
City of Hawthorne, California

ATTEST:

NORBERT HUBER,
CITY CLERK
City of Hawthorne, California

APPROVED AS TO FORM:

RUSSELL MIYAHIRA,
CITY ATTORNEY
City of Hawthorne, California

**STATE OF CALIFORNIA )**
**COUNTY OF LOS ANGELES) §**
**CITY OF HAWTHORNE )**

I, **Monica Dicrisci,** the duly elected City Clerk of the City of Hawthorne, California, **DO HEREBY CERTIFY** that the foregoing Resolution, being Resolution No. 7599 as duly adopted by the City Council of the City of Hawthorne, at the regular meeting of the City Council held **February 11, 2014** and that it was adopted by the following vote, to wit:

AYES: Councilmembers Reyes English, Valentine, Vargas, Michelin, Mayor Brown.

NOES: None.

ABSTAIN: None.

ABSENT: None

Deputy City Clerk
City of Hawthorne, California

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# 1. INTRODUCTION

This document constitutes the 2013-2021 Housing Element of the General Plan. While the Housing Element is an integral component of the City of Hawthorne General Plan, it covers a shorter planning horizon (October 15, 2013 through October 15, 2021), compared to the General Plan.

The Housing Element identifies strategies and programs that focus on:

- Conserving and improving existing affordable housing;
- Providing adequate sites for residential development;
- Assisting in the provision of affordable housing;
- Removing governmental and other constraints to housing development; and
- Promoting equal housing opportunities.

## A. Community Context

Established in 1922, the City of Hawthorne is located in the South Bay region of Los Angeles County, within close proximity to downtown Los Angeles. The City of Hawthorne is a highly urbanized community of 85,000 residents within a six-mile area. Surrounding communities include Lawndale to the south, El Segundo to the west, Inglewood and the Los Angeles County unincorporated area of Lennox to the north, and Gardena to the east. Nicknamed the "Hub of the South Bay", Hawthorne is well connected to several regional transportation systems, including the San Diego (I-405), Harbor (I-110), and Glenn Anderson (I-105) freeways. No unincorporated islands are located within the City or any disadvantaged unincorporated communities within the City's sphere of influence.

Hawthorne experienced the majority of its population and housing growth after World War II, fueled by rapid growth in the aviation and commercial industries. However, the City was heavily impacted by the regional recession in the early 1990s that curbed job and housing growth for much of the decade. However, in spite of the recession, Hawthorne continued to have a steady increase in population, gaining over 12,000 residents during the 1990s. Between 2000 and 2010, the population increased to close to 85,000.

The ethnic composition of Hawthorne residents has changed since 1990. In 2000, Hispanics became the largest ethnic group (44 percent) in the City, with the proportion of White residents decreasing from 31 percent in 1990 to 13 percent. This trend continued in the 2000s. By 2010, a majority (53 percent) of City residents were Hispanic.

Housing in Hawthorne offers a variety of housing types. The majority of homes in Hawthorne (66 percent) consist of multi-family homes, with 29 percent being comprised of

single-family detached homes, and approximately four percent consisting of attached units.[1] Between 1990 and 2000, very limited residential development occurred in the City, due in large part to the recession during the late 199s. As the economy recovered between 2000 and 2006, the housing market in Hawthorne also improved, with major developments being proposed. However, the market downturn at the end of the last decade yet again substantially impacted housing growth in the City.

## B. Organization of the Housing Element

The Housing Element consists of the following major components:

- An analysis of the City's demographic and housing characteristics and trends (Section 2);
- A review of potential market, governmental, and environmental constraints to meeting the City's identified housing needs (Section 3);
- An evaluation of resources available to address the housing needs (Section 4); and
- A housing plan, consisting of goals, policies, and programs, to address the identified needs (Section 5).

## C. Data Sources

When preparing the Housing Element, various sources of information were consulted. The 2010 Census provides the basis for population and household characteristics. However, other reliable sources were used to provide an updated description of the community. Data sources used include the following:

- Census 1990, 2000, and 2010
- American Community Survey, 2007-2011 and 2009-2011[2]

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1 Attached Unit: This is a one-unit structure that has one or more walls extending from ground to roof separating it from adjoining structures. In row houses (sometimes called townhomes), double houses, houses attached to nonresidential structures, each house is a separate, attached structure if the dividing or common wall goes from ground to roof.

2 According to "American Community Survey – What Researchers Need to Know", the Census Bureau cautions the direct comparison between the American Community Survey (ACS) data and data from the previous Censuses, particularly as it relates to income, age, and household characteristics, as different methodologies were used or questions were asked in collecting the sample. The most significant difference is that the decennial Census is point-in-time data; whereas the ACS is period data. The ACS was developed with a sample each year and data presented for 2007-2011 represents an averaging of the sampling results over three years. An issue with this methodology is that conditions in 2007 may have been substantially different than in 2011, the averaging would "dilute" the data and therefore does not present an accurate picture of the conditions. Averaging over these three years would not reflect the sharp changes in conditions. Professor Paul Ong of UCLA School of Public Policy cautioned the use of ACS in a recent newspaper article. Therefore, ACS data in this report is presented as percentages and used only as additional references.

- California Department of Finance housing estimates, 2013
- Housing market data from www.dqnews.com, www.realtor.com, www.craigslist.org, etc.
- Lending patterns for home purchase and improvements from the Home Mortgage Disclosure Act (HMDA) data.

## D. Relationship to Other General Plan Elements

The 1989 Hawthorne General Plan (as amended) consists of seven elements: 1) Land Use; 2) Conservation; 3) Housing; 4) Circulation; 5) Safety; 6) Noise; and 7) Open Space/Recreation. The Housing Element builds upon the other elements and is consistent with the policies and programs set forth in the General Plan. 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.

## E. Public Participation

The City encourages and solicits the participation of its residents and other local agencies in the process of identifying housing needs. Development of the Hawthorne Housing Element involved the following outreach activities.

### 1. Community Workshop

As part of the Housing Element development, the City conducted a community workshop on October 28, 2013. In addition to a public notice in the *Hawthorne Tribune*, the City also sent a special invitation letter to the following agencies that serve persons of lower and moderate incomes and/or with special housing needs:

- "Dimondale Adolescent Care Facility
- Beacon Light Mission
- Behavioral Health Services
- Boys & Girls Clubs of the South Bay
- Bridge Housing
- California Youth Karate Club
- Catholic Charities of Los Angeles
- Centinela Valley Union High School District
- Centinela Youth Services
- Cheer for Children, Inc.
- Crown Jewel Club
- Disabled Resources Center
- Foodbank of Southern California
- Gardena-Carson Family YMCA
- Goodwill SOLAC
- Alliance Health, Inc.
- Bank of America
- Behavioral Health Services, Inc.
- Century 21 Union Realty Co., Inc.
- CHASE
- Citi Bank
- Community's Child
- Connections For Children
- Counseling4kids
- Emk Community Development Corporation
- Fermontt Realty & Financial
- Good Sheperd Center
- Guy Hocker Realtors
- Higher Goals, Inc.
- Jenkins Property Management

- Habitat for Humanity
- Hawthorne Chamber of Commerce
- Hawthorne School District
- House of Yahweh
- Housing Rights Center
- Jamboree Housing Corporation
- L. A. County Community and Senior Services Department
- L. A. County Department of Health Services
- L. A. County Department of Mental Health
- L. A. County Department of Social Services
- L. A. County Department of Children and Family Services
- Los Angeles Community Design Center
- Moneta Gardens Improvement Inc.
- P.A.T.H.
- Richstone Family Center
- Shelter Partnership, Inc.
- South Bay Family Health Care
- South Bay Gang Abatement Project
- South Bay Latino Chamber of Commerce
- South Bay Workforce Incentive Board
- St. Margaret's Center
- Teen Challenge of SOCAL
- The Children's Dental Center of Greater Los Angeles
- Kinecta FCU - Home Loans
- Little Company of Mary Community Health
- Los Angeles Mission, Inc.
- National CORE
- Options For Life Agency, LLC
- Planned Parenthood So. Bay Center
- PNC Mortgage
- Prudential California Realty
- Rainbow Services
- Remax Pacific Properties
- Restoration Life
- Russ Property Management
- Social Vocational Services, Inc.
- South Bay Association of Realtors
- South Bay Cities Council of Governments
- South Bay Equity Lending
- The Olson Company
- The Salvation Army
- The Society of St. Vincent De Paul, Council of Los Angeles
- Union Rescue Mission
- United Way of Greater Los Angeles
- Unity of Life Foundation, Inc.
- Walk With Sally
- Wells Fargo Home Mortgage
- Westside Regional Center

A resident (and former Mayor of Hawthorne) and a representative from Beacon Light Mission attended the meeting. Beacon Light Mission indicated that it serves the South Bay region. Overall the homeless population in the South Bay region has declined slightly in recent years but shelter beds are still in demand, especially for men. Supportive programs are also needed to help these men and women transition back to permanent housing situations.

## 2. Public Hearings

Public hearings before the Planning Commission and City Council will be conducted prior to adoption of the Housing Element.

# 2. 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.

### 1. Population Growth

Incorporated in 1922, Hawthorne remained a relatively small community until WWII when growth in the aviation and aerospace industries has resulted in rapid development and population growth. Known as the "Cradle of Aviation", Hawthorne experienced a strong period of economic prosperity and residential growth that peaked in 1980s (realizing a 26-percent growth in population). However, the community was heavily impacted by the severe regional economic recession of the early 1990s, resulting in substantial layoffs in the aerospace industrial and limited residential investment of much of that decade. Economic recovery between 2000 and 2006 had brought several major developments to the City. However, the downturn of the real estate market that began in 2007 and the subsequent economic recession have again led to a standstill in residential development in the City.

The 2010 Census reported the Hawthorne population to be 84,293, which represented a negligible increase from the 2000 population of 84,112 (Table 1). The population increase during the last decade was only extremely limited compared to the robust growth observed during the 1990s when the number of residents grew by 18 percent. However, the stagnant population growth in Hawthorne between 2000 and 2010 was similar to the slow growth of surrounding communities and only slightly less than that experienced countywide.

Due to limited number of vacant parcels available for development, future population growth in Hawthorne will consist primarily of infill development including replacement of older homes with new development and reuse of older commercial sites for residential and mixed-use developments.

| Table 1: Population Growth – 1990 to 2010 | | | | | |
|---|---|---|---|---|---|
| Jurisdiction | Population | | | % Change 1990-2000 | % Change 2000-2010 |
| | 1990 | 2000 | 2010 | | |
| Hawthorne | 71,349 | 84,112 | 84,293 | 18% | <1%% |
| Gardena | 51,487 | 57,746 | 58,829 | 12% | 2% |
| Inglewood | 109,602 | 112,580 | 109,673 | 3% | -3% |
| Lawndale | 27,331 | 31,711 | 32,769 | 16% | 3% |
| Manhattan Beach | 32,063 | 33,852 | 35,135 | 6% | 4% |
| Redondo Beach | 60,167 | 63,261 | 66,748 | 5% | 6% |
| Los Angeles County | 8,863,164 | 9,519,338 | 9,818,605 | 7% | 3% |
| 1. Source: Bureau of the Census, 1990, 2000, and 2010. | | | | | |

## 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.

Several trends with regard to age characteristics have occurred in the community during 2000s. One of the most dramatic changes was the size of the preschool and school age children population, which decreased both in proportion and in number from 2000 to 2010. Collectively, the proportion of children under age 18 decreased 13 percent, representing an decrease of approximately 3,500 children in the community. This demographic shift was also apparent in nearby communities and countywide.

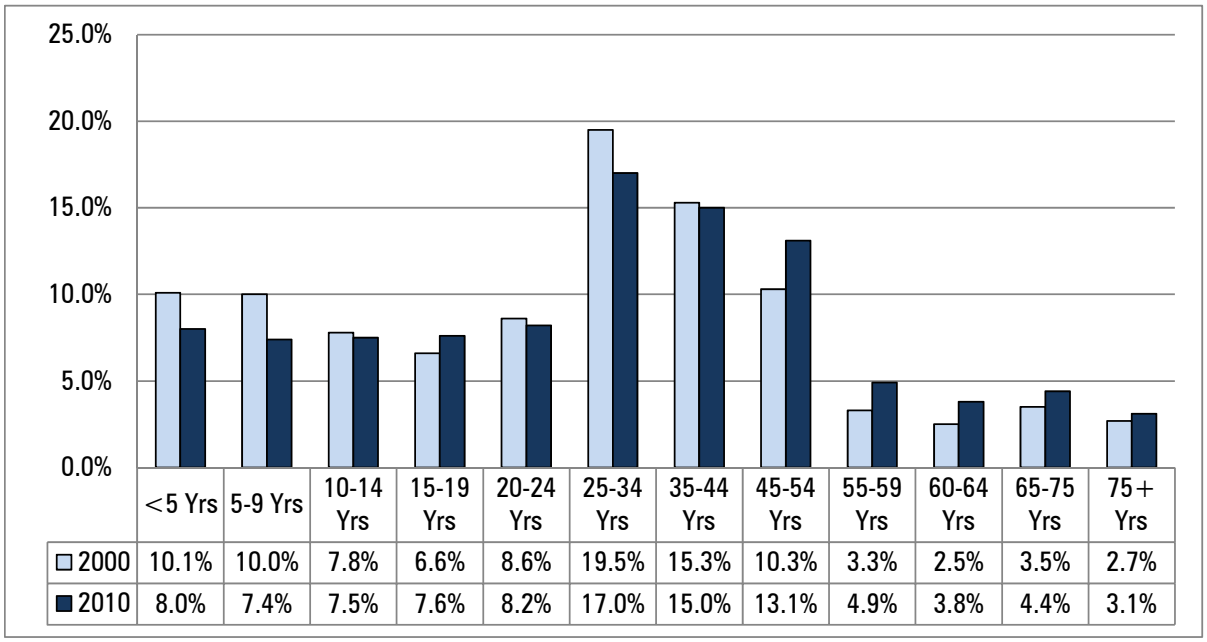
In 2000, the median age of Hawthorne residents was 28.7 years, which was lower than the countywide median age of 32.0 years. According to the 2010 Census, the median age in Hawthorne increased to 31.5 years and that countywide increased to 34.8 years.

Relative to the surrounding communities, the median age in Hawthorne was significantly lower. The proportion of residents aged 65 or over in Hawthorne (7.4 percent) was lower than most neighboring cities, while the proportion of residents under 18 was the highest in the area (Table 2). These figures indicate that the City has a family-oriented community with a high proportion of families with children. Single-family housing and larger multi-family housing is a good fit for the community, based on age demographics.

| Table 2: Age Characteristics –2000 and 2010 | | | | | |
|---|---|---|---|---|---|
| | Under 18 years | | Over 65 years | | Median Age |
| Jurisdiction | 2000 | 2010 | 2000 | 2010 | 2010 |
| Hawthorne | 31.7% | 27.5% | 6.1% | 7.4% | 31.5 |
| Gardena | 25.8% | 22.8% | 12.4% | 14.1% | 37.9 |
| Inglewood | 32.4% | 26.7% | 7.1% | 9.4% | 33.4 |
| Lawndale | 31.9% | 27.2% | 5.6% | 6.9% | 31.9 |
| Manhattan Beach | 22.3% | 24.8% | 10.4% | 12.7% | 40.9 |
| Redondo Beach | 18.8% | 19.3% | 8.5% | 10.5% | 39.3 |
| Los Angeles County | 28.0% | 24.5% | 9.7% | 10.9% | 34.8 |
| Source: Bureau of the Census, 2000 and 2010 Census. | | | | | |

College age adults (ages 20 to 24) declined slightly in proportion since 2000 and comprised 8.2 percent of the residents in 2010 (Figure 1). This age group typically consists of college students, recent graduates, or adults who have recently entered the job market and are seeking affordable housing near employment centers.

**Figure 1: Age Distribution –2000 and 2010**




| | <5 Yrs | 5-9 Yrs | 10-14 Yrs | 15-19 Yrs | 20-24 Yrs | 25-34 Yrs | 35-44 Yrs | 45-54 Yrs | 55-59 Yrs | 60-64 Yrs | 65-75 Yrs | 75+ Yrs |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2000 | 10.1% | 10.0% | 7.8% | 6.6% | 8.6% | 19.5% | 15.3% | 10.3% | 3.3% | 2.5% | 3.5% | 2.7% |
| 2010 | 8.0% | 7.4% | 7.5% | 7.6% | 8.2% | 17.0% | 15.0% | 13.1% | 4.9% | 3.8% | 4.4% | 3.1% |

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

The proportion of residents aged 25 to 34 declined approximately 2.5 percentage points, which was offset by a 2.8-percentage-point increase among the 45 to 54 age cohort. This slight change in age distribution helps explain the moderate increase in median age and may be partially attributable to younger households "aging in place."

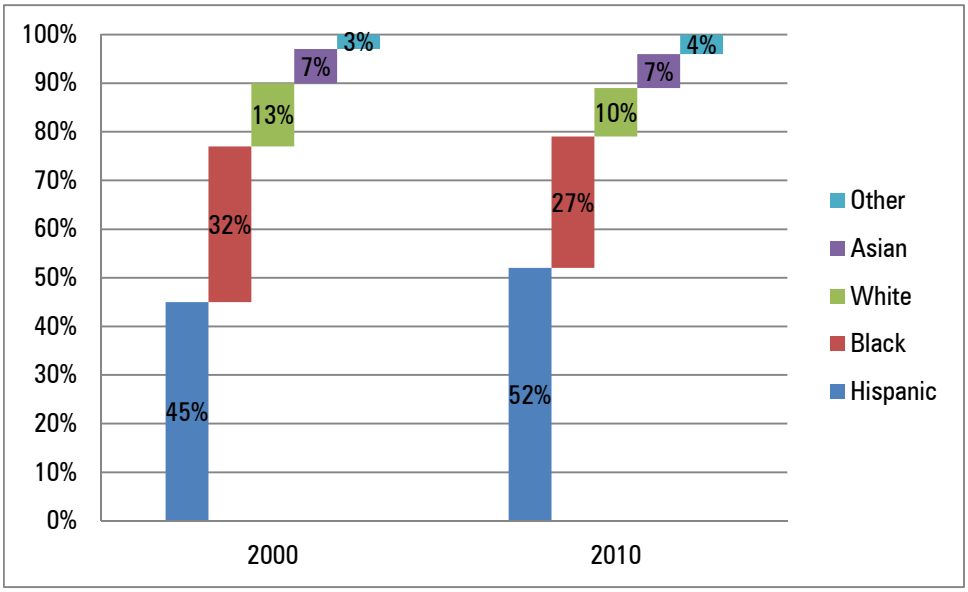
Hawthorne's senior population increased slightly over the last decade, comprising 7.4 percent of all residents by 2010. However, the larger and growing proportion of middle-aged adults (ages 45 to 64) indicates that the City may have a significant senior population in the near future. Attention must be paid to the housing needs of older residents who as they age, may require smaller, more affordable housing near public transportation and supportive services.

### 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. According to these studies, perceptions regarding housing density and overcrowding tend to vary between racial and ethnic groups. Cultures that prefer to live with extended family members are accepting of increased household sizes and overcrowding. In general, Hispanic and Asian households exhibit a greater propensity than the White households for living in extended families.

As of 2010, a majority (52 percent) of Hawthorne residents were Hispanic, nearly one-quarter were Black, 10 percent were White and seven percent were Asian (Figure 2). The City has become less diverse today compared to in 2000.

**Figure 2: Race/Ethnicity –2000 and 2010**




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

This trend of an increasing proportion of Hispanic residents and a decreasing proportion of White residents between 2000 and 2010 is consistent with the trend exhibited countywide. The proportion of Hispanic residents in Hawthorne was almost five percentage points higher than that in the County in 2010, while the proportion of Black residents was significantly higher in Hawthorne than in the County and most surrounding jurisdictions. In addition, the proportion of White and Asian residents was generally lower in Hawthorne than in the County and surrounding jurisdictions (Table 3).

**Table 3: Racial Composition – 2010**

| Jurisdiction | Hispanic | White | Asian/Pacific Islander | Black | Other |
|---|---|---|---|---|---|
| Hawthorne | 52.9% | 10.3% | 7.6% | 26.8% | 2.5% |
| Gardena | 37.7% | 9.3% | 26.4% | 23.9% | 2.8% |
| Inglewood | 50.6% | 2.9% | 1.5% | 42.9% | 2.1% |
| Lawndale | 61.0% | 16.2% | 10.6% | 9.3% | 2.8% |
| Manhattan Beach | 6.9% | 79.3% | 8.6% | 0.8% | 4.3% |
| Redondo Beach | 15.2% | 65.2% | 12.0% | 2.7% | 4.9% |
| Los Angeles County | 47.7% | 27.8% | 13.7% | 8.3% | 2.4% |

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.

### 1. Occupation and Wage

The Census provides information about employment, specifically the number of City residents by industry type, who are employed by businesses either outside or within their community. As of the 2007-2011 ACS, sales and office occupations employed the largest share of City residents, accounting for nearly one third of resident employment (Table 4), while service occupations accounted for 25.6 percent and management/professional occupations accounted for approximately 22.0 percent of the total employment. Together, these three sectors accounted for nearly three quarters of resident employment. Although in aggregate, these three sectors accounted for a similar proportion of the employment countywide, Hawthorne had a higher proportion of residents employed in sales/office and service occupations, which tend to be lower-paying, and a lower proportion in management/professional occupations, which tended to be higher-paying. The average wage for a sales/office and service occupation in 2013 ranged from approximately $38,000 to $41,000 compared to more than $75,000 for management/business/science/arts occupations.

| Table 4: Employment Profile – 2007-2011 | | | | |
|---|---|---|---|---|
| Occupations of Residents | Hawthorne | | Los Angeles County | Mean Wage 2013 |
| Sales/Office | 10,485 | 27.4% | 25.6% | $38,043 - $40,728 |
| Management/Business/Science/Arts | 8,401 | 22.0% | 35.0% | $75,680 - $124,197 |
| Service | 9,790 | 25.6% | 18.2% | $22,011 - $49,962 |
| Transportation/Production/Material Moving | 5,935 | 15.5% | 8.3% | $32,222 |
| Natural Resource/Construction/Maintenance | 3,617 | 9.5% | 13.0% | $26,986 - $54,607 |
| Total | | 100.0% | 100.0% | |

Sources:
1. Bureau of the Census, 2007-2011 American Community Survey (ACS).
2. California Employment Development Department, Occupational Employment Statistics, First Quarter 2013.

## 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

Housing needs vary among the household types. 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, 28,486 households lived in Hawthorne in 2010. Approximately 69 percent of households were families and a majority of families had children (Table 5). Between 2000 and 2010, household types remained virtually unchanged in Hawthorne.

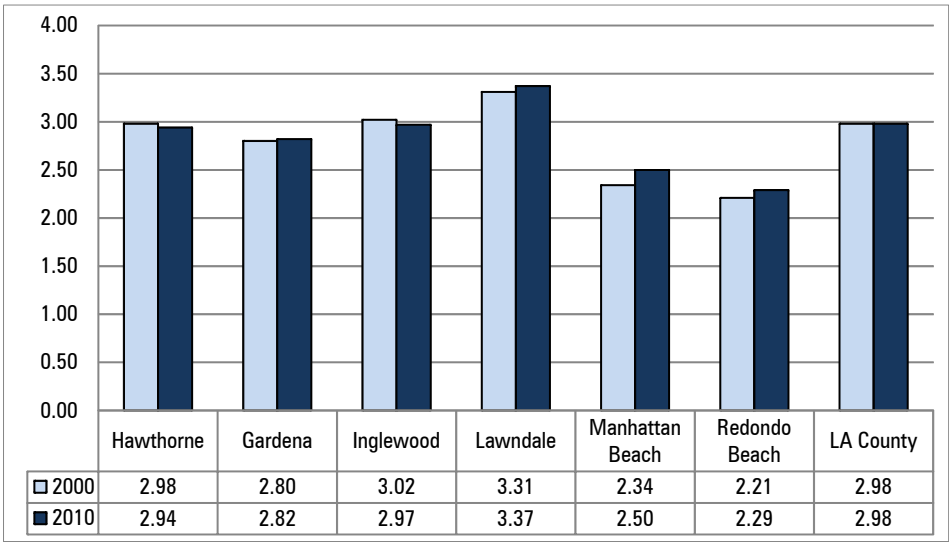
| Table 5: Household Type –2000 and 2010 | | | | | |
|---|---|---|---|---|---|
| | 2000 | | 2010 | | Percent |
| Household Type | Households | Percent | Households | Percent | Change |
| Families | 19,775 | 69% | 19,559 | 69% | -- |
| With children | 12,459 | 44% | 12,209 | 44% | -- |
| With no children | 7,316 | 26% | 7,350 | 26% | -- |
| Singles | 6,996 | 25% | 7,125 | 25% | -- |
| Other non-families | 1,765 | 6% | 1,802 | 6% | -- |
| **Total Households** | **28,536** | **100%** | **28,486** | **100%** | **-<1%** |
| Average Household Size | 2.98 | | 2.94 | | |
| Average Family Size | 3.50 | | 3.54 | | |
| Source: Bureau of the Census, 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 2000 Census, the average household size in Hawthorne (2.98) was the same as the countywide average household size, but higher than the majority of the surrounding communities (Figure 3). The average household size in Hawthorne decreased slightly since the 2000 Census, with an average of 2.94 persons per household as of 2010. Average household size in Hawthorne is comparable to that in the County, substantially below that in the City of Lawndale but much higher than in Redondo Beach or Manhattan Beach.

**Figure 3: Average Household Size – 2000 and 2010**




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

Household size can vary among different ethnic groups and tenure. In 2010, Hispanic households in Hawthorne had a significantly greater average household size than other ethnic groups, regardless of tenure. Black households (average 2.31 persons per household) had the smallest household size among all ethnic/racial groups, followed by Asian households (2.91 persons).

### 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 2007-2011 ACS, the median household income of Hawthorne residents was approximately $45,600, which was lower than the County median of $56,000 (Table 6). The distribution of households among the income levels was skewed toward the lower incomes; more than half (54 percent) of households earned less than $50,000 and 24 percent earned more than $75,000. In contrast, approximately 45 percent of County residents earned less than $50,000 and 38 percent earned more than $75,000.

**Table 6: Household Income Distribution – 2007-2011**

| Household Income | Hawthorne | County |
|---|---|---|
| Less than $15,000 | 13.7% | 12.0% |
| $15,000 - $24,999 | 12.4% | 10.4% |
| $25,000 - $34,999 | 11.7% | 9.7% |
| $35,000 - $49,999 | 16.2% | 12.8% |
| $50,000 - $74,999 | 21.9% | 17.4% |
| $75,000 - $99,999 | 10.5% | 12.0% |
| $100,000 or more | 13.5% | 25.7% |
| TOTAL | 100.0% | 100.0% |
| Median Household Income | $45,622 | $56,266 |

Source: Bureau of the Census, 2007-2011 American Community Survey (ACS).

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

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

Between 2005 and 2009, approximately half (49 percent) of households had incomes in moderate and above income level and half (50 percent) of the City was made up of low income households (Table 7).

**Table 7: Household Income Levels – 2005-2009**

| Income Level | Households | Percent |
|---|---|---|
| Extremely Low (0-30% AMI) | 4,349 | 16% |
| Very Low (31-50% AMI) | 3,799 | 14% |
| Low (51-80% AMI) | 5,664 | 20% |
| Moderate (81-120% AMI) | 5,406 | 19% |
| Above Moderate (>120% AMI) | 8,645 | 31% |
| TOTAL | 27,863 | 100% |
| Source: SCAG (2005-2009 ACS) | | |

## D. Persons with Special Housing Needs

Certain segments of the population may have more difficulty in finding decent and 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 may experience a higher prevalence of housing cost burden, overcrowding, or other housing problems.

"Special needs" groups include the following: senior households, large households, female-headed households, persons with disabilities, agricultural workers, residents living below the poverty level, 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 | | | | | | |
|---|---|---|---|---|---|---|
| Special Needs Group | Number of Persons or Households | Number of Owners | % | Number of Renters | % | % of Total Households or Persons |
| Households with Members Age 65+ | 4,778 | --- | --- | --- | --- | 16.8% |
| Senior-Headed Households | 3,557 | 1,749 | 49.2% | 1,808 | 50.8% | 12.5% |
| Senior Living Alone | 1,430 | 529 | 40.0% | 901 | 60.0% | 5.0% |
| Large Households | 5,152 | 1,905 | 25.0% | 3,247 | 15.5% | 18.1% |
| Single-Parent Households | 4,801 | --- | --- | --- | --- | 16.9% |
| Female-Headed Households | 6,369 | --- | --- | --- | --- | 22.4% |
| Female-Headed Households w/ Children | 3,629 | --- | --- | --- | --- | 12.7% |
| In Poverty | 1,230 | --- | --- | --- | --- | 33.9% |
| Persons with Disabilities | 6,553 | --- | --- | --- | --- | 7.8% |
| Agricultural Workers | 69 | --- | --- | --- | --- | 0.2% |
| Residents Living Below Poverty | 14,498 | --- | --- | --- | --- | 17.2% |

Sources:
1. Bureau of the Census, 2010 Census.
2. Bureau of the Census, 2007-2011 American Community Survey (ACS).
3. Bureau of the Census, 2009-2011 American Community Survey (ACS).
4. Los Angeles Homeless Services Authority, 2013 Homeless Population Count.

### 1. Senior Households

Seniors 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 7.5 percent of Hawthorne residents and 12.5 percent of Hawthorne households were headed by seniors. Approximately half of senior-headed households owned homes, while half were renters (Table 8). Housing cost burden was the most common housing problem for senior households, with approximately 59 percent of all senior renter-households being impacted. Housing cost burden was less common but still prevalent among senior owner-households, with approximately 37 percent of households being impacted.

Aside from cost burden issues faced by seniors due to their relatively fixed incomes, many seniors are faced with various disabilities. Nearly 39 percent of the senior population in Hawthorne was listed as having one or more disabilities by the 2009-2011 ACS, and senior residents comprised 33 percent of all persons with disabilities. Among these disabilities, the most common were ambulatory and independent living difficulties.

For senior residents that require assisted care, there are currently six State-licensed residential care facilities for the elderly in the City with a total capacity of 171 beds. Housing Choice Voucher assistance is also available for extremely low and very low income senior

households. As of September of 2013, the City provided rent subsidies to 585 households and an additional 539 are ported in from LA County and the City of Los Angeles for a total of 1,124. Of these, 252 were utilized by seniors. In addition, the Hawthorne Senior Center provides referral services and a Meals-on-Wheels program.

### 2. Large Households

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

Approximately 18.1 percent of Hawthorne households had five or more members in 2010. Among large households, roughly 63 percent were renters while only 37 percent owned their units. There are a large proportion of multi-family residential units (65 percent) in Hawthorne, which are generally smaller than single-family homes. However, in Hawthorne, rental units with three or more bedrooms accounted for 42 percent of all housing units, according to the 2000 Census. This means that there is a large supply of adequately sized rental units for large families in the City. Despite that, 84 percent of all large renter-households in the City suffered from housing problems, according to CHAS data. Large households can benefit from the City's Housing Choice Voucher program.

### 3. 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.

Approximately 12.7 percent of all households in the City were headed by single female parents in 2010;. According to the 2007-2011 ACS, approximately 34 percent of female-headed households with children had incomes below the poverty level. The City's Housing Choice Voucher assistance can benefit female-headed households. Among recipients, 900 female-headed households were assisted through the Housing Choice Voucher program.

### 4. Persons with Disabilities

Disability is a physical or mental condition that substantially limits one or more major life activity. Physical disabilities can hinder access to housing units of conventional design, as well as limit the ability to earn adequate income.

The 2010 Census did not collect information on disability. According to 2009-2011 ACS data, approximately eight percent of Hawthorne residents had a disability (Table 9). The ACS also tallied the number of disabilities by type for residents with one or more disabilities (Table 10). Among the disabilities tallied, ambulatory (27 percent), cognitive (21 percent), and independent living (21 percent) difficulties were the most prevalent. The types of disabilities experienced varied depending on the age of the disabled person. Specifically,

cognitive disabilities were the most common disability affecting disabled person ages five to 17, afflicting 31 percent of the disabled persons in this age group. Meanwhile, ambulatory difficulties were the most likely to affect older disabled persons.

The most obvious housing need for persons with disabilities is housing that is adapted to their needs. Most older 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. Location of housing is also an important factor for many persons with disabilities, as they often rely upon public transportation to travel to necessary services and shops.

**Table 9: Disability Status by Age – 2009-2011**

| Age Group | Persons |
|---|---|
| 5-17 | 820 |
| % of Disabled | 13% |
| 18-34 | 944 |
| % of Disabled | 14% |
| % Employed | 27% |
| 35-64 | 2,497 |
| % of Disabled | 38% |
| % Employed | 36% |
| 65+ | 2,191 |
| % of Disabled | 33% |
| TOTAL | 6,553 |
| % Disabled | 8% |

Sources:
1. Bureau of the Census, 2009-2011 American Community Survey (ACS).
2. Bureau of the Census, 2008 American Community Survey (ACS).

| Table 10: Disabilities Tallied – 2009-2011 | |
|---|---|
| Age Group and Disability | % Tallied |
| Total Disabilities Tallied- Persons: 5 to 17 years | 820 |
| Hearing Difficulty | 3% |
| Vision Difficulty | 3% |
| Cognitive Difficulty | 31% |
| Ambulatory Difficulty | 8 |
| Self-Care Difficulty | 10% |
| Total Disabilities Tallied- Persons: 16 to 64 years | 3,441 |
| Hearing Difficulty | 6% |
| Vision Difficulty | 13% |
| Cognitive Difficulty | 21% |
| Ambulatory Difficulty | 29% |
| Self-Care Difficulty | 10% |
| Independent Living Difficulty | 21% |
| Total Disabilities Tallied- Persons: 65 years and over | 2,191 |
| Hearing Difficulty | 11% |
| Vision Difficulty | 10% |
| Cognitive Difficulty | 14% |
| Ambulatory Difficulty | 29% |
| Self-Care Difficulty | 13% |
| Independent Living Difficulty | 24% |
| Source: Bureau of the Census, 2009-2011 American Community Survey (ACS).<br><br>Note: A person can report more than one disability and therefore, the total number of disabilities tallied far exceeds the number of disabled persons. | |

***Developmental Disabilities***

A recent change in State law requires that the Housing Element discuss the housing needs of persons with developmental disabilities. As defined by the 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 California 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." This definition also reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individualized supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

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 generally equates to 1,264 persons in the City of Hawthorne with developmental disabilities, based on

the 2010 Census population. However, according to the State's Department of Developmental Services, as of November 2012, between 802 and 946 residents with developmental disabilities living within the 90250 zip code (which approximates the Hawthorne City Limits) were being assisted at the Westside Regional Center. Most of these individuals are under the age of 18 and reside in a private home with their parent of guardian (Table 11).

**Table 11: Developmentally Disabled (November 2012)**

| Housing Arrangement | Age Group | Number |
|---|---|---|
| Family/Foster Home Agency | Under 18 | <25 |
| Home of Parent/Family/Guardian | Under 18 | 430 |
| CCF/ICF | 18 to 21 | <25 |
| Home of Parent/Family/Guardian | 18 to 21 | 76 |
| ILS/SLS | 18 to 21 | <25 |
| CCF/ICF | 22 to 64 | 62 |
| Home of Parent/Family/Guardian | 22 to 64 | 157 |
| ILS/SLS | 22 to 64 | 71 |
| CCF/ICF | 65 or Older | <25 |
| Home of Parent/Family/Guardian | 65 or Older | <25 |
| ILS/SLS | 65 or Older | <25 |

Source: State Department of Developmental Services, November 2012.
CCF/ICF = Community Care Facilities/Intermediate Care Facilities
ILS/SLS = Independent Living Skills/Supportive Living Services

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.

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. As of 2013, 431 disabled households were receiving Housing Choice Voucher rental assistance in the City of Hawthorne.

### 5. Agricultural Workers

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

According to the 2007-2011 ACS, 69 Hawthorne residents were employed in agriculture, forestry, fishing and hunting, and mining occupations, representing 0.2 percent of the City's population. Hawthorne is an urbanized community with no parcels zoned for agricultural use. Because so few residents are employed in agricultural occupations and there is little potential for this occupational category to expand within the City, the overall housing programs and policies to facilitate development of affordable housing can address the needs of Hawthorne residents employed in the agricultural occupations.

### 6. Homeless

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

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

According to the homeless population count conducted by the Los Angeles Homeless Services Authority (LAHSA) in January 2013, of the homeless counted within Hawthorne, 20 were unsheltered. Based on this information there is an unmet need of 20 homeless shelter beds in Hawthorne.

No emergency shelters are located within the City of Hawthorne. However, St. Margaret's Center, located within the Lennox area of Los Angeles County, provides emergency support services including hot lunches, case management, and food and hygiene supplies for the homeless and low income families. St. Margaret's Center serves communities near LAX, including Hawthorne and Inglewood.

## E. Housing Stock Characteristics

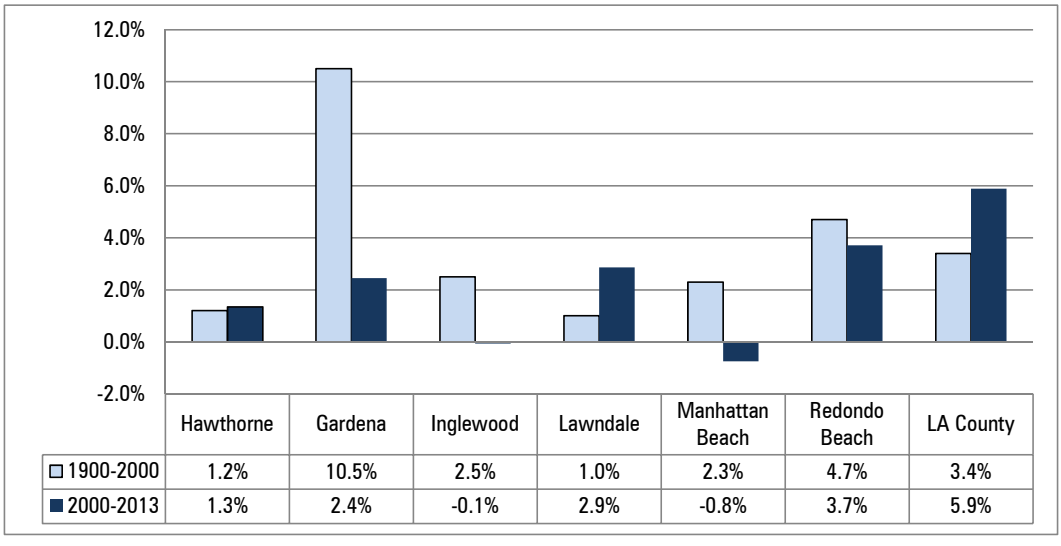
A community's housing stock is defined as the collection of all housing units located within the jurisdiction. The characteristics of the housing stock, including growth, type, age and condition, tenure, vacancy rates, costs, and affordability are important in determining the housing needs for the community.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

Hawthorne has experienced relatively little housing growth since 1990. The housing stock grew by approximately one percent between 1990 and 2000, and one percent between 2000 and 2013 (Figure 4). Although the limited vacant land in the City presents a constraint to housing development, reuse of abandoned commercial properties present an opportunity for development. Future housing growth in the City is likely to come as a result of reuse of former commercial or industrial land.

In 2013, single-family homes comprised approximately one third of the housing stock, while multi-family units comprised nearly two thirds and less than one percent of the housing stock consisted of mobile homes (Table 12). The distribution of housing units among the unit types experienced little change between 2000 and 2013, as the total number of housing units increased only minimally during this period (453 units). The vacancy rate increased slightly from 3.7 percent in 2000 to 4.7 percent in 2013.

**Figure 4: Housing Growth – 1990 to 2013**




| | Hawthorne | Gardena | Inglewood | Lawndale | Manhattan Beach | Redondo Beach | LA County |
|---|---|---|---|---|---|---|---|
| 1900-2000 | 1.2% | 10.5% | 2.5% | 1.0% | 2.3% | 4.7% | 3.4% |
| 2000-2013 | 1.3% | 2.4% | -0.1% | 2.9% | -0.8% | 3.7% | 5.9% |

1. Source: Bureau of the Census, 1990 and 2000 Census.
2. California Department of Finance, Population and Housing Estimates, 2013.

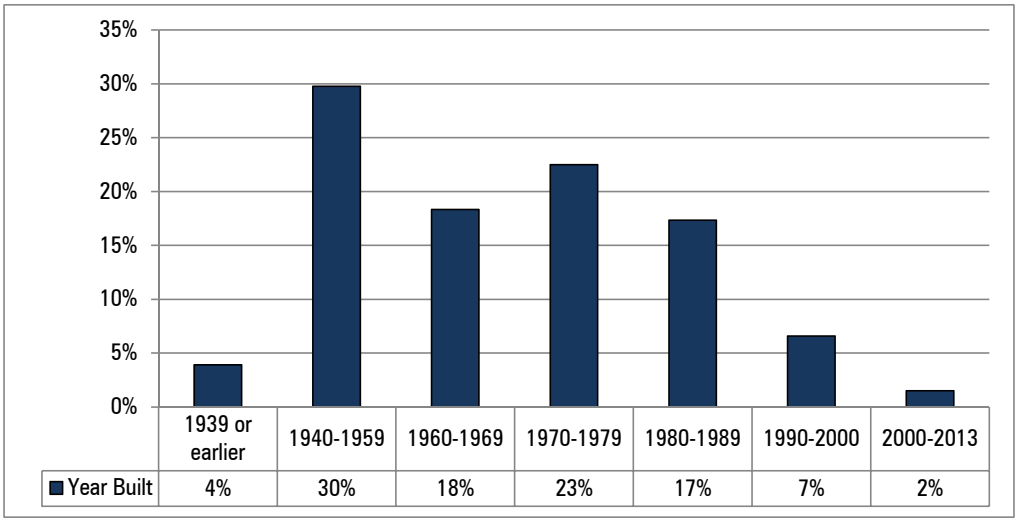
| Table 12: Housing Stock Characteristics – 2000 and 2013 | | | | |
|---|---|---|---|---|
| | 2000 | | 2013 | |
| Unit Type | Units | Percent | Units | Percent |
| Single-Family | 10,574 | 36% | 10,036 | 33% |
| Detached | 8,150 | 28% | 8,726 | 29% |
| Attached | 2,424 | 8% | 1,310 | 4% |
| Multi-Family | 18,827 | 64% | 19,844 | 66% |
| 2 to 4 Units | 3,307 | 11% | 4,062 | 13% |
| 5 or more Units | 15,520 | 52% | 15,782 | 53% |
| Mobile Homes | 173 | 1% | 147 | 1% |
| TOTAL | 29,574 | 100% | 30,027 | 100% |
| Vacancy Rate | 3.7% | | 4.6% | |

Sources:
1. Bureau of the Census, 2000 Census.
2. California Department of Finance, Population and Housing Estimates, January 2013.

## 2. Housing Age and Condition

Typically, housing over 30 years in age is more likely to have major rehabilitation needs that may include new plumbing, roof repairs, foundation work and other repairs. According to the 2013 Department of Finance and 2000 Census data, approximately three quarters of housing units in Hawthorne were constructed prior to 1980 (Figure 5) and therefore are 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. The City estimates that approximately five to ten percent of the Hawthorne's housing stock is deteriorated and between 25 and 50 units are dilapidated and require replacement.

**Figure 5: Year Structure Built – 2013**




Sources:
1. Bureau of the Census, 2000 Census.
2. California Department of Finance, Population and Housing Estimates,2013.

## 3. Housing Tenure

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

The 2007-2011 ACS reported that Hawthorne's homeownership rate remained unchanged since 2000 with one-quarter of the housing units in Hawthorne were owner-occupied, while 70 percent were renter-occupied (Table 13). According to Table 14, owner-households had a higher average household size than renters, which results from the higher proportion of large households (five or more members).

**Table 13: Housing Tenure –2000 -2011**

| | 2000 | | 2007-2011 | |
|---|---|---|---|---|
| Occupancy Status | # | % | # | % |
| Owner Occupied | 7,383 | 25.0% | 7,425 | 24.7% |
| Renter Occupied | 21,153 | 71.5% | 20,954 | 69.7% |
| Vacant | 1,038 | 3.5% | 1,681 | 5.6% |
| TOTAL | 29,574 | 100.0% | 30,060 | 100.0% |

Sources:
1. Bureau of the Census, 2000 Census.
2. Bureau of the Census, 2007-2011 American Community Survey (ACS).

| Table 14: Tenure by Household Size – 2007-2011 | | |
|---|---|---|
| Households | % of Total Owner-Occupied Units | % of Total Renter-Occupied Units |
| 1 person | 16% | 32% |
| 2 person | 26% | 24% |
| 3 person | 19% | 17% |
| 4 person | 16% | 14% |
| 5+ person | 23% | 13% |
| Average household size | 3.49 | 2.76 |
| Source: Bureau of the Census, 2007-2011 American Community Survey (ACS). | | |

## 4. Housing Vacancy

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

The 2000 Census reported the ownership housing vacancy rate at 1.4 percent, while the rental vacancy rate was 3.3 percent. According to the Department of Finance, the overall vacancy rate in Hawthorne was 5.6 percent in 2013. The recent credit crisis in the subprime mortgage market and subsequent economic downturn contributed to increased vacancy rates between 2000 and 2013.

## 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 Hawthorne residents.

### Homeownership Market

According to DataQuick[3], the home prices in Hawthorne are generally higher than the communities of Gardena, Inglewood and Lawndale, but lower than the nearby beach communities (Table 15). Compared to one year ago, median single-family home price in Hawthorne increased by 30 percent and median condominium price increased close to 15 percent. Substantial increases in median sales price were also observed in some zip codes within Gardena and Inglewood, indicating a recovering housing market in the region.

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

However, the increases in median home/condominium prices can be misleading. Because of the credit crunch, the current economic conditions, many of the homes sold in the past few years were foreclosures or short-sales at the lower end of the price scale. A portion of the increases in median prices can be attributable to the types of homes sold, rather than a true increase in home values, although that can be a significant factor as well.

**Table 15: Median Home Prices – July 2013**

| Jurisdiction | ZIP Code | Median Home Price | | Median Condo Price | |
|---|---|---|---|---|---|
| | | July 2013 | Change from 2012 | July 2013 | Change from 2012 |
| Hawthorne | 90250 | $399,000 | 29.4% | $255,000 | 14.6% |
| Gardena | 90247 | $326,000 | 10.5% | 197,000 | 9.4% |
| | 90248 | $339,000 | 31.2% | n/a | n/a |
| | 90249 | $386,000 | 22.8% | $206,000 | -14.1% |
| Inglewood | 90301 | $265,000 | 6.0% | $139,000 | 35.6% |
| | 90302 | $339,000 | 45.8% | $95,000 | -5.5% |
| | 90303 | $312,000 | 27.7% | $290,000 | n/a |
| | 90304 | $270,000 | 13.0% | n/a | n/a |
| | 90305 | $349,000 | 6.7% | $300,000 | 33.3% |
| Lawndale | 90260 | $363,000 | -0.5% | $286,000 | 11.3% |
| Manhattan Beach | 90266 | $1,550,000 | 7.6% | $1,318,000 | 35.4% |
| Redondo Beach | 90277 | $1,050,000 | 2.4% | $755,000 | 25.8% |
| | 90278 | $639,000 | 6.9% | $635,000 | -6.6% |
| Los Angeles County | --- | $440,000 | 29.4% | $372,000 | 28.2% |

Source: www.DQNews.com, 2013.

### Rental Market

With renters comprising nearly three quarters of the City's households, it is important to understand the rental market in Hawthorne. According to information published on rental websites, rental prices range from $675 for a studio apartment to $2,850 for a four-bedroom unit in August 2013 (Table 16).

**Table 16: Rental Rates – August 2013**

| By Unit Size | Average Rent | |
|---|---|---|
| | Apartments.com | Craigslist.org |
| Studio | $675 | $773 |
| 1-bedroom | $1,060 | $911 |
| 2-bedroom | $1,348 | $1,204 |
| 3bedroom | $1,657 | $1,873 |
| 4-bedroom | n/a | $2,850 |

Sources:
1. www.apartments.com
2. Losangeles.craigslist.org/apa

### 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 $59,800 (adjusted for household size). Assuming that the potential homebuyer has sufficient credit and down payment (10 percent) and spends no greater than 30 to 35 percent of their income on housing expenses (i.e. mortgage, taxes and insurance), the maximum affordable home price and rental price can be determined. The maximum affordable home and rental prices for residents of Los Angeles County are shown in Table 17. Households in the lower end of each category can afford less by comparison than those at the upper end. The income-affordability of the housing stock for each income group is discussed below.

Based on the home prices and rental rates presented in Table 15 and Table 16 earlier, extremely low and very low income households are not able to afford rental housing or purchase a home in Hawthorne without incurring a cost burden. Small low income households (three persons or less) could afford to rent one and two bedroom units; however, affordable options for larger low income households are more limited. Moderate income households could afford a wide range of adequately-sized rental units. Moderate income households may also be able to afford to purchase small condominiums/townhomes. However, single-family homes are beyond the financial means of most moderate income households.

This Housing Element includes a variety of programs designed to improve the adequacy and affordability of housing and to assist renters and homeowners who cannot afford housing (see Section 5, Housing Plan).

| Table 17: Housing Affordability Matrix – Los Angeles County 2013 | | | | | | | |
|---|---|---|---|---|---|---|---|
| | | Affordable Costs (All Costs) | | Estimated Utility Allowance, Taxes & Insurance | | | |
| Household | Annual Income | Rental Costs | Ownership Costs | Renters | Owners | Affordable Rent | Affordable Home Price |
| Extremely Low Income (0-30% AMI) | | | | | | | |
| 1-Person | $17,950 | $449 | $449 | $76 | $172 | $373 | $64,468 |
| 2-Person | $20,500 | $513 | $513 | $88 | $199 | $425 | $73,079 |
| 3-Person | $23,050 | $576 | $576 | $106 | $232 | $470 | $80,061 |
| 4-Person | $25,600 | $640 | $640 | $127 | $270 | $513 | $86,112 |
| 5-Person | $27,650 | $691 | $691 | $146 | $303 | $545 | $90,301 |
| Very Low Income (31-50% AMI) | | | | | | | |
| 1-Person | $29,900 | $748 | $748 | $76 | $232 | $672 | $120,091 |
| 2-Person | $34,200 | $855 | $855 | $88 | $267 | $767 | $136,848 |
| 3-Person | $38,450 | $961 | $961 | $106 | $309 | $855 | $151,743 |
| 4-Person | $42,700 | $1,068 | $1,068 | $127 | $356 | $941 | $165,707 |
| 5-Person | $46,150 | $1,154 | $1,154 | $146 | $396 | $1,008 | $176,413 |
| Low Income (51-80% AMI) | | | | | | | |
| 1-Person | $47,850 | $1,196 | $1,196 | $76 | $321 | $1,120 | $203,643 |
| 2-Person | $54,650 | $1,366 | $1,366 | $88 | $369 | $1,278 | $232,037 |
| 3-Person | $61,500 | $1,538 | $1,538 | $106 | $425 | $1,432 | $259,034 |
| 4-Person | $68,300 | $1,708 | $1,708 | $127 | $484 | $1,581 | $284,867 |
| 5-Person | $73,800 | $1,845 | $1,845 | $146 | $534 | $1,699 | $305,115 |
| Moderate Income (81-120% AMI) | | | | | | | |
| 1-Person | $54,450 | $1,361 | $1,588 | $76 | $400 | $1,285 | $276,605 |
| 2-Person | $62,200 | $1,555 | $1,814 | $88 | $459 | $1,467 | $315,433 |
| 3-Person | $70,00 | $1,750 | $2,042 | $106 | $525 | $1,644 | $352,903 |
| 4-Person | $77,750 | $1,944 | $2,268 | $127 | $596 | $1,817 | $389,171 |
| 5-Person | $83,950 | $2,099 | $2,449 | $146 | $655 | $1,953 | $417,487 |

Assumptions: 2013 HCD income limits; Health and Safety code definitions of affordable housing costs (between 30% and 35% of household income depending on tenure and income level); HUD utility allowance; 20% of monthly affordable cost for taxes and insurance; 10% down payment; and 4.0% interest rate for a 30-year fixed-rate mortgage loan. Taxes and insurance apply to owner costs only; renters do not usually pay taxes or insurance.

Sources:

1. State Department of Housing and Community Development (HCD) 2013 Income Limits.
2. HUDUser.org for utility allowance.

## F. Project-Based Rental Housing Assistance

Housing that receives governmental assistance is often a significant source of affordable housing in many communities. Because of its significance, this section identifies publicly assisted rental housing in Hawthorne, evaluates the potential of such housing to convert to market rates during a ten-year planning period (2013 to 2023), and analyzes the cost to preserve those units. Specifically, State law requires the following:

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

### 1. Inventory of Affordable Housing and At-Risk Status

Table 18 presents an inventory of the City's affordable housing projects. These include two senior housing projects developed by TELACU, projects owned and operated by Access Community Housing and National CORE (formerly Southern California Housing Development Corporation). In 2008, the City's former Redevelopment Agency utilized Housing Set-Aside funds to purchase a number of housing units and set aside those units as affordable housing for seniors, families, and persons with disabilities. As state law (ABx1), and the California Supreme Court case interpreting it, dissolved redevelopment agencies statewide effective February 1, 2012, ownership/management of these units has been transferred to the Hawthorne Housing Authority. The affected units include:

- 11605 Gale Avenue - 10 units, senior housing, very low income
- 11529 Gale Avenue - 12 units, families, moderate income
- 11537 Gale Avenue - 5 units, families, low income
- 12529 Truro Avenue – 3 units, families, very low income families

The front house at Truro Avenue is rented to Behavioral Health Services as a group home for women transitioning from their residential facility.

In addition, the City also provided HOME funds for Moneta Gardens Improvement, Inc. to purchase 12501 Kornblum Avenue, providing seven units low income family housing with a 15-year restriction.

**Table 18: Inventory of Publicly Assisted Affordable Rental Housing**

| Project Name | Total Units/ Assisted Units | Funding Programs | At-Risk Status |
|---|---|---|---|
| TELACU Senior Housing | 75/75 | HUD Section 202<br>HUD Section 8<br>Redevelopment | This project is required to remain as affordable housing in perpetuity; however, the Section 8 contract with HUD is renewed every five years. Next renewal is 9/6/2018.[a] |
| TELACU Terrace | 74/74 | HUD Section 202<br>HUD Section 8<br>Redevelopment | This project is required to remain as affordable housing in perpetuity; however, the Section 8 contract with HUD is renewed annually. Next renewal is 8/11/2014.[a] |
| 3621-3653 120th Street | 25/25 | Various nonprofit funding sources | Owned and operated as affordable housing in perpetuity by Access Community Housing |
| 3921 W. 119th Place | 2 | Various nonprofit funding sources | Owned and operated as affordable housing in perpetuity by Access Community Housing |
| 3733 W. 120th Street | 2 | Various nonprofit funding sources | Owned and operated as affordable housing in perpetuity by Access Community Housing |
| 11975 Acacia Avenue | 4 | Various nonprofit funding sources | Owned and operated as affordable housing in perpetuity by Access Community Housing |
| 11983 Acacia Avenue | 4 | Various nonprofit funding sources | Owned and operated as affordable housing in perpetuity by Access Community Housing |
| Hawthorne Gardens 12923 and 12938 Kornblum Avenue | 100 | Various nonprofit funding sources | 55 years from 2004 - Not at risk |
| 12726 Grevillea Ave | 8/8 | Housing Authority | 55 years from 2009 – Not at risk |
| 11605 Gail Avenue | 10/10 | Housing Authority | 55 years from 2009 – Not at risk |
| 11529 Gail Avenue | 12/12 | Housing Authority | 55 years from 2009 – Not at risk |
| 11537 Gail Avenue | 5/5 | Housing Authority | 55 years from 2009 – Not at risk |
| Truro Avenue | 3/3 | Housing Authority | 55 years from 2009 – Not at risk |
| 12501 Kornblum Ave | 7/7 | Housing Authority | 15 years from 2009 – Not at risk |
| 14004 Doty Ave | 22/6 | Various nonprofit funding sources | 30 years from 2013 – Not at risk |
| 14105 Chadron Ave | 109/28 | Various nonprofit funding sources | 30 years from 2013 – Not at risk |
| 14134 Yukon Ave | 127/127 | Various nonprofit funding sources | 55 years from 2014 – Not at risk |

Note:

a. As of the writing of this Housing Element, no Notice of Intent to opt out of the Section 8 program has been filed so the Section 8 contract is assumed to be renewed for another year to 2014. However, HUD database maintained by headquarters in DC has not been updated to reflect the current status of these two contracts.

Sources:

1. HUD Multifamily Assistance and Section 8 Contracts, 2013.
2. City of Hawthorne, 2013.

## 2. Preservation and Replacement Options

Two projects are potentially at risk of converting to market rate during the planning period of this at-risk housing analysis (July 1, 2013 through June 30, 2023) – TELACU Gardens and TELACU Terrace. Since both TELACU projects are nonprofit owned, the most feasible options to preserve the affordability of these units are: 1) providing additional financial assistance in lump sum to enhance the self-sufficiency of project; and 1) providing rental assistance to tenants using funding sources other than Section 8 Project Based Assistance.

### Provision of Additional Financial Assistance

One option to preserve the affordability of the two TELACU projects is to provide additional financial assistance to these projects so the project financing can be self-sustaining in the long term even without the Section 8 Project Based Assistance. Assistance could include writing down the interest rate on the remaining loan balance or providing a lump sum assistance to either reduce or eliminate the remaining loan balance.

### Rent Subsidy

Another option to preserving the affordability of the two TELACU projects is to replace the Section 8 Project Based Assistance with a different funding source to provide rent subsidies for the units. 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 19 shows the rent subsidies required for the TELACU projects. As shown, subsidizing the two projects would require approximately $650,000 annually, an average of $383 per unit per month.

**Table 19: Rent Subsidies Required**

| Project Units | TELACU Gardens & TELACU Terrace |
|---|---|
| Studio Units | 36 |
| 1-Bedroom Units | 113 |
| Total Monthly Rent Income Supported by Affordable Housing Cost of Very Low Income Households | $94,752 |
| Total Monthly Rent Allowed by Fair Market Rents | $148,781 |
| Total Annual Subsidies Required | $648,348 |
| Average Annual Subsidy per Unit | $4,598 |
| Average Monthly Subsidy per Unit | $383 |

Average subsidy per unit for each project is estimated with the following assumptions:

1. Both TELACU projects are comprised of studio or 1-bedroom units. A household size of one person is used.
2. Based on 2013 AMI in Los Angeles County, affordable monthly housing cost for a one-person very low income household (excluding utility allowance) is $672 (see Table 17.)
3. Vacancy rate of 5%.
4. HUD 2013 Fair Market Rents in Los Angeles County are $911 for a studio unit and $1,101 for a 1-bedroom unit.

### Replacement

In general, when a project is for-profit owned and the community is unable to preserve the affordability of the units via preservation options, new construction of affordable housing is a costly, but alternative means of providing affordable housing to households in need. However, given that both TELACU projects are required by the use permits issued by the City to maintain as affordable housing in perpetuity, the physical units are not at risk, only the ongoing subsidies. Therefore, construction of replacement units is not a necessary or feasible option.

## G. Housing Problems

The Comprehensive Housing Affordability Strategy (CHAS) developed by the Census for HUD provides detailed information on housing needs by income level for different types of households in Hawthorne. Detailed CHAS data 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 (overpayment), 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. In general, owner-households had a higher level of housing problems (52 percent) compared to renter-households (45 percent). Large renter-families had the highest level of housing problems regardless of income level (84 percent).

| Table 20: Housing Assistance Needs of Lower Income Households – 2010 | | | | | | | |
|---|---|---|---|---|---|---|---|
| Household by Type, Income, and Housing Problem | Renters | | | | Owners | | Total Households |
| | Elderly | Small Families | Large Families | Total Renters | Elderly | Total Owners | |
| Extremely Low Income (0-30% AMI) | 770 | 2,445 | 520 | 1,410 | 270 | 560 | 5,705 |
| % with any housing problem | 73% | 91% | 97% | 84% | 85% | 85% | 87% |
| % with cost burden >30% | 73% | 89% | 93% | 80% | 85% | 81% | 84% |
| % with cost burden > 50% | 69% | 81% | 76% | 76% | 56% | 63% | 76% |
| Very Low Income (31-50% AMI) | 445 | 2,015 | 590 | 1,160 | 365 | 960 | 5,170 |
| % with any housing problem | 97% | 95% | 98% | 90% | 34% | 66% | 89% |
| % with cost burden >30% | 98% | 89% | 71% | 88% | 34% | 66% | 83% |
| % with cost burden >50% | 15% | 18% | 16% | 34% | 32% | 56% | 28% |
| Low Income (51-80% AMI) | 435 | 2,640 | 675 | 1,790 | 330 | 1,435 | 6,975 |
| % with any housing problem | 40% | 46% | 81% | 28% | 44% | 75% | 50% |
| % with cost burden >30% | 36% | 29% | 18% | 27% | 42% | 73% | 37% |
| % with cost burden > 50% | 0% | 0% | 0% | 1% | 18% | 41% | 9% |
| Total Households | 2,000 | 9,840 | 2,475 | 6,510 | 1,690 | 7,650 | 28,475 |
| % with any housing problem | 61% | 60% | 84% | 45% | 37% | 52% | 56% |

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), 2010.

### 1. Cost Burden (Overpayment)

State and federal standards for housing cost burden (also known as overpayment) 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 lower and moderate income households. Below are some highlights:

- Very low income households had the highest incidence of housing problems (89 percent), compared to 87 percent of extremely low income households.
- Extremely low income households had the highest incidence (at 76 percent) of severe housing cost burden (paying 50 percent or more of income on housing), compared to 28 percent of very low income households and nine percent of low income households.
- Among the extremely low income households, severe housing cost burden was most prevalent among small renter-households.

## 2. 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.

As reported by the 2012 ACS, 5,558 (19.4 percent) of the Hawthorne households were living in overcrowded conditions, with renters being disproportionately affected by overcrowding (4,558 or 21.2 percent of renter-households and 1,000 or 14.0 percent of owner-households). This high proportion of 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 2007-2011 ACS, approximately 88 percent of renter-occupied housing units had three or fewer rooms, in contrast to approximately 21 percent of owner-occupied units. This large proportion of smaller rental units is a contributing factor to overcrowding, particularly for large renter-households.

[4] The Census Bureau's definition of a "room" excludes bathroom, porch, balcony, foyer, hall, or half-room.

# 3. HOUSING CONSTRAINTS

Although the City of Hawthorne 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 Hawthorne.

## 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 price of land and extensive entitlements costs. Furthermore, neighborhood resistance to some developments lengthens development timeframes, 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 Hawthorne.

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 homes may provide lower priced housing options 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 in a single development project increases, overall costs generally decrease due to economies of scale.

The price of raw land and any necessary improvements is a key component of the total cost of housing. The diminishing supply of land available for residential construction combined with a fairly steady demand for housing has served to keep the cost of land high. High and rapidly increasing land costs have resulted in home builders developing increasingly expensive homes in order to capture profits. According to the MLS database, only one vacant parcel was listed for sale in Hawthorne in August 2013. The 0.33-acre lot is zoned for multi-family uses (R-3) and could accommodate up to five units. The lot is listed for $600,000, or $40 per-square foot and $120,000 per potential new dwelling unit.

## 2. Availability of Mortgage Financing

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

### Lending

Overall, 2,558 households applied for mortgages in Hawthorne in 2012 (Table 21). Of the applications for conventional and government-backed home mortgages, 69 percent were approved. There were few home improvement loan applications and a 49 percent approval rating. However, more than one-third of the applicants were denied home improvement loans. Refinance loans were the most prevalent in 2012 with 1,708 applications. This is likely due to a prevalence of adjustable rate mortgages and historically low interest rates that create an incentive for people to refinance in order to obtain a lower, fixed interest rate. Approximately 65 percent of refinance loans were approved and 15 percent were denied.

**Table 21: Disposition of Home Purchase, Refinance, and Improvement Loan Applications - 2012**

| Loan Type | Total Applications | Percent Approved | Percent Denied | Percent Other |
|---|---|---|---|---|
| Government-Backed Purchase | 349 | 69% | 18% | 13% |
| Conventional Purchase | 397 | 69% | 12% | 18% |
| Refinance | 1,708 | 65% | 20% | 15% |
| Home Improvement | 104 | 49% | 39% | 12% |
| Total | 2,558 | 65% | 20% | 15% |

Source: www.LendingPatterns.com, 2013
Notes:
1. "Percent Approved" includes loans approved by the lenders whether or not accepted by the applicant.
2. "Percent Other" includes loan applications that were either withdrawn or closed for incompleteness.

### Foreclosures

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

In Los Angeles County, 5,525 homeowners filed Notices of Default (NODs) in the second quarter of 2012, compared to 10,568 NODs filed during the same period in the previous year

(a 48-percent decrease).[5] Foreclosures also declined substantially (54 percent) between the second quarter of 2012 and the following year. The steep decline in NOD filings and foreclosures may indicate that the real estate lending market is stabilizing from the sudden downturn that occurred with the implosion of the mortgage lending market in 2008.

In Hawthorne, 64 properties were listed in pre-foreclosure sales (with mortgage payments in default), 42 properties were being auctioned, and 62 were bank-owned properties listed for sale in October 2013.[6] More than 20 of the homes in pre-foreclosure sales were listed for well above $400,000, indicating foreclosures in Hawthorne are impacting also above moderate income households.

## B. Governmental Constraints

Policies of the City can have an impact on the price and availability of housing in Hawthorne. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as 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 Hawthorne General Plan and Zoning Ordinance provide for a range of residential land use designations/zones in the City. The City amended its General Plan and Zoning Ordinance in 2011 to create a Mixed Use Overlay and to increase the density of the R-4 zone to allow developments up to 30 units per acre. With these recent changes, the City offers the following:

- **Low Density Residential (R-1):** 1-8 dwelling units/acre; single-family dwelling units; minimum 5,000 square feet lot;
- **Medium Density Residential(R-2):** 8.1-12 dwelling units/acre; single-family/duplex/double units; allows two units on minimum 5,000 square feet lot;
- **High Density Residential: (R-3):** 12-17.1 units/acre, multi-family units, minimum lot size of 5,000 square feet;
- **Maximum Density Residential: (R-4):** 17.1-30 units/acre, multi-family units, minimum lot size of 7,500 square feet;
- **Mixed Use Overlay:** The City recently created a Mixed Use Overlay that permits a density of up to 30 units per acre in mixed-use developments.

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5 http://www.dqnews.com/Articles/2013/News/California/CA-Foreclosures/RRFor130723.aspx, accessed September 9, 2013.

6 www.realtytrac.com, accessed October 15, 2013.

### Specific Plans

The City of Hawthorne has implemented specific plans in order to incorporate new uses in various parts of the City. There are no set densities or floor area ratios in specific plan areas. Instead, the number of approved housing units is the overriding density control. Five specific plans are in effect:

- The **Prestige Villa Specific Plan** is located on Grevillea Avenue and 116th Street. It is zoned for single-family residential uses. All entitlements have been approved for 116 for-sale single-family detached housing units and construction has not yet begun.

- The **Willow Glen Specific Plan** is located along Aviation Boulevard and converts 13.93 acres into a residential condominium development. A total of 285 for sale townhouse units have been completed on the site.

- The **Pacific Glen Specific Plan** provides for the development of a residential condominium project on approximately 39.24 acres of land that was formerly part of the Los Angeles Air Force Base. A total of 625 for-sale residential units are currently under construction.

- The **Primavera Courts Specific Plan** is located on Hawthorne Boulevard and is zoned for 171 for-sale residential units and commercial uses in mixed use buildings. The entitlements have all been approved and construction has not yet begun.

- The **Central Park Specific Plan** is zoned for commercial and residential mixed use. It is located at 120th Street and Van Ness Avenue. A Target was completed and opened for business in 2008 and 175 for sale residential units have been approved but construction has not yet begun on the residential component.

The City is currently in the process of preparing a specific plan for the City's downtown. The Downtown Hawthorne Specific Plan. The City received a Strategic Growth Council Planning Grant to fund the plan creation. The Project Area is comprised of Hawthorne Boulevard, Imperial Highway and the residential blocks that are within one-quarter mile of these major arterials. The future transformation of a dilapidated and under-utilized section of this 1920s town will give its residents a "city center" by stimulating environmentally sensitive development, encouraging alternative forms of travel, and providing jobs and affordable housing to this economically disadvantaged community.

## 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 Hawthorne 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.

**Table 22: Basic Residential Development Standards**

| Development Standard | Zoning Designation | | | | |
|---|---|---|---|---|---|
| | R-1 | R-2 | R-3 | R-4 | MU |
| Minimum Net Lot Area (square feet) | | | | | |
| Single-Family Detached Dwelling | 5,000 | 5,000 | 5,000 | 5,000 | |
| Duplex | -- | 7,000 | 7,000 | 7,000 | |
| Multi-Family (3 units) | -- | -- | 7,500 | 7,501[1] | 20,000 |
| Each Additional Multi-Family Unit | -- | -- | 2,500 | 1,336 | |
| Density Maximum (du/acre) | 8.0 | 12.0 | 17.4 | 30.0 | 30.0 |
| Minimum Lot Dimensions (width/depth) | 50' x100' | 50' x100' | 50' x100' | 50' x100' | --- |
| Maximum Lot Coverage (% of lot area) | 50% | 50% | 60% | 60-80% | 90% |
| Minimum Setbacks (feet) | | | | | |
| Front | 15 | 15 | 15 | 15/20[2] | 15/5[5] |
| Exterior side yard | 10 | 10 | 10 | 5/story[3] | 10 |
| Interior side yard | 5 | 5 | 5 | 5/story[3] | 10 |
| Rear | 5 | 5 | 5 | 5/story[3] | 10 |
| Maximum Height (feet) | 22 | 22 | 22 | 50/ 4 stories | 60/ 5 stories |
| Open Space (Private and Common) (sq. ft. per attached unit) | -- | 500 | 500 | 300-500[4] | 300 |

Notes:
1. For lots greater than one acre in size, a dwelling unit per 1,452 square feet
2. 15 feet for the first 2 stories; 20 feet for 3+ stories
3. Street-facing side setbacks and rear setbacks on through lots shall follow the front setback requirements
4. Open space provided for multi-family developments may include areas designated as side and rear setbacks provided, however, that side and rear setbacks adjacent to a public street (corner and through lots) are not included.
5. Ground floor residential building shall have a minimum setback of 15 feet from all street frontages. Ground floor commercial/retail buildings shall have a minimum setback of 5 feet and a maximum of 15 feet from all street frontages. Such setback for ground floor commercial/retail buildings shall be used to provide landscaping and street furniture.

Sources:
1. City of Hawthorne Zoning Ordinance, 2013.
2. City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012.

### Lot Dimensions, Size, and Coverage

Minimum lot area in all residential zones is 5,000 square feet with identical lot dimensions of 50 feet wide by 100 feet deep. The maximum lot coverage of 50 percent for R-1 and R-2, 60 percent for R-3, and 60-80 percent R-4 provides for adequate yard space and common space in multi-family developments. The common open space requirement is significant at 500 square feet per unit, except in the MU Overlay. However, in the R-4 zone, a developer is able to use the non-street facing side and rear setbacks to fulfill the open space requirements. Maximum lot coverage for multi-family developments in Hawthorne is comparable to those in neighboring cities:

Gardena (50-75 percent lot coverage depending on district) and El Segundo (50-53 percent lot coverage depending on district).

### Density

A range of densities is permitted in residential zones. Density levels range from one to eight units per acre in the single-family (R-1) zone, to 17.4 units per acre in the R-3 zone, and 30 units per acre in the R-4 zone and Mixed Use (MU) Overlay. Specifically, the Zoning Ordinance indicates that the calculation of allowable units R-4 and MU Overlay is based on the applying the permitted density on the entire project site.

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 and moderate income households. A density bonus up to 35 percent over the otherwise maximum allowable residential density under the applicable zoning district is available to projects that include an affordable housing component. Developers of affordable housing are also entitled to at least one regulatory concession or development incentive.

### Height Limits

The Zoning Ordinance allows for up to five stories (60 feet) for mixed use developments in the MU Overlay and four stories (50 feet) for high density residential uses in the R-4 zone. These height limits adequately accommodate the densities permitted in these zones.

### Unit Size

To facilitate housing developments, the City amended the Zoning Ordinance in 2011 to offer minimum unit sizes that vary by the type of housing and number of bedrooms. These minimum unit size requirements are typical and can facilitate a range of housing types in the City. The minimum unit size standards are established to facilitate the inclusion of smaller units in the R-4 and MU Overlay areas.

**Table 23: Minimum Floor Area**

| | R-1, R-2, R-3 | R-4 | | MU |
|---|---|---|---|---|
| | All Units (sf) | Single and Two-Family-Structure, or Planned Unit Development (sf) | Apartment or Multiple-Unit Condominium (sf) | Mixed Use Dwelling (sf) |
| Bachelor/Efficiency unit | 500 | 500 | 300 | 350 |
| One-Bedroom unit | 750 | 750 | 500 | 600 |
| Two-Bedroom unit | 900 | 900 | 750 | 800 |
| Three-Bedroom unit | 1,100 | 1,100 | 1,100 | 1,100 |
| Four-Bedroom unit | 1,250[1] | 1,250[1] | 1,250[1] | 1,250[1] |

Notes:
1. For each bedroom in excess of three, there shall be an additional 150 square feet of living area in excess of 1,250 square feet.

Sources:
1. City of Hawthorne Zoning Ordinance, 2013.
2. City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012.

### Open Space

Previously, for multi-family residential development, the City required 200 square feet of private open space and 300 space feet of common open space. The City amended the Zoning Ordinance in 2012 to combine the open space requirements to 500 square feet, allowing developers the flexibility to address the open space requirements through a combination of private and common spaces.

### Parking Requirements

All residential uses are required to provide the number of parking spaces as specified in Table 24, with the exception of secondary dwelling units, which require no additional parking if the primary unit has a two-car garage and neither unit has more than four bedrooms. The City has provisions to waive or reduce the parking requirements for projects that include affordable housing units, and also allows for parking reductions for senior housing developments. A parking reduction is also available through the CUP process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65919-65918 are eligible to use parking standards established by State law.

**Table 24: Parking Requirements for Residential Uses**

| Use | Parking Requirement |
|---|---|
| Single-family Dwelling Units | 2 spaces per dwelling unit within a garage plus one additional space per additional bedroom in excess of four. Carports may substitute for garages for any spaces where the parking is screened from the street by a building or wall of building. |
| Duplex and Multiple Dwellings (Not in R-4 or MU Overlay) | Bachelor/efficiency/one-bedroom units – 2 spaces per unit.<br>Two-bedroom/three-bedroom units – 2 spaces per unit.<br>Each additional bedroom in excess of three – one additional space per unit.<br>All resident parking, excluding guest parking, shall be in a garage facility, which may include subterranean parking. |
| Mixed Use Residential and Multiple Dwellings (In MU Overlay and R-4) | Studio/efficiency/one-bedroom units – 1 space per unit.<br>Two-bedroom or larger units – 2 spaces per unit.<br>Tandem parking is permitted. |
| Live/Work Units (In MU Overlay) | 2 spaces per unit. |
| Condominiums, Planned Units, Community Projects, and Stock Cooperative Projects | Lot area of 1 acre or less: Enclosed 2-car garage per unit.<br>Lot area of more than 1 acre: 2 spaces within a garage or parking structure.<br>For dwellings with three or more bedrooms, one additional parking space.<br>Tandem parking may be permitted. |
| Guest Parking | Apartments: In developments of four units or more, in addition to the requirements for parking for dwelling units, one additional space for every three units on the same lot or site.<br>Mixed-use developments: Guest parking may be provided in conjunction with parking for the commercial/retail uses.<br>Condominiums: One guest parking space for each three dwelling units on the same lot or development project site. The guest parking spaces should be arranged in clusters and evenly distributed throughout the development |

| Table 24: Parking Requirements for Residential Uses | |
|---|---|
| Use | Parking Requirement |
| | project. |
| Mobile Home Parks | Two spaces for each mobile home space. Tandem parking is permitted. |
| Senior Citizen Housing Project | One space per dwelling unit. |
| Transitional/Emergency Housing | One space per dwelling unit. |
| Convalescent homes | One space for every two patient and rest home beds |
| Sources:<br>1. City of Hawthorne Zoning Ordinance, 2013.<br>2. City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012. | |

Multi-family development is not permitted in the City's R-2 zone. Multi-family housing in the R-3 zone (up to 17.4 units per acre) is intended for low-medium density development. Unit sizes in the R-2 and R-3 zones are typically larger because of the lower intensities. Therefore, parking requirements in these zones are higher than in the City's high density residential zones (R-4 and MU), but are appropriate for the types of housing typical in these zones. Furthermore, most of the City's R-2 and R-3 areas are fully developed. Future residential development is expected to occur primarily in the new R-4 and MU Overlay zones, as well as through the specific plan process.

In 2011, the City amended the Zoning Ordinance to facilitate high density residential and mixed use developments at a density of up to 30 units per acre. In the R-4 and MU zones, the parking requirements for multi-family housing were revised to a maximum of two spaces per unit for the larger units. Smaller (efficiency, bachelor, and one-bedroom) units require only one space per unit. Shared guest parking is also allowed for mixed use developments.

### 3. 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 | MU | C-1 | M-1/ M-2 |
| Single-Family Dwellings | P | P | P | P | P[1] | P | -- |
| Duplex Dwellings | -- | P | P | P | -- | -- | -- |
| Multi-Family Dwellings | -- | -- | C | P | P | -- | -- |
| Live/Work Units | -- | -- | -- | -- | P | -- | -- |
| Mobile Homes | P | P | P | P | -- | -- | -- |
| Residential Care Facility<br>- 6 or fewer<br>- 7 or more[1] | <br>P<br>-- | <br>P<br>-- | <br>P<br>-- | <br>P<br>-- | <br>--<br>-- | <br>P<br>-- | <br>--<br>-- |
| Secondary Dwelling Unit | P | P | P | P | -- | -- | -- |
| Transitional Housing | P | P | P/C | P | P | P | -- |
| Supportive Housing | P | P | P/C | P | P | P | -- |
| Emergency Shelters | -- | -- | -- | -- | -- | -- | P |

P – Permitted by right; C – Conditional Use Permit required; -- Not permitted

1. Attached units (townhomes) only.

Source: City of Hawthorne Zoning Ordinance, 2013.

### Single-Family Housing

Single-family housing is permitted by right in all residentially zoned districts of the City as well as the MU and C-1 districts. Single-family dwellings must abide by the varying development standards of each zone.

### Duplex Housing

A duplex is generally defined as a two-unit housing structure with separate entrances for each unit. According to the California Department of Finance, about four percent of all housing units in the City of Hawthorne are duplex units. Duplex units are permitted in the R-2, R-3 and R-4 zones which are prevalent throughout the City.

### Multi-Family Housing

As of January 2013, multi-family housing units constituted approximately 66 percent of Hawthorne's housing stock. The Zoning Ordinance provides for multi-family developments in the R-3, R-4, and Mixed Use (MU) Overlay zones. Multi-family uses in R-3 are permitted with approval of a Conditional Use Permit (CUP). Because the City is already densely developed, the CUP process is in place to ensure compatibility with existing uses. In March 2012, the Hawthorne City Council approved an amendment to the Zoning Ordinance to permit multi-family housing in the R-4 and MU Overlay zones as a permitted use.

### Live/Work Units

With the adoption of the MU Overlay, the City also makes provisions for live/work units. Live/work units are intended for owner-occupants to operate its small business within the designated commercial square footage of the unit.

### Manufactured Housing/Mobile Homes

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate income households. According to the California Department of Finance, there are 147 mobile homes in the City. The City allows manufactured housing constructed after July 1, 1976 and placed on a permanent foundation by right in all residential zones.

### Residential Care Facilities

The Lanterman Developmental Disabilities Services Act (Lanterman Act) sets out the rights and responsibilities of persons with developmental disabilities. The Lanterman Act impacts local zoning ordinances by requiring the use of property for the care of six or fewer disabled persons to be classified as a residential use under zoning. A State-authorized, certified or licensed family care home, foster home or a group home serving six or fewer disabled persons or dependent and neglected children on a 24-hour-a day basis must be considered a residential use that is permitted in all residential zones.

In Hawthorne, residential care homes serving up to six persons is permitted by right in all residential zones and in the C-1 zone. As single-family housing is permitted by right in the MU zone, residential care facilities serving six of fewer persons should be treated in the same manner. The City will amend the Zoning Ordinance to define a small residential care home as a single-family residential use and therefore permitted by right as such in the MU zone.

Residential care facilities serving more than six persons are not addressed in the Zoning Ordinance. The City will amend the Zoning Ordinance to conditionally permit residential care facilities for seven or more persons in the R-4 and MU Overlay zones. Conditions will pertain to performance standards (such as parking, management, security, hours of operation, etc.) and will not be different from those required for similar uses in the same 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 Hawthorne, subject to the following conditions:

- The lot must have a minimum area of 8,000 square feet in the R-1, R-3, and R-4 zones, and 7,000 square feet in the R-2 zone.
- Two parking spaces are required for each unit on the lot.
- The maximum height of the accessory structure is 12 feet
- The building must be architecturally compatible with the primary dwelling unit
- The two units must be held under single ownership, and the owner of the property must occupy one of the units.

Since January 1, 2006, one building permit has been issued for second dwelling units.

### Transitional and Supportive Housing

Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multi-family apartments and typically offers case management and support services to return people to independent living (usually between six and 24 months). The Zoning Ordinance defines transitional housing as a development with 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. This definition is consistent with Government Code Section 65582(g).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Ordinance defines supportive housing as "housing with no limit on length of stay, that is occupied by the target population 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." The target population includes persons with disabilities, elderly, youth aging out of foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(f).

State Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The City amended the Zoning Ordinance in 2013 to allow transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses in the residential and mixed-use overlay 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. The Zoning Ordinance defines emergency shelter as a facility that provides immediate and short-term housing for homeless persons that is limited to occupancy of six months or less. Supplemental services may include counseling and access to social programs. This definition is consistent with Government Code Section 65582(d).

The City amended the Zoning Ordinance in 2013 to accommodate emergency shelters within the M-1 and M-2 zones. Emergency shelter application reviews are subject ministerial review and approval to determine that the proposed use conforms to Zoning standards that apply throughout the M-1 and M-2 zones as well as the following use-specific development and operational standards:

1. Individuals and families shall not stay at an emergency shelter for more than 180 days per calendar year.

2. Emergency shelters shall not be established within 500 feet of an R-1-zoned property or a specific plan area developed as single-family housing, measured from the property lines.

3. Emergency shelters shall not be established within 300 feet of another emergency shelter.

4. Each emergency shelter within 500 feet of residentially-zoned properties, measured from property lines, shall be limited to 40 persons/beds for overnight occupancy. Shelters located beyond 500 feet from residentially-zoned property shall not exceed capacity for 150 persons/beds. The total number of permanent emergency shelter beds within the city shall not exceed 300.

5. Each shelter shall be operated by a responsible agency or non-profit organization with experience in managing shelters and/or providing social services.

6. There shall be at least one on-site supervisor per 25 persons, or portion thereof, during the hours of shelter operation.

7. Operators shall maintain a log of occupants which may be reviewed by the city at any time to ensure compliance with length of stay restrictions.

8. Outdoor areas of the shelter that are not completely enclosed by a building shall only be used between 3pm and 10pm. Loitering shall not be permitted on the site nor adjacent sidewalks or streets. Trash and graffiti must be removed from the site daily.

9. Occupants shall be permitted to enter the facility no earlier than 3pm and must leave by 9am the following morning.

10. No individual or household may be denied access to an emergency shelter because of an inability to pay.

No emergency shelters are currently located within Hawthorne. The Needs Assessment determined that, based on the Los Angeles Homeless Services Authority census, there is a total unmet need of 20 unsheltered homeless persons in Hawthorne. The M-1 zone is located along major corridors (Rosecrans, Hawthorne, Imperial, Marine, and Crenshaw) with easy access to public transit (bus and Green Line). Emergency shelters will be permitted in the M-1 and M-2 zones, all of which are well served by public transportation. There are 248 parcels totaling 350 acres that are appropriately zoned. However, no emergency shelters will be permitted within 500 feet of an R-1 zoned property or any portion of a specific plan developed as single-family homes. This removes 30 parcels (80 acres). Additionally, parcels within 500 feet of any residential zone are limited to emergency shelters not to exceed 40 beds. This area comprises 103 parcels (89 acres) and is approximately 33 percent of the acreage identified for emergency shelters. The remaining 115 parcels (181 acres) are to be available for development without restriction to bed size except by the citywide cap of 300 beds.

### Single-Room Occupancy

With high housing costs, many communities in California are exploring the use of single-room occupancy (SRO) housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Hawthorne Zoning Ordinance does not currently address SRO units. The City will amend the Zoning Ordinance to specify SRO as a conditionally permitted use in an overlay zone to be created in the commercial and industrial zones. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.

## 4. 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.

### 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]

[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

The City of Hawthorne Zoning Ordinance contains a definition of family, which is defined as one or more persons living together in a dwelling unit, with common access to and common use of all living, kitchen and eating areas within the dwelling unit. The City's definition of family does not stipulates relation and size; the definition of family is acceptable and fully complies with the law.

**Residential Facilities and Special Needs Housing:** As previously discussed under "Variety of Housing Types", the Zoning Ordinance will be amended to address the following:

- Allow small residential care facilities (serving six or fewer persons) by right in the MU Overlay zone.

- Conditionally permit large residential care facilities (serving more than six persons) in R-4 and MU zones.

- Conditionally permit SRO housing in the commercial and manufacturing zones.

The City has not established any distance requirements between residential care facilities. While the City of Hawthorne plans to require a CUP for large residential care facilities serving seven or more residents, small residential care facilities are permitted by right in residential zones and in the C-1 zone. Requiring a CUP for large residential care facilities will allow the City to ensure compatible uses in a neighborhood, control for environmental and quality of life factors such as noise and hazards and maintain parking and traffic standards. The City does not impose special occupancy permit requirements or business licenses for the establishment or retrofitting of structures for residential use by persons with disabilities. The CUP process has not been used to deny or substantially modify a housing project for persons with disabilities to the point where it is no longer feasible. The City has several residential care facilities for adults and for elderly persons that have a capacity that exceed six persons. Furthermore, provisions for transitional and supportive housing, as well as SRO housing, will provide additional opportunities for housing for the disabled.

### Reasonable Accommodation

It may also be reasonable to accommodate requests from persons with disabilities to waive a setback requirement or other standard of the zoning ordinance to ensure that homes are accessible for the mobility impaired. 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 2008 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 are submitted to and reviewed by the Planning Director in writing. The Planning Department provides assistance to those

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.

who need it in applying for a reasonable accommodation. The request must state the basis of the request, including modification or exception to the regulations, standards and practices for the siting, development and use of housing or housing related facilities that would eliminate regulatory barriers and provide an individual with a disability equal opportunity to housing of his or her choice. The Planning Director may request additional information that complies with fair housing law and the privacy rights of the individual. The determination is made within 45 days, not counting time necessary to gather additionally requested documents. The Planning Director has the right to require the applicant to record a covenant in the County Recorder's Office acknowledging and agreeing to comply with the terms and conditions established in the determination. Appeals may be made to the Planning Commission.

In approving or denying the request, the Planning Director shall apply the following criteria:

- The unit, which is the subject of the request for the reasonable accommodation, will be used by an individual with a disability protected under the Acts[8];
- The requested accommodation is necessary to make housing available to an individual with a disability protected under the Acts;
- The requested accommodation would not impose an undue financial or administrative burden on the City; and
- The requested accommodation would not require a fundamental alteration in the nature of the City's zoning regulations and policies.

Hawthorne's reasonable accommodation procedure does not require a public hearing and preserves privacy laws and fair housing laws. Only property owners in abutting properties are notified if the accommodation is granted and future property owners are notified by the covenant. Hawthorne's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

### 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.

[8] "Acts" means the Federal Fair Housing Amendments Act of 1988 and California's Fair Employment and Housing Act.

- 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.

The City has not adopted unique restrictions that would constrain the development of housing for persons with disabilities. 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 Department as part of the building permit submittal.

### 5. 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.

#### Planning Fees

The City's fee schedule for a typical residential project is displayed in Table 26. Hawthorne's planning fees are generally higher than those in the smaller cities of Redondo Beach and Lawndale. These two cities also contract with the County of Los Angeles for much of its plan checking functions, with costs being set by the County.

#### Impact Fees

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 City has implemented development impact fees which are used for police facilities, park facilities, storm drain facilities and street and traffic signals. The total impact fees are presented in Table 28. Developers are able to apply for a fee waiver if they can prove the lack of a nexus relationship between the proposed development and the fees charged. The City Council considers the waiver with the development permit application at a public hearing or at a separate hearing and the decision of the City Council is final.

| Table 26: Schedule of Planning Fees | |
|---|---|
| General Plan Amendment | $4,920 for the first 20,000 sqft. + $275 for each additional 10,000 square feet of land area |
| Tentative Parcel Map/Parcel Map | $3,398 plus $207 per lot |
| Zone Change | $4,920 for the first 20,000 sqft.<br>+ $275 for each additional 10,000 square feet of land area |
| Conditional Use Permit | $3,398 for the first 20,000 sqft.<br>+ $138 for each additional 10,000 square feet of land area |
| Variance | $3,398 for the first 20,000 sqft.<br>+ $138 for each additional 10,000 square feet of land |
| Preliminary Environmental Assessment | $152 for the first 20,000 sqft.<br>+ $36 for each additional 10,000 square feet of land area |
| Negative Declaration | $814 for the first 20,000 sqft.<br>+ $70 for each additional 10,000 square feet of land area |
| Environmental Impact Report or Extended EIS | Consultant and attorney fees |
| Source: City of Hawthorne, Planning Fees, Effective July 2009. | |

| Table 27: Comparison of Planning Fees | | | | |
|---|---|---|---|---|
| Fee Type | Hawthorne | Lawndale | Gardena | Redondo Beach |
| Conditional/ Special Use Permit | $4,920 for <20,000 sq. ft. of land area; plus $275 per 10,000 additional sq. ft. | $1,800 | $3,109 | $1,750 (Single-family)<br>$1,750 plus $734 per unit (multi-family) |
| Variance | $3,398 for <20,000 sq. ft. of land area; plus $138 per 10,000 additional sq. ft. | $1,800+planning commission | $3,109 | $1,750 |
| Zone Change Application | $4,920 for <20,000 sq. ft. of land area + $275 per 10,000 additional sq. ft. | $2,500 | $3,593 | $3,000 outside Coastal Zone;<br>$4,375 within Coastal Zone |
| General Plan Amendment | $4,920 for <20,000 sq. ft. of land area<br>$275 per 10,000 additional sq. ft. | $2,000 | $3,593 | $3,000 outside Coastal Zone;<br>$4,375 within Coastal Zone |
| Tentative Parcel Map | $3,398 plus $207 per lot | $2,600 | $3,109 | $826 |
| Tentative Tract Map | $3,398 plus $207 per lot | $2,600 | $3,109 | $1,356 |
| Sources: City of Lawndale (2013); City of Gardena (2013); City of Hawthorne (2013); and City of Redondo Beach (2013). | | | | |

| Table 28: Development Impact Fees | |
|---|---|
| Fee Amount | Residential |
| $5,115 | Per single-family detached dwelling |
| $3,167 | Per duplex, multi-family and/or condominium unit |
| School District Fees | |
| $2.24 | Hawthorne School District, per square foot of residential |
| $2.63 | Centinela Valley High School, per square foot of residential |
| $3.20 | Wiseburn School District, per square foot of residential |
| $4.00 | Los Angeles Unified School District, per square foot of residential |
| Source: City of Hawthorne, 2013. | |

### Overall Cost Impact

Overall, fees for a typical single-family unit total about $5,500. For multi-family housing projects, the per-unit fees decrease as the number of units increases. For a five-unit project, the fees average around $6,000 per unit. The fees decrease to $5,275 per unit for a ten-unit project and to $4,900 per unit to a 20-unit project. These fees represent less than five percent of the total development costs.

A 2012 National Impact Fees Survey (www.impactfees.com) surveyed 37 jurisdictions in California, including two in Los Angeles County (Long Beach and Lancaster). The study reports average impact fees of $31,014 per single-family unit and $18,807 per multi-family unit in California. The City of Hawthorne's development impact fees and taxes are well below the statewide average, constitute a relatively minor proportion of total development cost, and, therefore, do not constitute a constraint to the production or improvement of housing.

## 6. 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 Hawthorne, 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 has adopted the provisions in the most recent edition of the "Standard Specifications for Public Works Construction," published by the Southern California Chapters of the American Public Works Association and the Associated General Contractors of America. The City of Hawthorne street design criteria are summarized in Table 29.

| Table 29: Street Design Criteria | | |
|---|---|---|
| Design Criteria | Right of Way | Curb to Curb |
| Major Road | 100' | 84' |
| Secondary Street | 80' | 64' |
| Local Collector Street | 60' | 40' |
| Cul-De-Sac | 54' | -- |
| Source: City of Hawthorne, Municipal Ordinance, Subdivisions, 2013. | | |

The City of Hawthorne's fee structure includes some on- and off-site improvements, which are described in the section above (development impact fees). Off-site improvement fees include storm drain, street, traffic, police, and park facilities, among others. While these fees add to the cost of housing development, they are also established to cover the costs of infrastructure, facilities, and improvements necessary to serve the development.

### 7. 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.

#### Permit Processes

The City of Hawthorne has three types of permit processes for residential projects:

- Discretionary applications, which require a public hearing before the Planning Commission.
- Ministerial applications for two stories and large additions, which require a plan check from the Planning, Building, Fire, and Engineering Departments.
- Ministerial applications for minor additions, which can be reviewed and approved over-the-counter.

The time frame for discretionary approvals ranges from 30 to 60 days from formal submittal until the Planning Commission hearing date.

The City requires a Conditional Use Permit (CUP) for multi-family projects in the R-3 zone, but does not have a design review process. To apply for a CUP, an applicant must submit site plans, elevation illustrations, and other materials as required.

The timeframes associated with securing a CUP is largely a function of the public hearing process. Processing time for a typical, small multi-family project is about eight weeks. Processing time for a large multi-family project takes between 30 and 60 days. However,

CEQA (California Environmental Quality Act) requirement for large projects often extend the timeframe for processing.

In general, the applicant can request a pre-application conference with City staff to identify initial concerns of the City. This process is done informally and the City is typically able to grant that request and set up an appointment immediately. The City does not have a design review board or a formal design review process. The Planning Commission reviews the project proposal for architectural integrity concurrently as part of its development review process. Conditions for project approval typically establish performance standards and mitigations to reduce impacts on surrounding neighborhoods. Specifically, the Zoning Ordinance outlines the following considerations:

- Compatibility of existing and potential uses;
- Factors such as noise, smoke, dust, fumes, vibration, odors, hazard (including traffic hazard), or public need; and
- Location and design of parking facilities, ingress and egress facilities, and on-site provisions for back-up storage of cars waiting to enter traffic flow on the street, as these factors relate to general safety and convenience of the public.

The Zoning Ordinance further stipulates that before imposing conditions on any use requiring a CUP, the Planning Commission must ascertain its findings the characteristics that may be present in exceptional degree, and the conditions imposed shall only be those that will reasonably assure to mitigate the nuisance or hazard to life or property. Therefore, the CUP requirement for multi-family projects does not constrain the development of housing in Hawthorne. Typical conditions for approval specify the amount of amenities to be provided, such as private and common open space, and assurance for the maintenance of the required parking spaces for parking. Approximately 66 percent of the City's housing stock is multi-family. The City has demonstrated an excellent track record in approving multi-family development. With the high concentration of multi-family housing in the City, a discretionary process is necessary to promote a well-balanced community and to preserve the integrity of the City's single-family neighborhoods.

For subdivisions, the tentative tract maps must be filed with the Planning Commission and within 30 days of the next Commission meeting. The City engineer must submit a report in writing to the Commission within 30 days or the project is automatically deemed approved. The Lot Split subdivision process is slightly longer time investment. After filing the survey map and plot plan, the planning official must set the matter for public hearing within 30 to 50 days. This is also after the environmental impact report is certified and the negative declaration is adopted or the project is deemed exempt from these requirements.

### 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.

### 8. Building Codes and Enforcement

The City has adopted, by reference, the 2010 California Building Standards Code, which includes the State Green Building Code. 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 both proactive and reactive to resident complaints. Although building codes and the time required for inspections can increase housing production costs and may reduce the rehabilitation viability of older properties, the intent is to provide structurally sound, safe, and energy-efficient housing. 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, 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 Hawthorne residents. Furthermore, recent State laws have established exemptions from CEQA for infill and affordable housing projects.

## D. Infrastructure and Public Service Constraints

The infrastructure of critical importance to the maintenance and development of new housing includes water facilities, sewer facilities, streets, and sidewalks. The provision and maintenance of these facilities in a community enhances not only the character of the neighborhoods but also serves as an incentive to homeowners to routinely maintain the condition of their homes. In contrast, when public improvements are left to deteriorate or are overextended in use, the neighborhoods in which they are located become neglected and show early signs deterioration.

Very little undeveloped residential land remains in the City. Future housing growth will occur within vacant infill areas, construction of secondary units on existing lots, the rezoning of commercial to mixed and residential uses, and the redevelopment of Hawthorne Boulevard. All necessary infrastructures are currently in place and maintenance of such infrastructures is the responsibility of the City, County, and a number of public/private agencies.

## E. Environmental Constraints

A community's environmental setting affects the feasibility and cost of developing housing. Environmental issues range from the conservation of biological resources to the suitability of land for development due to potential exposure to seismic, fire, hazardous materials and airport related accidents as well as the availability of adequate water supplies. This section summarizes these potential constraints in Hawthorne.

### 1. Geology/Seismic Constraints

Hawthorne is located in the seismically active Los Angeles Basin where numerous active and potentially active faults have been identified. The Charnock fault, a component of the Newport-Inglewood fault, is located in the center of the City. The greatest risk of seismic shaking would result from activity on one of the major fault lines in the region. The potential for liquefaction exists, although the depths to groundwater and underlying soil characteristics make this possibility remote. This risk is typical of any area located within the Los Angeles Basin. The General Plan Safety Element contains goals and policies that address seismic hazards to the extent possible.

### 2. Fire Hazards

The City of Hawthorne is served by the Los Angeles County Fire Department Stations #160, 161, and 162. The County receives an average of 20 calls per day for service in the City of Hawthorne. Significant damage occurs infrequently, but it is most likely to occur where industrial chemicals and fuels are used, stored or transported. There is potential for considerable damage where multi-family dwellings proliferate, such as in Moneta Gardens which has the highest density and restricted access.

### 3. Hazardous Material Spills

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

### 4. Airport Related Accidents

The Hawthorne Municipal Airport Master Plan contains a description of existing and proposed facilities for the Hawthorne Municipal Airport; current and projected airport operations; an inventory of areas potentially affected by airplane crashes; policies and standards for land use and development within the airport planning boundaries to minimize safety hazards and noise problems; and an emergency preparedness plan for the airport. The Airport Master Plan is consistent with the City's General Plan Land Use Element.

### 5. Water Supply Constraints

California Water Service Company (Cal Water) is Hawthorne's water supplier and has been since 1996. Cal Water is the largest investor owned American water utility west of the Mississippi River and among the largest in the country.

A recent United States District Court decision mandated a 35 percent reduction in pumping from the Sacramento Delta to protect the endangered Delta Smelt. As a result, it is anticipated that demand for water will exceed supplies by 2020. Alternative measures to conserve existing and secure additional water supply will be necessary.

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. The City will provide a copy of the adopted 2013-2021 Housing Element to Cal Water within 30 days of adoption. The City will also continue to coordinate with the Cal Water to ensure affordable housing developments receive priority water service provision.

# 4. Housing Resources

This section identifies resources that are available for the development, rehabilitation, and preservation of housing in the City of Hawthorne. 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 (RHNA)

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.[9] For the 2014-2021 RHNA period, the City of Hawthorne is allocated a RHNA of 683 units by SCAG as follows:

- Extremely Low (up to 30 percent of AMI): 85 units (12.5 percent)
- Very Low Income (31 to 50 percent of AMI): 85 units (12.5 percent)[10]
- Low Income (51 to 80 percent of AMI): 101units (14.8 percent)
- Moderate Income (81 to 120 percent of AMI): 112 units (16.4 percent)
- Above Moderate Income (more than 120 percent of AMI): 300 units (43.9 percent)

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

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

[10] The City has a RHNA allocation of 170 very low income units (inclusive of extremely low income units). Pursuant to State law (AB 2634), the City may assume 50 percent of the very low income units as extremely low. Therefore the City's RHNA of 170 very low income units may be split into 85 extremely low income units and 85 very low income units.

## 2. Pending Project

The City is in the process of reviewing a 127-unit rental housing/mixed use development project (14124 Yukon Avenue). In this project AMG Development is teaming with TELACU to provide affordable housing using Low Income Housing Tax Credits (LIHTC) and tax-exempt bonds. All 127 units are proposed to be deed restricted as housing affordable to low income households for 55 years. This project is not anticipated to issue building permits until 2014. With this project, the City has a remaining RHNA of 582 units.

## 3. Residential Sites Inventory

Hawthorne is an older urbanized City with limited development opportunities on vacant land. As such, the City's existing vacant residential 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 currently underutilized properties for residential development.

For this Housing Element, the sites inventory includes 158 parcels, with a total of 47.5 acres. Parcels that, individually, are not likely to be redeveloped over the near term have been excluded. The City includes in this sites inventory only those parcels where the owners have expressed interest for redevelopment and properties that are possible for redevelopment given their existing vacant or underutilized character, and/or long-term viability of existing uses. As shown on the maps included in the Appendix, most of the parcels selected for the sites inventory are contiguous and offer opportunity for lot consolidation. The more obvious opportunities for lot consolidation are noted in the detailed sites inventory contained in the Appendix. However, it is not uncommon that developers when surveying an area for development potential, include properties that are not considered underutilized or blighted but would serve to "connect" or "complete" a group of parcels to create a larger site for development. Often common ownership is not a prerequisite for lot consolidation.

### Existing Uses

Existing uses in these areas are characterized by older single-family residential units and low intensity industrial/retail uses that are marginally operating, as well as nonconforming uses. Non-residential development includes light industrial and commercial strips located at the edges of residential development, and a wide range of mostly small businesses such as masonry shops, metal manufacturing, and other construction-oriented businesses; auto repair shops; storage facilities; surface parking lots; as well as retail and other commercial uses. Often these retail/light industrial uses include large, sparsely used parking lots. Some of the single–family homes in the selected areas appear to be in disrepair or are poorly maintained. The areas rezoned are generally described below. A detailed inventory is included in the appendix where the conditions of existing uses are presented. Lot consolidation potential and expressed interests in redeveloping the properties are also noted.

**Cordary Avenue/Rosecrans Avenue (Areas 1a and 1b):** Parcels bounded by Cordary Avenue on the west, Yukon Avenue on the east, West 139th Street on the north, and Rosecrans Avenue on the south. The majority of the properties are outdated single-story

commercial and industrial buildings, older single-family houses, and vacant properties. Most of these properties were developed in the 1950s and have not undergone major improvements in the last 50 years, with improvement-to-land value ratios (ILR) significantly below 1.0, indicating that the improvements on these properties are worth far less than the land. With the rezoning, the increased density should raise the land value when the economy recovers, further enhancing the feasibility of redevelopment.

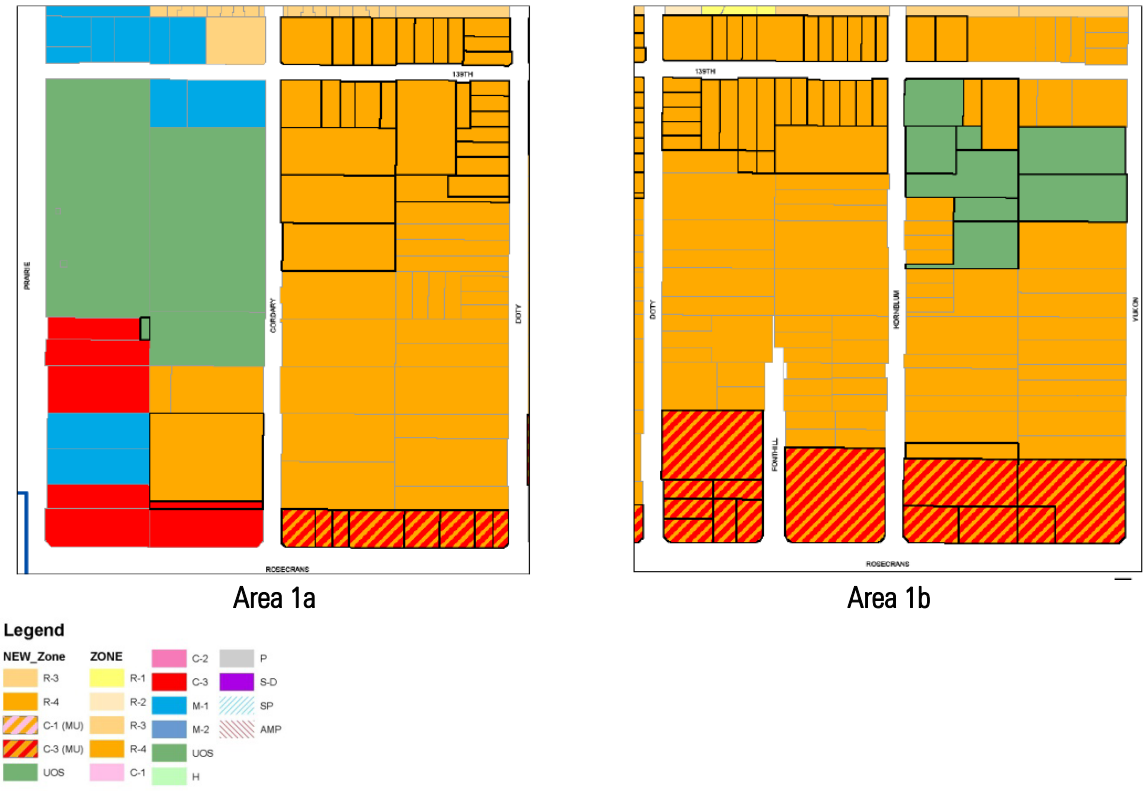
Also, many properties are nonconforming – where industrial buildings are located on lots zoned residential or vice versa. Given their nonconforming status, these properties will not be allowed to be redeveloped back to the current uses or pursue expansion opportunities. A majority of the properties are larger, having depths of 300 feet or more. Large portions of the properties are used for surface parking, making many of these properties severely underutilized in today's standard for commercial development.






A General Plan amendment and Zone Change completed in 2011 realigned the land use and zoning to reflect the City's vision for the areas. The increased density of 30 units per acre and a Floor Area Ratio (FAR) of 2.5 will induce redevelopment in the areas. Specifically, two parcels owned by a local church (Site 138) with the potential to accommodate more than 30 units has previously expressed interest in redeveloping the property. Also, at least eight properties (Sites 79, 80, 81, 82, 83, 93, 98, and 99) are contiguous and under common ownership. The property owner has previous expressed interest in redeveloping at least five of those properties.

**Figure 6: Cordary Avenue/Rosecrans Avenue (Areas 1a and 1b)**

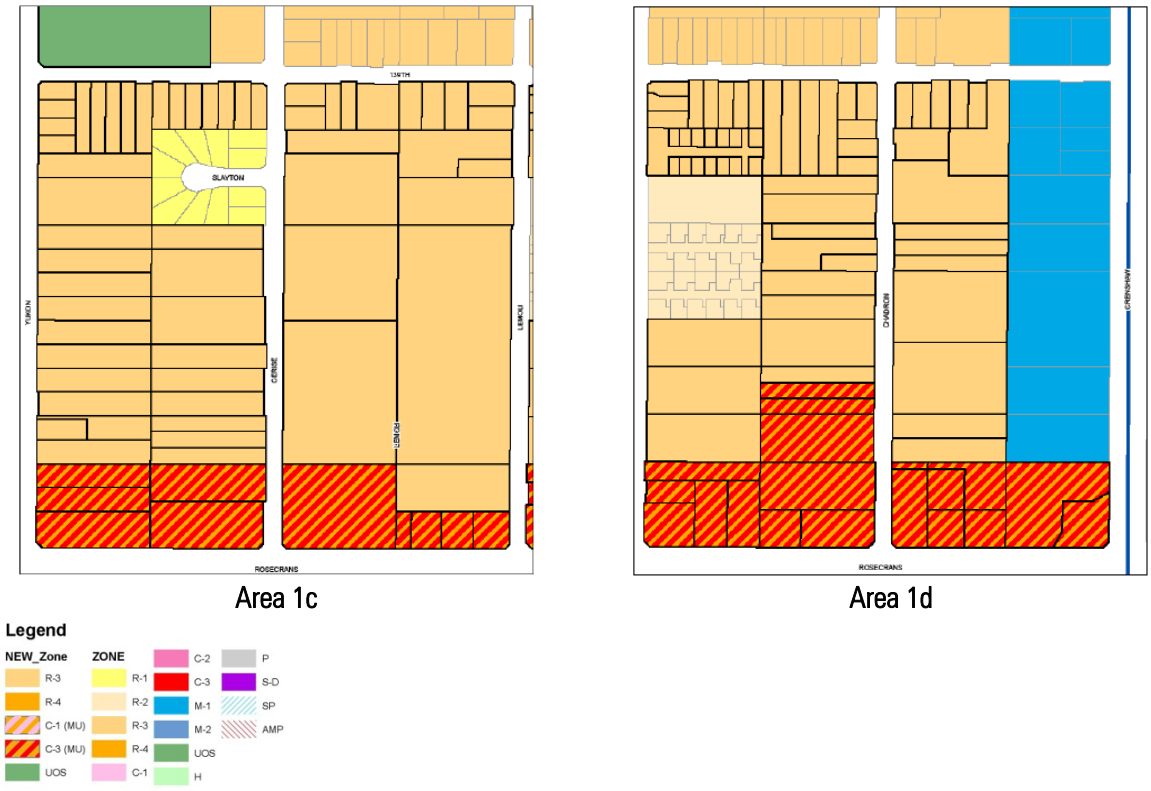



**Rosecrans Avenue Corridor (Areas 1c and 1d):** Parcels abutting the north side of Rosecrans Avenue, bounded by Yukon Avenue on the west and Crenshaw Boulevard on the east. The majority of the properties are outdated low-intensity single-story commercial and industrial buildings. A majority of the properties are larger, in excess of one acre. A larger project is possible if the adjacent underutilized properties (Sites 163 and 166) are involved. Regionally, the conversion of plant nurseries in urban areas to higher intensity uses was a frequent development scenario prior to the recession.

Within Area 1d are also large industrial buildings that have been largely vacated not only because of the recession but because of the economic restructuring that has impacted Los Angeles County. Bus service is available on Rosecrans Avenue and Crenshaw Boulevard. Mixed use development would induce public transit use and reduce vehicular traffic. As the southern and eastern entrances to the City, redevelopment would enhance the image of the City as a whole. High traffic volumes on Rosecrans Avenue and Crenshaw Boulevard make adjacent properties suitable for mixed commercial/residential development.

The General Plan amendment and Zone Change realigned the land use and zoning to reflect the City's vision for the areas. Some properties were rezoned to reflect the current medium density residential uses. Other properties were rezoned from M-1 to C-3 with a MU Overlay.

**Figure 7: Rosecrans Corridor (Areas 1c and 1d)**




**Hawthorne Boulevard Greenline Metro Station/Hawthorne Boulevard Corridor South (Areas 3a and 3b)**: Parcels bounded by Imperial Highway on the north, West 115th Street on the south, Hawthorne Boulevard on the east, and Grevillea Avenue on the west. The residential uses should be vertically mixed atop ground floor retail uses. The retail uses should be convenience shopping oriented to serving the residents of the development, nearby residential areas, as commuters using the Metro station.

The properties are located adjacent to the Hawthorne Boulevard Greenline Metro Station. Bus service is available on Imperial Highway and Hawthorne Boulevard. Higher density residential development would induce public transit use and reduce vehicular traffic. As the northern entrance to the City, redevelopment would enhance the image of the City as a whole. High traffic volumes on Imperial Highway and Hawthorne Boulevard make the properties suitable for mixed commercial/residential development.

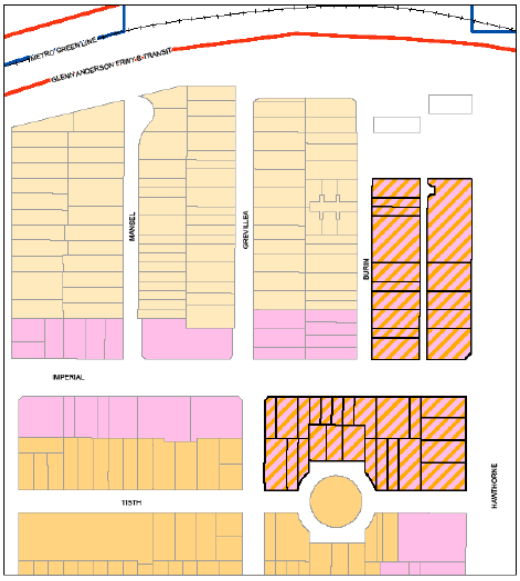
The majority of the properties in this area are outdated and low-intensity single-story commercial buildings and older single-family houses. Existing residential uses include old single-family homes on R-3, C-1, and M-1 properties. Commercial uses in these areas are primarily retail shops and restaurants. Many properties were developed in the 1950s and are showing signs of deferred maintenance and disrepair. Areas 3a and 3b also include at least ten vacant parcels and six parcels used as surface parking lots. Specifically in Area 3a, existing structures on six parcels have been demolished. There is also a vacant former gasoline station property. With the underutilized character of existing uses, the General Plan amendment and Zone change further enhance the feasibility of redevelopment of these

properties. Property owners of at least four parcels had previously expressed interest in redeveloping the properties.

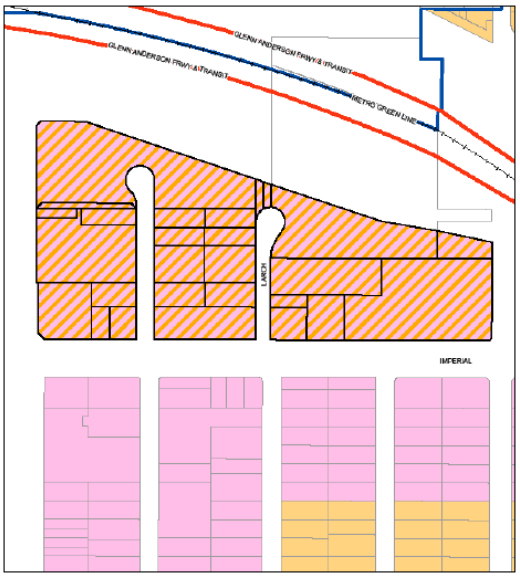




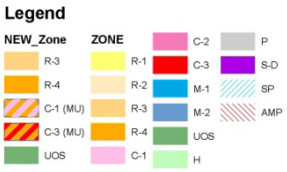
**Figure 8: Hawthorne Blvd Greenline Metro Station/Hawthorne Blvd Corridor South (Areas 3a and 3b)**




Area 3a



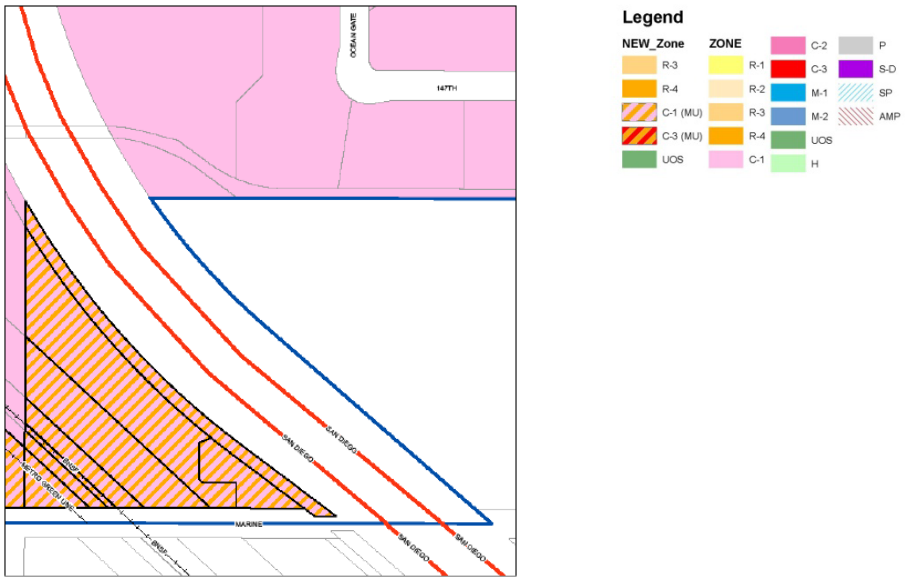

Area 3b




**Redondo Beach Greenline Metro Station/Marine Avenue (Area 7c)**: Parcels abutting the north side of Marine Avenue, bounded by 405 Freeway on the east and Aviation Boulevard on the west. The residential uses should be vertically mixed atop ground floor retail or office uses, or horizontally mixed, or a combination of both. The westerly portion of the area, adjacent to Aviation Boulevard, is more suitable to a mix of residential and office uses.

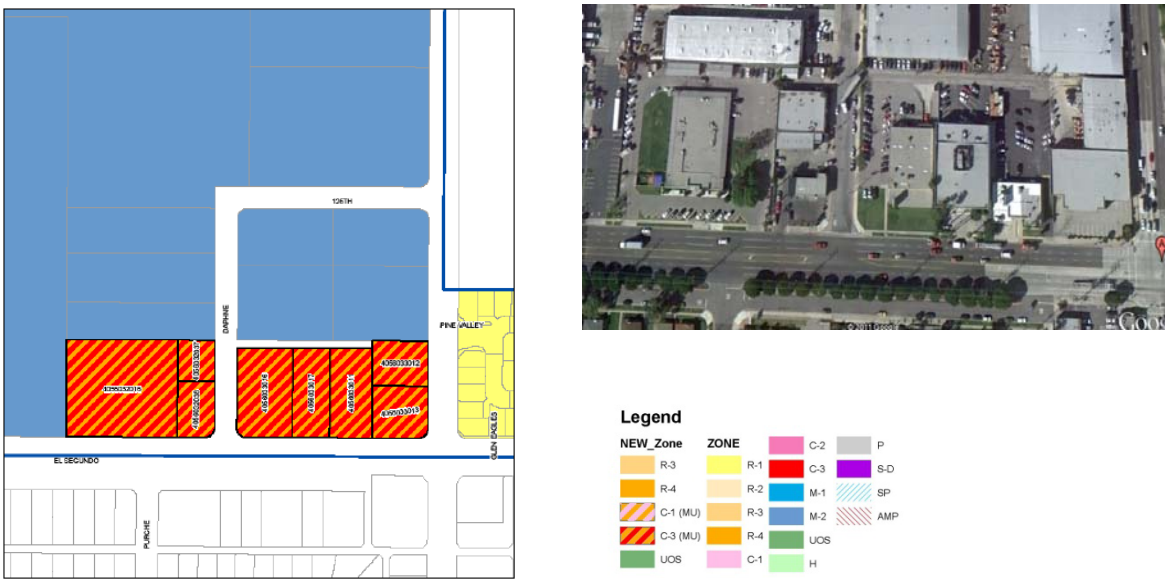
This area includes two parcels that are currently used as a car dealership and a small fast food restaurant. Both uses offer small building structures and large surface parking space. Conversion of car dealership to other uses is not uncommon in the region.

Figure 9: Redondo Beach Greenline Metro Station (Area 7c)




**West El Segundo Boulevard/Van Ness Avenue (Area 8):** A number of old commercial/industrial uses are located at the northwest corner of West El Segundo Boulevard and Van Ness Avenue. These uses are located directly across residential uses and many have large parking areas. One of the major uses in this area was the Behavioral Health Services Clinic, which has been closed. The property owner has expressed interest in redeveloping the property into affordable housing and is pursuing funding for the project.

Figure 10: West El Segundo Boulevard/Van Ness Avenue (Area 8)



### Redevelopment Potential

All the sites identified include marginal uses such as small homes on large lots within high density areas, small commercial offices, retail businesses, or light industrial uses that have outdated configuration and marginal operations. 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.

As mentioned above, prior to the economic downturn, several property owners have expressed interest in redeveloping their properties for higher intensity uses. With adoption of the MU Overlay Zone and R-4 zone in 2011, the City seeks to take advantage of development opportunities in key areas of the City, each of which face unique opportunities and constraints. With the shifting economic structure in the region and nationwide, manufacturing jobs are disappearing. Industrial uses within these areas are expected to be replaced with other more viable economic uses. Most of the residential uses in the City were developed in the 1950s and 1960s, with many showing signs of disrepair and several homes in the areas have also been vacated and boarded up. As the economy continues to recover, the City has been notified of development interests in the area. Examples of development interest in these areas include:

- Area 1a: Expressed interest in redeveloping the vacant site owned by a local church.
- Area 1b: Expressed interest in consolidating and redeveloping five parcels under common ownership.
- Area 1d: Expressed interest in consolidating and redeveloping five separately owned parcels of industrial buildings into a mixed use project.
- Area 8: Expressed interest in redeveloping a vacated health clinic into 100 percent affordable housing.

The City intends to facilitate mixed use and high density residential development in these areas to promote an urban character that fosters the use of public transportation and sustainable development pattern. With the adoption of the Mixed Use (MU) Overlay, the City has already been contacted by several property owners/developers with interest in taking advantage of the MU Overly. For example, two mixed-use developments have been constructed, with another project being proposed on sites that were identified in the sites inventory for the 2008-2014 Housing Element Update. Specifically, a 127-unit affordable rental housing project for low income households has been proposed in Area 1c. This project has an effective density of 77 units per acre. Existing uses of this site included horticulture production. Another development constructed within Area 1d included 109 units, of which 28 are affordable. This project has an effective density of 38 units per acre. Prior uses on site included industrial, surface parking, and restaurant uses. A third mixed use development within Area 2 was constructed on a vacant property and the project included 72 market-rate rental units. This project has an effective density of 30 units per acre.

### Adequacy to Meet RHNA

Overall, these properties can accommodate 998 housing units, conservatively estimated at only 70 percent of the maximum density of 30 units per acre. Specifically, 267 units can be accommodated on R-4 properties and 731 units can be accommodated on MU Overlay properties.

This sites inventory already takes into account that not all properties will be redeveloped within the planning period. From 192 acres of properties that were rezoned/upzoned to R-4 and MU Overlay in 2011, this sites inventory includes only 47.5 acres (25 percent), excluding all properties that do not demonstrate obvious potential for redevelopment in the near future.

The City recognizes that not all MU Overlay properties, when redeveloped, will include a residential component. Overall, 267 units can be accommodated in the new R-4 zone, almost double of the City's remaining RHNA for lower income units (144 units). Assuming percent of the MU Overlay acreage included in this inventory would include a residential component when redeveloped, 511 units could be achieved.[11] Therefore, the City's sites inventory for this planning period offers a capacity for 778 units, adequate to accommodate the City's remaining RHNA of 582 units.

[11] This assumption is conservative. Of the acreage included within the sites inventory for the 2008-2014 Housing Element Update, a total of 8.1 acres have been developed to date. Of the developed acreage, 6.1 acres have resulted in mixed use developments with a residential component. The mixed use developments account for 76 percent of the total acreage within the MU Overlay that has been developed since the prior Housing Element update.

**Table 30: Sites Inventory Summary**

| Area | Zoning | Status | # Parcels | Total Acreage | Max. Density[1] | Maximum Capacity | Potential Capacity[2] |
|---|---|---|---|---|---|---|---|
| Area 1a | R4 | Underutilized | 30 | 8.02 | 30 | 240 | 168 |
| | MU | Underutilized | 8 | 1.45 | 30 | 43 | 30 |
| Area 1b | R4 | Vacant | 1 | 0.13 | 30 | 4 | 3 |
| | | Underutilized | 29 | 4.45 | 30 | 132 | 96 |
| | MU | Underutilized | 12 | 5.48 | 30 | 164 | 104 |
| Area 1c | MU | Underutilized | 6 | 3.62 | 30 | 108 | 67 |
| Area 1d | MU | Vacant | 3 | 0.67 | 30 | 20 | 14 |
| | | Underutilized | 13 | 3.94 | 30 | 118 | 83 |
| Area 3a | MU | Vacant | 9 | 1.03 | 30 | 30 | 22 |
| | | Underutilized | 25 | 3.77 | 30 | 113 | 81 |
| Area 3b | MU | Vacant | 3 | 4.25 | 30 | 127 | 102 |
| | | Underutilized | 10 | 2.46 | 30 | 73 | 55 |
| Area 7c | MU | Underutilized | 2 | 2.93 | 30 | 87 | 62 |
| Area 8 | MU | Underutilized | 8 | 5.29 | 30 | 159 | 111 |
| **Total** | | | **158** | **47.49** | **---** | **1,418** | **998** |

Notes:
1. Residential uses are permitted at a density of 30 units per acre in additional to 0.25 FAR of commercial uses in Mixed Use developments.
2. Potential capacity is conservatively estimated at 70 percent of the maximum density.

**Table 31: Adequacy of Vacant Sites to Accommodate RHNA**

| Income | RHNA | Pending Project | Remaining RHNA | Site Capacity[1] | | Surplus |
|---|---|---|---|---|---|---|
| | | | | R-4 | MUO | |
| Very Low (<50% AMI) | 170 | -- | 170 | 267 | 511[2] | +608 |
| Low (51-80% AMI) | 101 | 127 | 0 | | | |
| Moderate (81%-120% AMI) | 112 | -- | 112 | --- | --- | -112 |
| Above Moderate (>120% AMI) | 300 | -- | 300 | --- | --- | -300 |
| **Total** | 683 | 127 | 582 | 267 | 511 | +196 |

Notes:
1. Only 25 percent of the properties rezoned/upzoned to R-4 and MUO are included in this inventory for this planning period.
2. Assumes 70 percent of the MU Overlay properties included in this inventory will be redeveloped with a residential component as all three recent projects in the MU Overlay are mixed use projects.

## B. Financial Resources

### 1. Housing Choice Voucher Program - Rental Assistance

Housing Choice Vouchers represent 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 Hawthorne Department of Housing administers its Housing Choice Voucher program. This program provides rental assistance to very low income households. Currently, 1,124 Hawthorne households are receiving rental assistance through the program.

### 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 Hawthorne receives approximately $1.1 million in CDBG funds annually, down from $1.7 million only a few years ago.

### 3. HOME Investment Partnership Act

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for households with incomes not exceeding 80 percent of area median income. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low-income households.

The City of Hawthorne receives an annual allocation of approximately $454,000 in HOME funds from HUD, down from nearly $1.0 million a few years ago.

## C. Administrative Resources

### 1. Hawthorne Department of Planning and Community Development

The Department is responsible for administering the CDBG and HOME Investment Partnership programs. The Department of Planning and Community Development also provides a variety of services to the community by answering questions from the public about the General Plan, zoning, and development standards. The department also provides research and analysis on an array of issues at the request of the City Council, Planning Commission, citizens, and departments within the city. The Department updates and implements the City's General Plan, including the Housing Element, to ensure that it is consistent with State-mandated requirements, regional and local concerns.

### 2. Hawthorne Department of Housing/Housing Authority

The Hawthorne Department of Housing is responsible for administering the Housing Choice Voucher Program. The Hawthorne Department of Housing is the staff for the Hawthorne Housing Authority, which is the Housing Successor Agency for the City's former Redevelopment Agency. As of 2013, 585 Hawthorne households received Housing Choice Voucher rental assistance funded and administered by the Hawthorne Housing Authority. In addition, the Hawthorne Housing Authority served 539 participants who have Housing Choice Vouchers from either the County or the City of Los Angeles, under portability provisions.

### 3. Nonprofit Housing Developers

In pursuing the development and preservation of affordable housing in the future, the City will work with qualified housing developer in order ensure the long-term affordability of housing provided. The City has worked with the following nonprofit housing developers to provide affordable housing opportunities to lower and moderate income households and persons with special needs:

- **Moneta Gardens Improvement, Inc. –** The City has provided funding for Moneta Gardens to purchase 12501 Kornblum Avenue, providing seven units low income family housing with a 15-year restriction.

- **Behavior Health Services –** The City purchased a three-unit building and provided the front unit to Behavior Health Services as a group home for women transitioning from their residential facility.

- **Access Community Housing –** The City has worked with the nonprofit to assist in the rehabilitation of housing in the community.

In addition, 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

Various programs are offered through the utility companies to help lower income households reduce energy costs.

### 1. Southern California Edison (SCE) Energy Efficiency Programs

The following programs are offered by SCE to help lower income customers reduce energy costs and control their energy use:

- **California Alternate Rates for Energy (CARE) /Family Electric Rate Assistance (FERA):** These programs provide income-qualified customers with much-needed bill relief.

- **Energy Savings Assistance Program:** This program is designed to assist income-qualified households with the conserving of energy and reducing their monthly electrical costs. SCE may provide free appliances and installation of energy-efficient refrigerators, air conditioners and more, as well as home efficiency solutions like weatherization.

- **Energy Assistance Fund (EAF):** SCE and United Way work together to assist customers who are unable to pay their electric bill due to a financial constraint. A maximum of $100 is available to eligible customers once in a 12-month period.

- **Medical Baseline**: Customers with a medical condition that requires electricity-powered life support equipment may be eligible to receive additional baseline allocation. The Baseline program offers an additional year-round baseline allocation of 16.5 kWh per day in addition to a customer's applicable seasonal baseline and the baseline for its region.

### 2. Southern California Gas Company Energy Efficiency Programs

The following programs are available to SoCalGas customers:

- **California Alternate Rates for Energy (CARE):** The CARE program provides eligible SoCalGas customers a 20 percent discount on their monthly gas bill. In addition, new customers who are approved within 90 days of starting new gas service will also receive a $15 discount on the Service Establishment Charge.

- **Energy Savings Assistance Program:** SoCalGas offers no-cost energy-saving home improvements and furnace repair or replacement services for qualified limited-income renters and homeowners. Available energy-saving services may include attic insulation, door weather-stripping, caulking, low flow shower heads and faucet aerators, water heater blankets, and energy education.

- **Medical Baseline Allowance:** If someone in the household has a life-threatening illness, is seriously disabled, or requires more heat in winter due to a serious health condition, the household may qualify for an additional allowance of gas at a lower rate.

- **Home Energy Upgrade Financing (HEUF):** Under this program, customers may qualify for $2,500 to $20,000 to purchase and install energy-efficient upgrades. This includes an unsecure financing with terms ranging between one and ten years. Twelve year financing is available for ENERGY STAR® measures, which may also qualify for interest rate discounts. Eligible improvements may include water heater replacement, cooling, windows, ceiling and attic, insulation, and roofing.

# 5. HOUSING PLAN

The previous sections establish the housing needs, constraints, and opportunities present within the City. The Housing Plan presented in this section sets forth the housing goals, policies, programs, and objectives to address the identified housing needs and constraints, utilizing the resources available to the City.

## A. Housing Element Goals and Policies

The goals and policies set forth in the housing element address five major issue areas:

- Conserve and improve the condition of the existing affordable housing stock;
- Assist in the development of adequate housing to meet the needs of low and moderate income households;
- Remove, to the extent feasible, constraints to the development, improvement, and preservation of housing;
- Identify adequate housing sites which will be made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all residents; and
- Assure equal housing opportunity for all residents.

Each issue area is discussed in greater detail below.

### 1. Maintenance and Preservation

**Goal: 1.0** **Provide a variety of types and adequate supply of housing to meet the existing and future needs of the community.**

**Policy 1.1:** Encourage the upkeep, maintenance and rehabilitation of existing housing units through code enforcement and programs for the rehabilitation of substandard and deteriorating units.

**Policy 1.2:** Preserve the affordability of assisted rental projects in the City.

**Policy 1.3:** Promote the types of housing in new residential developments that are compatible with the character of the surrounding housing stock.

**Policy 1.4:** Continue to explore programs and funding sources designed to maintain and improve the existing housing stock.

## 2. Provision of a Variety of Housing Types

**Goal 2.0:** **Provide opportunity for increasing the supply of affordable housing in the City, with special emphasis on housing for special needs groups.**

**Policy 2.1:** Pursue different funding mechanisms for the construction of housing for seniors, persons with disabilities (including persons with developmental disabilities), large families, homeless and at-risk of homeless.

**Policy 2.2:** Provide incentives for new construction of affordable housing. Encourage provisions of units with three or more bedrooms to provide adequately sized housing for large families.

**Policy 2.3:** Expand housing options through high-density multi-family and mixed use developments in targeted areas.

**Policy 2.4:** Facilitate the provision of rental assistance to extremely low and very low income households.

**Policy 2.5:** Support the development of affordable ownership housing for first-time homebuyers.

**Policy 2.6:** Promote homeownership to increase neighborhood stability and provide increased housing choice.

**Policy 2.7:** Emphasize ownership housing as a preferred tenure form for new housing to achieve a tenure distribution that is consistent with national and regional trends.

**Policy 2.8:** Cooperate with neighboring cities to identify resources for sheltering homeless persons.

## 3. Removal of Constraints

**Goal 3.0:** **Minimize the impact of governmental constraints on housing construction and cost.**

**Policy 3.1:** Monitor procedures and codes to ensure streamlined case processing and permit issuance procedures, as well as monitor regulations, ordinances, code and standards to minimize government impacts on development costs.

**Policy 3.2:** Encourage the use of innovative construction and design techniques to reduce housing costs.

**Policy 3.3:** Encourage the use of special development zones and other mechanisms to allow more flexibility in housing developments.

**Policy 3.4:** Review ways to provide zoning, land division, and construction incentives to reduce the cost of new and rehabilitated housing.

### 4. Provision of Adequate Sites for Residential Development

**Goal 4.0:** **Provide adequate residential sites through appropriate land use designation and zoning to accommodate the City's share of regional housing needs.**

Policy 4.1: Implement land use policies that allow for a range of residential densities.

Policy 4.2: Maintain an up-to-date inventory of vacant and underutilized residential and mixed use sites, and assist residential developers in identifying land suitable for housing development.

Policy 4.3: Assist in marketing key residential sites to the real estate and development community.

Policy 4.4: Encourage residential development in the Mixed Use Overlay areas.

Policy 4.5: Continue to allow second residential units on single-family parcels as a means of providing additional rental housing.

Policy 4.6: Encourage, at appropriate locations, development at maximum densities permitted under the General Plan, and encourage use of density bonuses for inclusion of affordable units.

### 5. Equal Housing Opportunity

**Goal 5.0:** **Promote equal opportunity for all residents to reside in the housing of their choice.**

**Policy 5.1:** Enforce the fair housing laws prohibiting arbitrary discrimination in the building, financing, selling or renting of housing on the basis of race, religion, sex, age, marital status, ancestry, national origin, color, familial status, disability, source of income, or sexual orientation.

**Policy 5.2:** Promote housing along with supportive services to meet the special needs of certain segments of the population, including seniors, single-parents, the homeless, and persons with disabilities (including those with developmental disabilities).

## B. Housing Programs

The housing plan for addressing unmet needs, removing constraints, and achieving quantitative objectives is described in this section according to the five issues areas described earlier. The housing programs discussed in this section include existing programs as well as new programs that have been added to address the unmet housing needs and new State laws. To the extent feasible, quantified objectives have been included for the eight-year planning period of this Housing Element (2013-2021).

### 1. Maintenance and Preservation of the Housing Stock

Preserving the existing housing stock, including maintaining the affordability of assisted rental units, is an important goal for the City. Through neighborhood and home improvement programs, the City maintains the condition of existing housing units.

#### Program 1: Single-Family Residential Rehabilitation Program

This program provides low interest loans to lower homeowners for the preservation of decent, safe and sanitary housing considered necessary to eliminate blight and to correct building and code violation.

**Objectives and Timeframe:**

- The Housing Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households.
- Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center.

**Funding Sources:** CDBG
**Responsible Agencies:** Department of Planning and Community Development; Access Community Housing

#### Program 2: Crime-Free Multi-Housing Program

This program was designed to help landlords, property owners, and the Police Department improve the quality of life in and around apartment complexes within the City, while reducing the calls for police services at participating complexes. Through a cooperative effort, this program helps to eliminate gang, drug and illegal activity from targeted rental properties. The program provides training in crime prevention measures, tenant screening, and policing of multifamily buildings.

**Objectives and Timeframe:**

- Maintain low crime levels and vacancy rates for the existing 380 participating rental buildings.

**Funding Sources:** General Funds
**Responsible Agencies:** Department of Planning and Community Development; Police Department

### Program 3: Code Enforcement

As Hawthorne's housing stock continues to age, it is important that the City maintain its concentrated code enforcement efforts. When code violations are identified the City will provide the homeowner with information on available rehabilitation programs for use in correcting the existing code violation.

**Objectives and Timeframe:**

- Continue to enforce the City's adopted codes and provide information on available rehabilitation programs.
- Inspect approximately 1,500 homes within low and moderate income neighborhoods.

**Funding Sources:** CDBG
**Responsible Agency:** Department of Planning and Community Development

### Program 4: Multi-Family Acquisition and Rehabilitation

The City will work with qualified Community Housing Development Organizations (CHDOs) to acquire and rehabilitate multi-family rental units as affordable housing.

**Objectives and Timeframe:**

- Acquire and rehabilitated two rental units annually, targeting for occupancy by extremely low and very low income households.
- Support applications by CHDOs for additional State and federal funding to pursue the acquisition and rehabilitation of larger multi-family rental housing.

**Funding Sources:** HOME
**Responsible Agency:** Department of Planning and Community Development

## 2. Assist in the Provision and Conservation of Affordable Housing

The City is committed to providing a variety of housing types to meet the needs of all residents. Although the community is largely built-out, the City continues to encourage the development of a variety of housing types including mixed-use, second units, and single-family and multifamily housing. In addition, through the use of homeownership programs, the City can increase home ownership opportunities for residents. The City also maintains affordability by facilitating the provision of rental assistance and preserving the affordability of assisted rental units.

### Program 5: Housing Choice Voucher Program

This program assists extremely low and very low income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the Housing Choice voucher will pay for the remainder of the monthly rental cost up to the payment standards established by the Housing Authority.

**Objectives and Timeframe:**

- Continue to market the Housing Choice Voucher program to eligible households and provide approximately 1,100 extremely low and very low income households with Housing Choice Voucher Rental Assistance annually through the Hawthorne Housing Authority and portability provisions under the City and County of Los Angeles Housing Choice Voucher programs. Pursuant to HUD regulations, 70 percent of the Housing Choice Voucher program rental assistance should be targeted to extremely low income households.

**Funding Sources:** HUD Section 8 funds
**Responsible Agency:** Department of Housing

### Program 6: Security Deposit Assistance Program

This program provides extremely low and very low income renters with a zero-percent interest loan for up to one month's rent to be used as a security deposit. The loan must be paid back to the City upon tenant vacation of the unit.

**Objectives and Timeframe:**

- Provide security deposit financial assistance to 40 at-risk and homeless households annually through Moneta Gardens Improvement, Inc.

**Funding Sources:** HOME
**Responsible Agencies:** Department of Planning and Community Development; Moneta Gardens Improvements, Inc.

### Program 7: Preservation of At-Risk Units

Currently 16 housing developments with deed-restricted affordable housing units are located within Hawthorne. These include two senior rental housing developments owned and operated by TELACU, a non-profit housing corporation. Five assisted projects are owned and operated by Access Community Housing, a non-profit developer. Two assisted buildings are owned and operated by National CORE (formerly the Southern California Housing Development Corporation), a non-profit housing developer. Three projects (Doty, Chadron, and Yukon) are under construction or soon to be constructed. Each of these is utilizing private and non-profit funding. Moneta Gardens Improvement Inc owns one project and the remaining projects are owned and operated by the Hawthorne Housing Authority. This program will monitor assisted housing in the City and work to preserve the affordable units in the community.

**Objectives and Timeframe:**

- Monitor the legislative changes concerning the Section 8 program, in order to be strategically prepared for the potential conversion of the at-risk projects.
- Work with nonprofit developers to preserve the at-risk housing. Support applications by the project owners or affordable housing providers for funding to extend affordability covenants or make improvements to the properties.
- Ensure that tenants receive adequate noticing should an at-risk housing project file a notice of intent to convert to market-rate housing.

**Funding Sources:** Local, state and federal funds, as available
**Responsible Agency:** Department of Planning and Community Development

### Program 8: Facilitate the Production of New Affordable and Special Needs Housing

Developers of affordable and special needs housing face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable housing development. Continuing reductions in federal funding of HUD programs (e.g., CDBG and HOME) will constrain the City's ability to offer committed funding assistance to affordable and special needs housing even further. The City can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following non-funding-related actions to encourage affordable and special needs housing production (including housing for extremely low income households and the developmentally disabled) during the planning period:

- Collaborate with Affordable and Special Needs Housing Developers: Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior citizen housing and housing for persons with disabilities (including persons with developmental disabilities), the affordable housing developer is often, but not always, a local organization interested in developing affordable housing. The affordable housing developer is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8 or Tax Credits) is provided to the individual household to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus).
- Regulatory Concessions and Incentives: The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Hawthorne, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards.

**Objectives and Timeframe:**

- Maintain contact information for affordable housing developers special needs service providers for the purposes of soliciting their involvement in development projects in Hawthorne.
- Participate with affordable and special needs housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis.
- Assist and support developers of housing for lower income households, especially housing for extremely low income households and the disabled (including the developmentally disabled), with site identification, supporting applications, conducting pre-application meetings, assisting with design and site requirements, and providing regulatory incentives and concessions.

**Funding Sources:** None required.
**Responsible Agency:** Department of Planning and Community Development

### 3. Removal of Constraints

The City is committed to addressing governmental constraints that hinder the production of housing. The City has already streamlined case processing and permit procedures. Given the limited amount of remaining vacant residential land in the community, the City plays an important role in promoting a range of housing types and removing any constraints to housing development. For example, in 2013 the City amended the Zoning Ordinance to accommodate transitional housing, supportive housing, and emergency shelters, in accordance with recent changes to State law.

#### Program 9: Residential Care Facilities

In Hawthorne, residential care homes serving up to six persons is permitted by right in all residential zones and the C-1 zone. Pursuant to State law, residential care homes serving six or fewer persons should be treated as a regular residential use permitted by right where residential uses are permitted. As single-family housing is permitted by right in the MU Overlay zone, residential care facilities serving six of fewer persons should be treated in the same manner. The City will amend the Zoning Ordinance to define a residential care home serving up to six persons as a single-family residential use and therefore permitted as such use is otherwise permitted in the MU Overlay zone.

Residential care facilities serving more than six persons are not addressed in the Zoning Ordinance. The City will amend the Zoning Ordinance to conditionally permit residential care facilities for seven or more persons in R-4 and MU Overlay zones. Conditions will pertain to performance standards (such as parking, management, security, hours of operation, etc.) and will not be different from those required for similar uses in the same zone.

**Objectives and Timeframe:**

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address provisions for small and large residential care facilities.

**Funding Sources:** None required

**Responsible Agency:** Department of Planning and Community Development

### Program 10: Single-Room Occupancy Housing

The Hawthorne Zoning Ordinance does not currently address SRO units. The City will amend the Zoning Ordinance to specify SRO as a conditionally permitted use in an overlay zone to be created on the commercial and industrial zones. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.

**Objectives and Timeframe:**

- Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the provisions for single-room occupancy housing.

**Funding Sources:** None required
**Responsible Agency:** Department of Planning and Community Development

## 4. Provision of Adequate Sites

Meeting the housing needs of all residents of the community requires the provision of adequate sites for all types of housing. By capitalizing on the allowances of the current zoning code, or by modifying the code as necessary, the City will assure that an adequate amount of residentially zoned land is available.

### Program 11: Specific Plans

As a means of providing adequate sites for development, the City has utilized Specific Plans as a tool to provide consolidated development projects on unique development sites. The Specific Plan process permits flexible development standards uniquely tailored to the special needs of the project.

**Objectives and Timeframe:**

- Continue to use specific plans as a tool to promote residential development within the City.
- Provide technical assistance to property owners and developers.

**Funding Sources:** None required
**Responsible Agency:** Department of Planning and Community Development

### Program 12: Provision of Adequate Sites for RHNA

The City is primarily built out. As part of this Housing Element, the City has identified several areas where the recycling of existing lower intensity uses to higher intensity residential or mixed use developments is appropriate and encouraged. In 2011, the City amended the General Plan and Zoning Ordinance to apply a Mixed Use Overlay on select C-1 and C-3 properties and to upzone some properties to Maximum Density Residential. The High Density Residential zone was also amended to become the Maximum Density Residential with a maximum density of 30 units per acre. These land use planning efforts provided the City with adequate land capacity to accommodate the City's RHNA. The Zoning Code was also amended in 2011 to allow multi-family by-right, without any

discretionary approval procedure to facilitate higher density housing to accommodate the City's regional housing need for lower-income households.

The Hawthorne Zoning Ordinance is designed to encourage lot consolidation. Small lots of 5,000 square feet or smaller can only accommodate one single unit. This approach encourages the consolidation of existing small lots to facilitate larger-scale developments. The R-4 zone contains contiguous areas of underutilized properties with a demonstrated trend of lot consolidation. Lot consolidation is an administrative procedure.

The City will meet with property owners and interested developers to promote and encourage proposals for multi-family and mixed use development to accommodate the City's share of regional housing need.

The City received a grant from MTA to develop a Transit-Oriented Design ordinance. The TOD grant that the City was awarded by MTA 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.

**Objectives and Timeframe:**

- Maintain an inventory of vacant and underutilized sites in the City and provide potential sites information to interested developers.
- Meet with property owners and developers to discuss the incentives offered by the Mixed Use Overlay.
- Complete Metro TOD study and develop customize development standards for the City in 2015.

**Funding Sources:** None required
**Responsible Agency:** Department of Planning and Community Development

### Program 13: Monitor Residential Capacity (No Net Loss)

City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. The City's development application tracking software will notify staff when an application has been submitted for development of a property included in the residential sites inventory (Appendix C). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.

**Objectives and Timeframe:**

- Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 2014.

**Funding Sources:** None required
**Responsible Agency:** Department of Planning and Community Development

### Program 14: Lot Consolidation

Future residential development in Hawthorne is expected to occur primarily in the Mixed Use and High Density Residential (R-4, 30 units per acre) zones. The City will facilitate lot consolidation for mixed use and housing developments in these areas.

**Objectives and Timeframe:**

- Allow administrative processing of lot consolidation requests.
- Facilitate lot consolidation by assisting developers in identifying parcels with consolidation potential and assisting in the lot consolidation process.
- Work with property owners to facilitate lot consolidation and identify redevelopment potential.

**Funding Sources:** None required
**Responsible Agency:** Department of Planning and Community Development

## 5. Equal Housing Opportunity

In order to fully meet the community's housing needs, the City must assure that housing is accessible to all residents, regardless of race, religion, national origin, color, ancestry, marital status, familial status, sex, disability, source of income, sexual orientation, or any other arbitrary factor.

### Program 15: Fair Housing Program

The City contracts with the Housing Rights Center to provide fair housing services including fair housing education, counseling, enforcement, and landlord/tenant dispute resolution to Hawthorne residents.

**Objectives and Timeframe:**

- Provide fair housing counseling, including housing discrimination counseling, landlord/tenant dispute resolution services, education, and outreach.
- Serve 800 persons with general housing and/or fair housing issues.

**Funding Sources:** CDBG
**Responsible Agency:** Department of Planning and Community Development

## C. Summary of Quantified Objectives

The following table summarizes the City's quantified objectives for various housing programs over the Housing Element RHNA (2014-2021) and planning (2013-2021) periods.

**Table 32: Summary of Quantified Objectives**

| | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
|---|---|---|---|---|---|---|
| RHNA | 170 | | 101 | 112 | 300 | 683 |
| New Construction | 15 | 45 | 127 | 50 | 200 | 437 |
| Units to be Rehabilitated | --- | 40 | 40 | --- | --- | 80 |
| At-Risk Units to be Preserved | 149 | | | --- | --- | 149 |

# Appendix A: Review of Past Accomplishments

To develop appropriate programs to address the housing issues identified in the 2013-2021 Housing Element, the City of Hawthorne has reviewed the programs contained in the 2008-2014 Housing Element and evaluated the effectiveness of these programs in delivering housing services and assistance. Table A-1 shows the progress the City made in implementing the Housing Programs. Based on this information an analysis on the effectiveness and continued appropriateness of these programs is provided.

**Table A-1: Housing Program Progress**

| Program | Objectives | Accomplishment |
|---|---|---|
| **Maintenance and Preservation of the Housing Stock** | | |
| **Program 1: Single-Family Rehabilitation Program** | ▪ Assist approximately 3 housing units annually for a total of 18 households over the planning period through the Minor Home Repair Program.<br>▪ Assist approximately 10 housing units annually for a total of 60 households over the planning period through the Housing Rehabilitation Program<br>▪ Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. | The Single-Family Rehabilitation Program assisted 43 low income homeowners to rehabilitate their housing units since 2008. The City contracted with Access Community Housing to administer the Housing Rehabilitation Program on a city-wide basis. Due to the dissolution of Redevelopment and reduced CDBG and HOME allocation, the City has not met its objectives in this program.<br><br>**Continued Appropriateness:** Improvement of housing conditions is an important community goal. However, the City will focus on more substantive improvements. The Minor Home Repair program is no longer offered by the City. |
| **Program 2: Crime Free Multi-Housing Program** | ▪ Maintain low crime levels and vacancy rates for the existing 400 participating rental properties. | This program provided training in crime prevention measures, tenant screening, and policing of buildings. About 380 buildings are enrolled in this program. A monitoring plan was also established and found that the households benefiting from this program are low and moderate income households. The program assisted approximately 55,000 persons annually during the planning period. |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| Program | Objectives | Accomplishment |
| | | **Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. |
| **Program 3: Code Enforcement** | ▪ Continue to enforce the City's adopted codes and provide information on available rehabilitation programs.<br>▪ Inspect approximately 1,600 homes within low and moderate income neighborhoods. | The City annually funds the Code Enforcement Program. This program is a vital element to being able to promote and maintains a safe living environment for residents by enforcing city ordinances in deteriorating low- and moderate-income areas. The program resulted in approximately 1,400 dwelling unit inspections annually during the planning period.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. |
| Assist in the Provision of Housing | | |
| **Program 4: Section 8 Housing Choice Voucher Program** | ▪ Continue to market the Section 8 program to eligible households and provide 1,180 extremely low and very low income households with Section 8 Rental Assistance annually through the Hawthorne Housing Authority and portability provisions under the City and County of Los Angeles Housing Choice Voucher programs. Pursuant to HUD regulations, 70 percent of the Section 8 assistance should be targeted to extremely low income households.<br>▪ Continue to provide Tenant-Based Rental Assistance through the HOME program (see program below) | As of August 2013, 585 Hawthorne households received Housing Choice Voucher Rental Assistance funded and administered by the Hawthorne Housing Authority. In addition, the Hawthorne Housing Authority served 539 participants who have Housing Vouchers from either the County or the City of Los Angeles, under portability provisions.<br><br>The City continued to provide Tenant-Based rental Assistance through the HOME program during the planning period. Accomplishments for this program are discussed below.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. The name has been changed to remove reference to Section 8. |
| **Program 5: Tenant Based Rental Assistance Program** | ▪ Provide tenant based rental assistance to 26 extremely low and very low income | The City used to offer a HOME funded tenant based rental assistance program for individuals and families that are homeless or at-risk of |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| Program | Objectives | Accomplishment |
| | households annually. | being homeless. However, due to significant reductions in the City's HOME allocations, this program was discontinued in FY 2012. Between FY 2010 and FY 2011, the City assisted 72 extremely low and very low income households.<br><br>**Continued Appropriateness:** This program is not included in the 2013-2021 Housing Element. |
| **Program 6: Security Deposit Assistance Program** | ▪ Provide security deposit financial assistance to 30 at-risk and homeless households annually through Moneta Gardens Improvement, Inc. | The HOME funded Security Deposit Program administered by the Moneta Gardens Improvement Inc. provided 35 grants to extremely low and very low income households who were unable to afford the security deposit required to lease an apartment. Due to reduced HOME funds, the City was not able to fund this program consistently.<br><br>**Continued Appropriateness:** As funding permits, this program is included in the 2013-2021 Housing Element. |
| **Program 7: Homeless Prevention and Rapid Rehousing** | ▪ Work with South Bay Workforce Investment Board to identify low income persons who identify housing (lack of) as a barrier to employment, and refer to the Housing Department to provide specific housing assistance as needed.<br>▪ Assist 200 lower income persons, including 100 extremely low income homeless or at-risk homeless persons in securing and retaining housing. | The Homeless Prevention and Rapid Rehousing Program assisted 110 lower income persons between FY 2010 and FY 2011. Federal funding for this program was essentially depleted during FY 2011.<br><br>**Continued Appropriateness:** This program is not included in the 2013-2021 Housing Element. |
| **Program 8: First Time Homebuyer Program** | ▪ Provide mortgage assistance to two first-time homebuyers through the NSP program. | The City assisted four households since 2008. The program's success was inhibited by the high cost of housing at the peak of the market leading up to 2008. Moderation of housing prices beginning in 2008 |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| **Program** | **Objectives** | **Accomplishment** |
| | | increased program viability; however, funding was nearly depleted during the 2010-11 program year.<br><br>**Continued Appropriateness:** This program is not included in the 2013-2021 Housing Element. |
| **Program 9: Preservation of At-Risk Units** | ▪ Monitor the legislative changes concerning the Section 8 program, in order to be strategically prepared for the potential conversion of the at-risk projects.<br>▪ Provision of rent subsidies using other funding sources (e.g. HOME and/or CDBG funds)<br>▪ Work with nonprofit developers to preserve the at-risk housing.<br>▪ Ensure that tenants receive adequate noticing should an at-risk housing project file a notice of intent to convert to market-rate housing. | None of the City's affordable housing developments converted to market rent during the planning period.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. |
| **Removal of Constraints** | | |
| **Program 10: Density Bonus Ordinance/Affordable Housing Development Incentives** | ▪ Market the State density bonus program to multi-family housing developers. | The City Council adopted Density Bonus legislation as part of zoning ordinance in July 2008.<br><br>**Continued Appropriateness:** This program has been implemented and is not included in the 2013-2021 Housing Element. However, the incentives and concessions available under the City's Density Bonus Ordinance are included in a new program designed to facilitate and encourage affordable housing development during the planning period. |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| Program | Objectives | Accomplishment |
| Program 11: Emergency Shelters | ▪ Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address provisions for emergency shelters. Ensure that adequate capacity is included in the Overlay zone to accommodate at least one shelter. Establish performance standards in the Zoning Ordinance to assist in the ministerial review process. | The City amended the Zoning Ordinance in 2013 to accommodate emergency shelters in accordance with State law.<br><br>**Continued Appropriateness:** This program has been implemented and is not included in the 2013-2021 Housing Element. |
| Program 12: Residential Care Facilities | ▪ Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address provisions for small and large residential care facilities. | The City is in the process of amending the Zoning Ordinance (to be completed early 2014) to accommodate small residential care facilities in accordance with State law.<br><br>**Continued Appropriateness:** This program is included in the 2013-2021 Housing Element. |
| Program 13: Transitional/Supportive Housing | ▪ Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the provisions for transitional and supportive housing. | The City amended the Zoning Ordinance in 2013 to accommodate transitional and supportive housing in accordance with State law.<br><br>**Continued Appropriateness:** This program has been implemented and is not included in the 2013-2021 Housing Element. |
| Program 14: Single-Room Occupancy Housing | ▪ Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the provisions for single-room occupancy housing. | An SRO zoning ordinance was created in draft form in September 2013 but was not set for a public hearing. It is expected to be on the agenda by the end of 2013 and adopted by the City Council by February of 2014.<br><br>**Continued Appropriateness:** This program is included in the 2013-2021 Housing Element. |
| Provision of Adequate Sites | | |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| Program | Objectives | Accomplishment |
| Program 16: Specific Plans | ▪ Continue to use specific plans as a tool to promote residential development within the City. | Due to the recent economic downturn there have been no new specific plans approved since 2008. However, specific plan is still an appropriate tool for the City.<br><br>**Continued Appropriateness:** This program is included in the 2013-2021 Housing Element. |
| Program 17: Provisions of Adequate Sites for RHNA | ▪ Maintain an inventory of vacant and underutilized sites in the City and provide potential sites information to interested developers.<br>▪ Meet with developers to discuss the incentives offered by the Mixed Use Overlay.<br>▪ Implement a marketing program by 2012.<br>▪ Amend Zoning Code within one year of Housing Element adoption to establish a minimum density of 20 units per acre for sites rezoned to meet the remaining RHNA. | The City maintained an inventory of vacant and underutilized sites, provided information to interested developers, and met with developers to discuss incentives offered by the Mixed Use Overlay. The results include the approval and development of three mixed use projects on sites identified in Appendix C of the 2008-2014 Housing Element. These projects include 155 affordable and 153 market rate units.<br><br>The City amended the Zoning Code in 2011 to establish a density of 30 units per acre for sites rezoned to meet the remaining RHNA. The City, along with Lawndale and Redondo Beach, has been awarded a planning grant from the Metro to prepare a model Transit-Oriented Development (TOD) ordinance.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element, but modified to address the 2014-2021 RHNA. |
| Program 18: Lot Consolidation | ▪ Allow administrative processing of lot consolidation requests.<br>▪ Facilitate lot consolidation by assisting developers in identifying parcels with consolidation potential and assisting in the lot consolidation process.<br>▪ Work with property owners to facilitate lot consolidation and identify redevelopment | The City worked with developers to identify parcels with lot consolidation potential and assisted in the consolidation process. As a result, the City received and processed 15 administrative lot consolidation requests since 2008.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. |

| Table A-1: Housing Program Progress | | |
|---|---|---|
| Program | Objectives | Accomplishment |
| | potential. | |
| Program 19: Fair Housing Program | ▪ Provide fair housing counseling, including housing discrimination counseling, landlord/tenant dispute resolution services, education, and outreach.<br>▪ Serve 800 persons with general housing and/or fair housing issues. | The City of Hawthorne continued to publicize the importance of fair housing in its advertisements and in flyers used as part of the Housing Choice Voucher Program briefing packages. The City Housing Department provided maps of the entire City as part of its briefing package to encourage participants to look for housing throughout the City. Information on exercising portability was provided at the briefing session. Briefings were given in English and in Spanish to encourage wider participation by Hispanic people.<br><br>The City continued to contract with the Housing Rights Center (HRC) for fair housing services. HRC provides fair housing education, workshops, literature, presentations, training, press releases and other events to promote awareness of people's right to fair housing and to attempt to arrest the incidences of discrimination on the part of both private and public sector entities.<br><br>The City also developed a new Analysis of Impediments (AI) to Fair Housing Choice. The City Council adopted the AI on May 24, 2011.<br><br>**Continued Appropriateness:** This program is retained in the 2013-2021 Housing Element. |

| Table A-2: Summary of Accomplishments | | | | | | |
|---|---|---|---|---|---|---|
| | Extremely Low Income | Very Low Income | Low Income | Moderate Income | Above Moderate Income | Total |
| RHNA | 152 | | 120 | 137 | 189 | 598 |
| Units Constructed | 34 | | 6 | 42 | 319 | 401 |
| Units to be Rehabilitated | 19 | 20 | 39 | -- | -- | 78 |
| Units Rehabilitated | 43 | | -- | -- | -- | 43 |
| At-Risk Units to be Preserved | 74 | 75 | -- | -- | -- | 149 |
| Units Preserved | 74 | 75 | -- | -- | -- | 149 |

# Appendix B: Outreach Efforts

## Public Meetings

On October 28, 2013, the City conducted a community workshop to discuss housing needs in the community. A letter of invitation was sent to service providers and community stakeholders. These include the following:

Director
Shelter Partnership, Inc.
523 West Sixth Street, Suite 616
Los Angeles, CA 90014

Director
Beacon Light Mission
525 North Broad Avenue
Wilmington, CA 90744

Director
Disabled Resources Center
2750 East Spring Street, Suite 100
Long Beach, CA 90806

Patricia Donaldson, President
Hawthorne Chamber of Commerce
4444 West El Segundo Boulevard
Hawthorne, CA 90250

Henry can Oudheusden, President
Behavioral Health Services
15519 Crenshaw Boulevard
Gardena, CA 90249

Joe Bowman, Executive Director
Charlotte's House
542 East Carson Street
Carson, CA 90745

Mary Agnes Erlandson, Executive Director
St. Margaret's Center
10217 Inglewood Avenue
Lennox, CA 90304

Janet Ganaway, Associate Director
P.A.T.H.
340 N. Madison Avenue
Los Angeles, CA 90004

Helen Morgan, Superintendent
Hawthorne School District
14120 S. Hawthorne Boulevard
Hawthorne, CA 90250

Jose A. Fernandez, Superintendent
Centinela Valley Union High School District
14901 Inglewood Avenue
Lawndale, CA 90260

Phil Cookes, Director
Teen Challenge of SoCAL
5445 Chicago Avenue
Riverside, CA 92507

Philip L. Browning, Director
L. A. County Dept of Children and Family Services
425 Shatto Place
Los Angeles, CA 90020

Cynthia D. Banks, Director
L. A. County Community and Senior Services Department
3175 West Sixth Street, 4th Floor
Los Angeles, CA 90020

Mitchell H. Katz, M.D., Director
L. A. County Department of Health Services
313 North Figueroa Street, Room 912
Los Angeles, CA 90012

Martin Southard, Director
L. A. County Department of Mental Health
550 South Vermont Avenue
Los Angeles, CA 90020

Sheryl L. Spiller, Director
L. A. County Department of Social Services
955 N Lake Avenue
Pasadena, CA 91104

Jan Vogel, Executive Director
South Bay Workforce Incentive Board
11539 Hawthorne Blvd
Hawthorne, CA 90250

Centinela Youth Services
11539 Hawthorne Blvd
Hawthorne, CA 90250

Children's Dental Center
300 East Buckthorn Street
Inglewood, CA 90301

Alex Monteiro, Executive Director
Moneta Gardens Improvement Inc
11802 York Avenue
Hawthorne, CA 90250

Hugo Rojas, President
California Youth Karate Club
12626 Menlo Avenue
Hawthorne, CA 90250

Sister Michelle Morris, Director
House of Yahweh
PO Box 1089
Lawndale, CA 90260

Centinela Valley Y M C A
4081 W. El Segundo Blvd.
Hawthorne, CA 90250

Roger Van Remmen, Iterim Executive Director
Richstone Family Center
13620 Cordary Avenue
Hawthorne, CA 90250

Pastor Al Wise, Chairman
South Bay Gang Abatement Project
4630 W Broadway
Hawthorne, CA 90250

Ardra Fleming, Director
Dimondale Adolescent Care Facility
C/O Reliable Business Consulting, Inc
1632 Dimondale Drive
Carson, CA 90746

Chancela Al-Mansour, Executive Director
Housing Rights Center
3255 Wilshire Blvd., Suite 1150
Los Angeles, CA 90010

Director
South Bay Family Health Care
23430 Hawthorne Blvd., Suite 210
Torrance, CA 90505

Hugo Rohas, CEO/President
California Youth Karate Club
12626 Menlo Avenue
Hawthorne, CA 90250

Director
Gardena-Carson Family YMCA
100 West Artesia Blvd
Gardena, CA 90248

Director
Boys & Girls Clubs of the South Bay
1220 West 256th Street
Harbor City, CA 90710

Monsignor Gregory Cox, Executive Director
Catholic Charities of Los Angeles, Inc.
PO Box 15095
Los Angeles, CA 90015

Director
Cheer for Children, Inc.
PO Box 7000, PM 280
Redondo Beach, CA 90277

Director
Crown Jewel Club
531 Main Street #1000
El Segundo, CA 90245

John F. Knapp. President
Foodbank of Southern California
1444 San Francisco Avenue
Long Beach, CA 90813

Director
Goodwill SOLA
800 W. Pacific Coast Highway
Long Beach, CA 90746

Erick Verduzco-Vega, President
South Bay Latino Chamber of Commerce
13545 Hawthorne Blvd., #201
Hawthorne, CA 90250

Director
The Salvation Army
125 W. Beryl Street
Redondo Beach, CA 90277

David Fields, Executive Director
The Society of St. Vincent de Paul, Council of Los Angeles
210 North Avenue 21
Los Angeles, CA 90031

Jacki Bacharach, Executive Director
South Bay Cities Council of Governments
20285 S. Western Ave. #100
Torrance, CA 90501

Christopher Mackin, Mortgage Loan
Bank of America
1230 Rosecrans Avenue
Manhattan Beach, CA 90266

Joanne Edmonds, Mortgage Loan
Bank of America
17512 Crenshaw Blvd.
Torrance, CA 90504

Benjamin Pruett, Mortgage Banker
CHASE
13001 Hawthorne Blvd
Hawthorne, CA 90250

Julio C. Villacorta, Mortgage Banker
CHASE
17200 S. Hawthorne Blvd
Torrance, CA 90504

Saddiyah F. Randle, Mortgage Banker
CHASE
2221 Rosecrans
El Segundo, CA 90245

Lynn Neuman, Mortgage Sales Specialist
Citi Bank
415 N. Pacific Coast Hwy
Redondo Beach, CA 90277

Josephine Ciaramitaro, Mortgage Sales Specialist
3812 Sepulveda Blvd.
Torrance, CA 90505

Gina Salazar
Kinecta FCU – Home Loans
12750 Hawthorne Blvd., Suite A
Hawthorne, CA 92050

Director
Kinecta FCU – Home Loans
1440 Rosecrans Avenue
Manhattan Beach, CA 90266

Yvette Gilliam-McCullough, Market Manager
PNC Mortgage
21250 Hawthorne Blvd., Suite 425
Torrance, CA 90503

Josh Thomas
South Bay Equity Lending
215 Avenue I, Suite 104
El Segundo, CA 90245

Cyrus F. Shargh, Branch Manager
Wells Fargo Home Mortgage
2141 Rosecrans Avenue, Suite 4100
El Segundo, CA 90245

Janette M. Roberts, President
Russ Property Management
1875 West Redondo Beach Blvd., Suite 303
Gardena, CA 90247

Director
Century 21 Union Realty Co., Inc.
23900 Hawthorne Blvd.
Torrance, CA 90505

Director
Fermontt Realty & Financial
14614 Hawthorne Blvd.
Lawndale, CA 90260

Guy Hocker
Guy Hocker Realtors
4747 W. El Segundo Blvd.
Hawthorne, CA 90250

Director
Jenkins Property Management
14511 S. Hawthorne Blvd.
Lawndale, CA 90260

Imran Khan, Owner/Manager
Prudential California Realty
510 W. Carson St.
Carson, CA 90765

Antonio Martinez
Remax Pacific Properties
15901 Hawthorne Blvd., Suite 260
Lawndale, CA 90260

Kathy Kelly, Association Executive
South Bay Association of Realtors
22833 Arlington Ave
Torrance, CA 90501

Pastors Eddie & Roxanne Vargas
Restoration Life
4234 W. 147th St.
Lawndale, CA 90260

Brenda Carrillo
Alliance Health, Inc.
21311 Hawthorne Blvd., Suite 325
Torrance, CA 90503

Henry Van Oudheusden, President
Behavioral Health Services, Inc.
15519 Crenshaw Blvd.
Gardena, CA 90249

Director
Community's Child
25520 Woodward Ave.
Lomita, CA 90717

Patti Oblath, Executive Director
Connections for Children
2701 Ocean Park Blvd., Suite 253
Santa Monica, CA 90405

Richard Burrell, Executive Director
Counseling4kids
19701 Hamilton Avenue, Suite 160
Torrance, CA 90502

Director
Emk Community Development
428 W. Fairview Blvd.
Inglewood, CA 90302

Sister Anne Tran, Center Director
Good Sheperd Center
1671 Beverly Blvd.
Los Angeles, CA 90026

Director
Higher Goals, Inc.
10510 S. Vermont Ave.
Los Angeles, CA 90044

Jim Tehan, Director
Little Company of Mary Community Health
2601 Airport Drive, Suite 220
Torrance, CA 90505

Herb Smith, President/CEO
Los Angeles Mission, Inc.
PO Box 60127
Los Angeles, CA 90060-0127

Director
Options for Life Agency, LLC
16205 Hawthorne Blvd.
Lawndale, CA 90260

Director
Planned Parenthood So. Bay Center
14623 Hawthorne Blvd., #300
Lawndale, CA 90260

B. Bennett Schirmer, Executive Director
Rainbow Services
453 West 7th Street
San Pedro, CA 90731

Director
Social Vocational Services, Inc.
15342 Hawthorne Blvd., Suite 403
Lawndale, CA 90260

Rev. Andy J. Bales, CEO
Union Rescue Mission
545 San Pedro Street
Los Angeles, CA 90013

Elise Buik, President/CEO
United Way of Greater Los Angeles
1150 S. Olive St., Suite T500
Los Angeles, CA 90015

Director
Unity of Life Foundation, Inc.
PO Box 5952
Long Beach, CA 90805

Director
Walk with Sally
23133 Hawthorne Blvd., Suite B15
Torrance, CA 90505

Michael Danneker, Director
Westside Regional Center
5901 Green Valley Circle, Suite 320
Culver City, CA 90230

Brad Wiblin
Bridge Housing
2202 30th St.
San Diego, CA 92104

Veronica Garcia, VP of Advocacy and Community Engagement
Habitat for Humanity
17700 S Figueroa St
Gardena, California 90248

Laura Archuleta
Jamboree Housing Corporation
17701 Cowan Ave., Suite 200
Irvine, CA 92614

Robin Hughes
Los Angeles Community Design Center
450 N Wilmington Blvd
Wilmington, CA 90744

Steve PonTell
National CORE
9065 Haven Ave., Suite 100
Rancho Cucamonga, CA 91730

Todd J. Olson
The Olson Company
3010 Old Ranch Pkwy, Suite 100
Seal Beach, CA 90740-2751

# Appendix C: Sites Inventory

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **122** | 4051026020 | GC | GC | C-3 | MU | 0.11 | 2 | Industrial |  |
| | **Notes:**<br><br>Industrial building used as a place of worship. Sites 122 and 123 offer lot consolidation potential. This property was developed in the 1950s and has not been improved since. | | | | | | | | |
| **123** | 4051026021 | GC | GC | C-3 | MU | 0.22 | 5 | Single-family use |  |
| | **Notes:**<br><br>Older single-family home, apparently vacated. Sites 122 and 123 offer lot consolidation potential. This property was developed in the 1950s and has not been improved since. | | | | | | | | |
| **125** | 4051027004 | GC | GC | C-3 | MU | 0.10 | 2 | Industrial |  |
| | **Notes:**<br><br>Auto related use on Rosecrans Avenue at Cordary Avenue. Large lot used for parking and storage or vehicles. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **127** | 4051027022 | GC | GC | C-3 | MU | 0.34 | 7 | Industrial |  |
| | **Notes:**<br><br>Large parcel on Rosecrans Avenue, auto related use (smog check/repair). Multiple auto bays and large parking/storage lot. Sites 127 and 128 offer lot consolidation potential. | | | | | | | | |
| **128** | 4051027023 | GC | GC | C-3 | MU | 0.21 | 4 | Industrial |  |
| | **Notes:**<br><br>Auto-related use (car audio), large corner parcel at Rosecrans Avenue and Cordary Avenue with smaller structure and large parking lot. Sites 127 and 128 offer lot consolidation potential. | | | | | | | | |
| **121** | 4051026008 | GC | GC | C-3 | MU | 0.09 | 2 | Office |  |
| | **Notes:**<br><br>Auto related use (repair shop) on the corner of Rosecrans Avenue and Doty. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **124** | 4051026024 | GC | GC | C-3 | MU | 0.26 | 6 | Office |   |
| | **Notes:**<br><br>Auto related use on Rosecrans Avenue, adjacent to other auto related uses. Older building with large parking lot. | | | | | | | | |
| **126** | 4051027005 | GC | GC | C-3 | MU | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Small, older, single-family home on Rosecrans Avenue adjacent to auto-related uses, no front setback. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **111** | 4051025001 | HDR | HDR | R-3 | R-4 | 0.10 | 2 | Duplex |  |
| | **Notes:**<br><br>Duplex residential units with code enforcement issues. | | | | | | | | |
| **119** | 4051025031 | HDR | HDR | M-1 | R-4 | 0.93 | 20 | Industrial |  |
| | **Notes:**<br><br>Large lot, auto related industrial use. | | | | | | | | |
| **120** | 4051025032 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Duplex |  |
| | **Notes:**<br><br>Small lot located next to large industrial use parcel on 139th Street, with maintenance issues. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **131** | 4051028006 | HDR | HDR | M-1 | R-4 | 0.91 | 19 | Industrial |  |
| | **Notes:**<br><br>Large parcel on Cordary Avenue with a single-story building and a large parking lot. | | | | | | | | |
| **132** | 4051028011 | HDR | HDR | M-1 | R-4 | 0.15 | 3 | Industrial |  |
| | **Notes:**<br><br>Smaller industrial use lot, smaller structure, older and with maintenance issues. | | | | | | | | |
| **133** | 4051028014 | HDR | HDR | M-1 | R-4 | 0.32 | 7 | Industrial |  |
| | **Notes:**<br><br>Currently being used for welding at the corner of 139th Street and Cordary Avenue, with maintenance issues. | | | | | | | | |

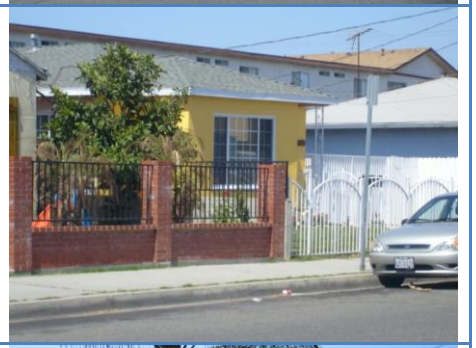
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **134** | 4051028015 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Industrial |  |
| | **Notes:**<br><br>Small, narrow parcel occupied by an old, small body shop. | | | | | | | | |
| **135** | 4051028016 | HDR | HDR | M-1 | R-4 | 0.19 | 4 | Industrial |  |
| | **Notes:**<br><br>Auto related use (body shop) on 139th Street, adjacent to other auto related uses. Larger parking and storage lot with smaller structure. | | | | | | | | |
| **136** | 4051028018 | HDR | HDR | M-1 | R-4 | 0.12 | 2 | Industrial |  |
| | **Notes:**<br><br>Small lot located on 139th Street with maintenance issues. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **112** | 4051025002 | HDR | HDR | R-3 | R-4 | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues. | | | | | | | | |
| **117** | 4051025026 | HDR | HDR | R-3 | R-4 | 0.21 | 4 | Industrial |  |
| | **Notes:** Vacated light industrial building. Older building with large parking area. | | | | | | | | |
| **118** | 4051025028 | HDR | HDR | R-3 | R-4 | 0.28 | 6 | Surface Parking |  |
| | **Notes:** Parking lot with long driveway for site number 117. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **180** | 4051024020 | HDR | HDR | R-4 | R-4 | 0.5 | 11 | Single-Family Residential |  |
| | **Notes:**<br><br>This site is currently developed with only a single unit. This property has an improvement-to-land value ratio of 0.002 and therefore reflects a significantly underutilized character. | | | | | | | | |
| **56** | 4051006029 | HDR | HDR | R-3 | R-4 | 0.40 | 9 | Office |  |
| | **Notes:**<br><br>Low intensity, single-story office use. | | | | | | | | |
| **53** | 4051006007 | HDR | HDR | R-3 | R-4 | 0.17 | 4 | Single-Family Residential |  |
| | **Notes:**<br><br>Vacant parcel on 139th Street, across from auto-related uses but adjacent and near residential uses. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **54** | 4051006008 | HDR | HDR | R-3 | R-4 | 0.15 | 3 | Single-Family Residential |  |
| | **Notes:** Single-family home across from auto related uses. This property was built in the 1940s but no major improvements have been made since the 1950s, with an improvement to land ratio of just about 30 percent. | | | | | | | | |
| **55** | 4051006009 | HDR | HDR | R-3 | R-4 | 0.19 | 9 | Single-Family Residential |  |
| | **Notes:** Single-family home across from auto related uses. This property was built in the 1940s but no major improvements have been made since then, with an improvement to land ratio of just about 30 percent. | | | | | | | | |
| **57** | 4051007001 | HDR | HDR | R-3 | R-4 | 0.12 | 2 | Single-Family Residential |  |
| | **Notes:** Single unit built in the 1950s with maintenance issues. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **58** | 4051007002 | HDR | HDR | R-3 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues. This property was constructed in the 1950s with an ILR about 50 percent. | | | | | | | | |
| **59** | 4051007020 | HDR | HDR | R-3 | R-4 | 0.14 | 3 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues facing auto related uses. This property was constructed in the 1950s with no major improvements since. The ILR is approximately 56 percent. | | | | | | | | |
| **60** | 4051007021 | HDR | HDR | R-3 | R-4 | 0.14 | 3 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues, across from auto related uses. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **61** | 4051007030 | HDR | HDR | R-3 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues across from auto-related uses. | | | | | | | | |
| **62** | 4051007031 | HDR | HDR | R-3 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family residential with maintenance issues, across from auto related uses. This property was constructed in the 1950s with an ILR of 68 percent. | | | | | | | | |
| **63** | 4051007032 | HDR | HDR | R-3 | R-4 | 0.14 | 3 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues. This property was constructed in the 1950s, with an ILR of 57 percent. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **113** | 4051025003 | HDR | HDR | R-3 | R-4 | 0.10 | 2 | Duplex |  |
| | **Notes:**<br><br>Older duplex units. | | | | | | | | |
| **114** | 4051025009 | HDR | HDR | R-3 | R-4 | 0.13 | 3 | Single-Family Residential |  |
| | **Notes:**<br><br>Older single-family home with maintenance issues. This property was constructed in the 1950s, with an ILR of just 27 percent. | | | | | | | | |
| **115** | 4051025010 | HDR | HDR | R-3 | R-4 | 0.14 | 3 | Single-Family Residential |  |
| | **Notes:**<br><br>Older single-family home with maintenance issues. This property was constructed in the 1950s, with an ILR of just 40 percent. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **116** | 4051025025 | HDR | HDR | R-3 | R-4 | 0.17 | 4 | Duplex |  |
| | **Notes:**<br><br>Older duplex units. This property was constructed in the 1970s, with an ILR of just 17 percent. | | | | | | | | |
| **138** | 4051030017 | HDR | HDR | C-3 | R-4 | 0.73 | 15 | Parking Lot |  |
| | 4051030902 | HDR | HDR | C-3 | R-4 | 0.92 | 20 | Parking Lot | |
| | **Notes:**<br>Large vacant contiguous parcels with church signage and paved lot. The larger parcel is owned by the City. The smaller parcel is owned by the New Journey Ministries Church of God in Christ. There has been expressed interest from the property owner to make this parcel available for redevelopment. | | | | | | | | |
| **Total Area 1a** | | | | | | **9.47** | **198** | | |

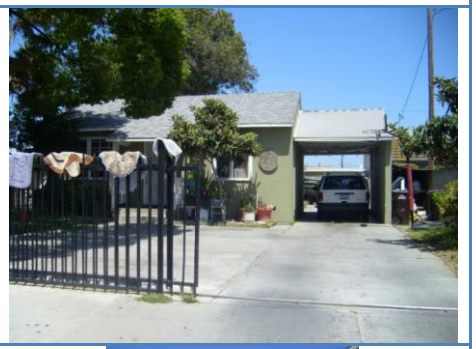

139TH ST
141ST ST
142ND ST
PRAIRIE AV
CORDARY AV
DOTY AV
ROSECRANS AV
56
53
54
55
60
59
62
61
63
58
57
133
132
134
135
136
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120
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113
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117
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109
107
108
103
102
180
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137
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127
124
123
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121

Area 1a

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **97** | 4051023006 | GC | GC | M-1 | MU | 0.16 | 3 | Duplex |  |
| | **Notes:**<br><br>Small single-family home on large lot with second unit in the rear. This property was developed in the 1950s with an ILR of 72 percent. | | | | | | | | |
| **79** | 4051019001 | GC | GC | M-1 | MU | 0.36 | 7 | Restaurant |  |
| | **Notes:**<br><br>Small restaurant with small parking lot. This property is already vacated. Sites 79, 80, 81, 82, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |
| **80** | 4051019002 | GC | GC | M-1 | MU | 0.32 | 6 | Industrial |  |
| | **Notes:**<br><br>Industrial building available for lease. Sites 79, 80, 81, 82, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **81** | 4051019003 | GC | GC | M-1 | MU | 0.84 | 17 | Industrial |  |
| | **Notes:**<br><br>Auto related use located on Kornblum Avenue, near Rosecrans Avenue. Large structure on large lot, older building. Sites 79, 80, 81, 82, 83, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |
| **98** | 4051023023 | GC | GC | M-1 | MU | 0.36 | 7 | Industrial |  |
| | **Notes:**<br><br>Parking lot for auto related uses, adjacent to retail, restaurant and animal hospital. Sites 79, 80, 81, 82, 83, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |
| **99** | 4051023024 | GC | GC | M-1 | MU | 0.19 | 3 | Industrial |  |
| | **Notes:**<br><br>Auto related use, small structure and small parcel, with maintenance issues. Sites 79, 80, 81, 82, 83, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |

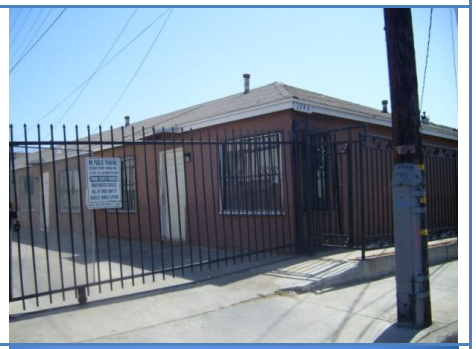
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **93** | 4051022024 | GC | GC | M-1 | MU | 1.58 | 33 | Retail/ Restaurant |  |
| | **Notes:** Large, industrial lot with small storefronts in strip mall formation. The building has been demolished and redevelopment of this site in the near term is likely. | | | | | | | | |
| **95** | 4051023002 | GC | GC | M-1 | MU | 0.16 | 3 | Retail/ Restaurant |  |
| | **Notes:** Animal hospital, smaller structure with large parking. | | | | | | | | |
| **96** | 4051023003 | GC | GC | M-1 | MU | 0.19 | 4 | Retail/ Restaurant |  |
| | **Notes:** Older restaurant with large parking area. | | | | | | | | |

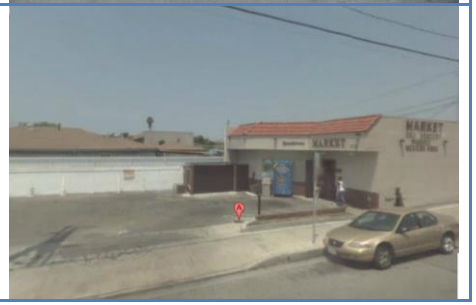
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **94** | 4051023001 | GC | GC | M-1 | MU | 0.16 | 3 | Single-Family Res |  |
| | **Notes:**<br><br>Small single-family home with maintenance issues. | | | | | | | | |
| **82** | 4051019013 | GC | HDR | R-4 | MU | 0.87 | 12 | MF Residential |  |
| | **Notes:**<br><br>Three story building with ground level garage parking, adequately maintained. Sites 79, 80, 81, 82, 83, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. This potential project demonstrates the interest and feasibility of consolidating existing parcels that are developed with old, deteriorating multi-family into higher density development. | | | | | | | | |
| **83** | 4051019016 | GC | HDR | M-1 | MU | 0.29 | 6 | Commercial |  |
| | **Notes:**<br><br>Small muffler shop with long narrow parking lot attached, adjacent to residential uses. Sites 79, 80, 81, 82, 93, 98, and 99 are owned by the same owner and there has been expressed interest in redeveloping Sites 79, 80, 81, 82, and 83. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **105** | 4051024012 | HDR | HDR | M-1 | R-4 | 0.22 | 5 | Industrial |  |
| | **Notes:**<br><br>Older industrial use. Sites 100 and 105 offer lot consolidation potential. | | | | | | | | |
| **107** | 4051024016 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Duplex |  |
| | **Notes:**<br><br>Duplex units. Property was developed in the 1950s with an ILR of 70 percent. | | | | | | | | |
| **108** | 4051024017 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Duplex |  |
| | **Notes:**<br><br>Duplex residential units. Property was developed in the 1950s with an ILR of 81 percent. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **109** | 4051024019 | HDR | HDR | M-1 | R-4 | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Boarded up single-family home, bank owned for sale units. | | | | | | | | |
| **73** | 4051011076 | HDR | HDR | M-1 | R-4 | 0.36 | 8 | Industrial |  |
| | **Notes:**<br><br>Large auto related use (body shop) in the middle of a residential street, surrounded by residences. Given the conditions of these buildings, redevelopment of this site in the near term is likely. | | | | | | | | |
| **74** | 4051014017 | HDR | HDR | M-1 | R-4 | 0.25 | 5 | Industrial |  |
| | **Notes:**<br><br>Auto related use, adjacent to residential uses and other auto related uses on 139th Street at Kornblum Avenue. Small, older building, with maintenance issues. Given the conditions of these buildings, redevelopment of this site in the near term is likely. | | | | | | | | |
| **75** | 4051014018 | HDR | HDR | M-1 | R-4 | 0.22 | 5 | Industrial |  |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| | **Notes:**<br><br>Auto related use with large parking/storage lot, with maintenance issues. Given the conditions of these buildings, redevelopment of this site in the near term is likely. | | | | | | | | |
| **84** | 4051020025 | HDR | PF | M-1 | R-4 | 0.44 | 9 | Industrial |  |
| | **Notes:**<br><br>Light manufacturing in a residential area (139th Street between Kornblum Avenue and Yukon Avenue), with older building and maintenance issues. | | | | | | | | |
| **104** | 4051024011 | HDR | HDR | M-1 | R-4 | 0.22 | 5 | Industrial |  |
| | **Notes:**<br><br>Welding or other related industrial use adjacent to other light industrial use and multi-family residential. Small older building, marginally maintained. Sites 101 and 104 offer lot consolidation potential. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **106** | 4051024013 | HDR | HDR | M-1 | R-4 | 0.22 | 5 | Industrial |  |
| | **Notes:**<br><br>Light industrial use, adjacent to other industrial uses in a residential neighborhood. Narrow, older building. | | | | | | | | |
| **88** | 4051021007 | HDR | HDR | M-1 | R-4 | 0.13 | 3 | Parking Lot |  |
| | **Notes:**<br><br>Driveway between multi-family residential and single-family/duplex residential units. | | | | | | | | |
| **66** | 4051011046 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Small, older building with larger parking lot being used as a grocery store/market. | | | | | | | | |

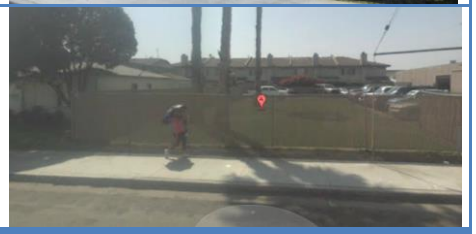
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **77** | 4051018013 | GC | GC | M-1 | R-4 | 0.23 | 5 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Older small business building. Adjacent to multi-family residential and other commercial uses on Rosecrans Avenue near Yukon Avenue. | | | | | | | | |
| **65** | 4051011042 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Single-family residence, smaller unit with front yard and side parking, marginally maintained. | | | | | | | | |
| **66** | 4051011046 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Retail |  |
| | **Notes:**<br><br>Old and small corner market built in 1980s. Corner small lot and presents potential for lot consolidation with neighboring uses. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **67** | 4051011047 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home. This property was developed in the 1950s with an ILR of about 77 percent. | | | | | | | | |
| **68** | 4051011048 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Older, single-family home with maintenance issues. This property was developed in the 1950s with an overall low assessed value. | | | | | | | | |
| **69** | 4051011049 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Older single-family home. This property was developed in the 1950s with an ILR of 25 percent. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **70** | 4051011050 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues. This property was developed in the 1950s with an ILR of 33 percent. | | | | | | | | |
| **71** | 4051011051 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home with maintenance issues. | | | | | | | | |
| **72** | 4051011075 | HDR | HDR | M-1 | R-4 | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:** Poorly maintained single-family home. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **86** | 4051021001 | HDR | HDR | M-1 | R-4 | 0.12 | 3 | Single-Family Residential |  |
| | **Notes:** Small, single-family home. | | | | | | | | |
| **89** | 4051021016 | HDR | HDR | M-1 | R-4 | 0.12 | 3 | Single-Family Residential |  |
| | **Notes:** Older single-family home. | | | | | | | | |
| **90** | 4051021017 | HDR | HDR | M-1 | R-4 | 0.12 | 3 | Single-Family Residential |  |
| | **Notes:** Older single-family home, with maintenance issues. | | | | | | | | |

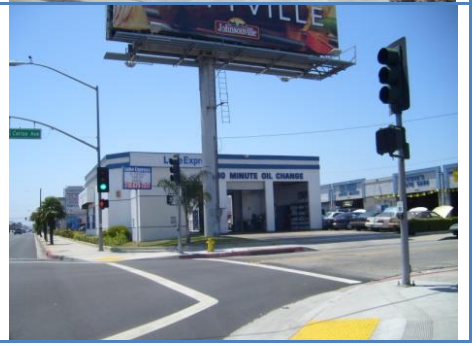
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **91** | 4051021022 | HDR | HDR | M-1 | R-4 | 0.12 | 3 | Single-Family Residential |  |
| | **Notes:** Older single-family home with maintenance issues. | | | | | | | | |
| **92** | 4051021024 | HDR | HDR | M-1 | R-4 | 0.12 | 3 | Single-Family Residential |  |
| | **Notes:** Older single-family home. | | | | | | | | |
| **102** | 4051024009 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Single-Family Residential |  |
| | **Notes:** Older single-family home. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **103** | 4051024010 | HDR | HDR | M-1 | R-4 | 0.09 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Older single-family home. | | | | | | | | |
| **85** | 4051020026 | HDR | PF | M-1 | R-4 | 0.15 | 3 | Church |  |
| | **Notes:**<br><br>Older building, religious use, with maintenance issues. | | | | | | | | |
| **87** | 4051021006 | HDR | HDR | M-1 | R-4 | 0.13 | 3 | Vacant |  |
| | **Notes:**<br><br>Vacant land. | | | | | | | | |
| | **Total Area 1b** | | | | | **10.06** | **200** | | |


63
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139TH ST
YUKON AV
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DOTY AV
KORNBLUM AV
FONTHILL AV
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Area 1b

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1c** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **158** | 4052028052 | GC | GC | M-1 | MU | 1.59 | 33 | Industrial |  |
| | **Notes:**<br><br>Storage facility that was developed in 1980. This large site offers significant potential for intensification given the low intensity of current use. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1c** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **159** | 4052028053 | GC | GC | M-1 | MU | 0.09 | 2 | Industrial |  |
| **162** | 4052028185 | GC | GC | M-1 | MU | 0.19 | 4 | Industrial |  |
| | **Notes:**<br><br>Auto body shop with one structure. | | | | | | | | |
| **166** | 4052029057 | GC | GC | C-3 | MU | 0.88 | 19 | Industrial |  |
| | **Notes:**<br><br>Auto-related use (repair shop). | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1c** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **160** | 4052028056 | GC | GC | M-1 | MU | 0.19 | 4 | Office |  |
| | **Notes:**<br><br>Older building being used as an animal hospital. | | | | | | | | |
| **161** | 4052028057 | GC | GC | M-1 | MU | 0.22 | 5 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Older fast food restaurant. | | | | | | | | |
| | **Total Area 1c** | | | | | **3.62** | **67** | | |


139TH ST
76
SLAYTON ST
CERISE AV
LEMOLI WY
LEMOLI AV
YUKON AV
78
163
164
165
167
166
158
159
162
160
161
153
157
156
ROSECRANS AV

Area 1c

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1d** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **141** | 4052019008 | GC | GC | C-3 | MU | 0.25 | 5 | Industrial |  |
| | **Notes:**<br><br>Large vacant parking lot. | | | | | | | | |
| **142** | 4052019017 | GC | GC | C-3 | MU | 0.25 | 5 | Industrial |  |
| | **Notes:**<br><br>Older industrial building, largely vacated. | | | | | | | | |

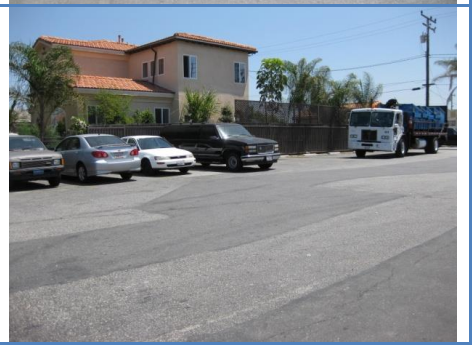
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1d** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **154** | 4052023010 | GC | GC | M-1 | MU | 0.40 | 8 | Industrial |  |
| **155** | 4052023011 | GC | GC | M-1 | MU | 0.40 | 8 | Industrial |  |
| | **Notes:**<br><br>Two adjacent parcels with one structure used as auto body and large parking and storage lot. | | | | | | | | |
| **157** | 4052023036 | GC | GC | M-1 | MU | 0.18 | 4 | Industrial |  |
| **156** | 4052023035 | GC | GC | M-1 | MU | 0.36 | 8 | Retail/ Restaurant | |
| | **Notes:**<br><br>Strip mall, older building with some maintenance problems and vacancies. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1d** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **139** | 4052018010 | GC | GC | C-3 | MU | 0.36 | 8 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Strip mall and parking lot. Older building. | | | | | | | | |
| **140** | 4052018011 | GC | GC | C-3 | MU | 1.05 | 22 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Part of strip mall in site number 139. | | | | | | | | |
| **147** | 4052022001 | GC | GC | M-1 | MU | 0.25 | 5 | Mobile Homes |  |
| **148** | 4052022002 | GC | GC | M-1 | MU | 0.46 | 10 | Mobile Homes |  |

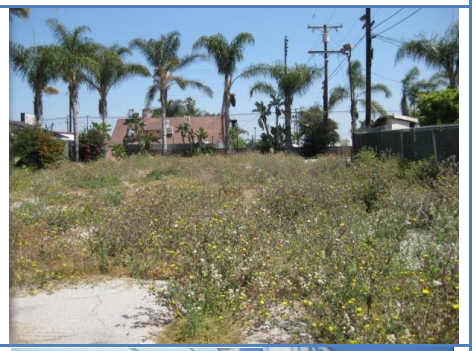
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 1d** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| | **Notes:**<br><br>Older mobile home park. | | | | | | | |  |
| **143** | 4052019018 | GC | GC | C-3 | MU | 0.26 | 5 | Vacant |  |
| | **Notes:**<br><br>Vacant parking lot. | | | | | | | | |
| **145** | 4052019028 | GC | GC | C-3 | MU | 0.37 | 8 | Vacant |  |
| **146** | 4052019029 | GC | GC | R-4 | MU | 0.04 | 1 | Vacant | |
| | **Notes:**<br><br>Vacant parking lot. | | | | | | | | |
| | **Total Area 1d** | | | | | **4.61** | **97** | | |


139TH ST
LEMOLI WY
LEMOLI AV
CHADRON AV
CRENSHAW BL
150
152
151
153
146
157
149
141
145
144
140
154
155
156
147
148
142
143
139
161
ROSECRANS AV

Area 1d

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **15** | 4037018008 | FCMU | FCMU | C-1 | MU | 0.07 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Small, older single-family home. | | | | | | | | |
| **16** | 4037018009 | FCMU | FCMU | C-1 | MU | 0.37 | 8 | Industrial |  |
| | **Notes:**<br><br>Vacant lot being used for truck and vehicle storage or junk yard. | | | | | | | | |
| **20** | 4037018015 | FCMU | FCMU | C-1 | MU | 0.07 | 2 | Parking Lot |  |
| **27** | 4037018035 | FCMU | FCMU | C-1 | MU | 0.17 | 4 | Parking Lot | |
| | **Notes:**<br><br>Vacant parking lot. | | | | | | | | |

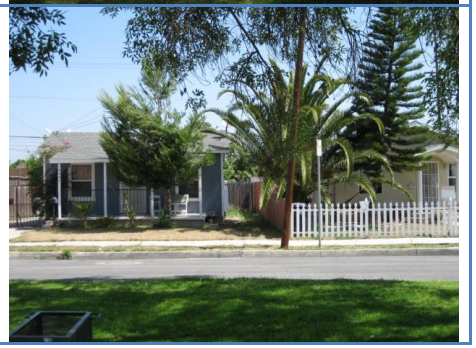
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **23** | 4037018028 | FCMU | FCMU | C-1 | MU | 0.13 | 3 | Commercial |  |
| | **Notes:**<br><br>Older commercial retail building. | | | | | | | | |
| **33** | 4044013005 | FCMU | FCMU | C-1 | MU | 0.08 | 2 | Parking Lot | |
| **34** | 4044013006 | FCMU | FCMU | C-1 | MU | 0.23 | 5 | Vacant Lot | |
| | **Notes:**<br><br>Large vacant lot mostly used for parking. Adjacent to another vacant parcel (site number 29). | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **51** | 4044013024 | FCMU | FCMU | C-1 | MU | 0.19 | 4 | Parking Lot |  |
| | **Notes:**<br><br>Vacant lot. | | | | | | | | |
| **21** | 4037018026 | FCMU | FCMU | C-1 | MU | 0.20 | 4 | Retail/ Restaurant |   |
| **22** | 4037018027 | FCMU | FCMU | C-1 | MU | 0.13 | 3 | Retail/ Restaurant |   |
| | **Notes:**<br><br>Small retail shops. Older building with marginal use and rear parking. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **26** | 4037018034 | FCMU | FCMU | C-1 | MU | 0.58 | 12 | Commercial |  |
| | **Notes:**<br><br>Furniture warehouse and parking lot. Older commercial building, adjacent to other much older commercial buildings. | | | | | | | | |
| **35** | 4044013007 | FCMU | FCMU | C-1 | MU | 0.13 | 3 | Industrial |  |
| | **Notes:**<br><br>Auto related use. | | | | | | | | |
| **36** | 4044013008 | FCMU | FCMU | C-1 | MU | 0.05 | 1 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Small, older restaurant. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **37** | 4044013009 | FCMU | FCMU | C-1 | MU | 0.05 | 1 | Vacant | |
| | **Notes:** Vacant lot. | | | | | | | | |
| **38** | 4044013011 | FCMU | FCMU | C-1 | MU | 0.05 | 1 | Vacant | |
| | **Notes:** Vacant lot. | | | | | | | | |
| **39** | 4044013012 | FCMU | FCMU | C-1 | MU | 0.08 | 2 | Vacant | |
| | **Notes:** Vacant lot. | | | | | | | | |
| **40** | 4044013013 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Vacant | |
| **41** | 4044013014 | FCMU | FCMU | C-1 | MU | 0.07 | 2 | Vacant | |
| | **Notes:** Vacant lot. | | | | | | | | |
| **14** | 4037018007 | FCMU | FCMU | C-1 | MU | 0.07 | 2 | Single-Family Residential |  |
| | **Notes:** Older single-family home. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **17** | 4037018012 | FCMU | FCMU | C-1 | MU | 0.07 | 2 | Single-Family Residential |  |
| | **Notes:** Older single family home. | | | | | | | | |
| **18** | 4037018013 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Single-Family Residential |  |
| | **Notes:** Older single-family home. | | | | | | | | |
| **24** | 4037018031 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Duplex |  |
| | **Notes:** Older duplex residential units. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **43** | 4044013016 | FCMU | FCMU | R-3 | MU | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:** Single-family home. | | | | | | | | |
| **45** | 4044013018 | FCMU | FCMU | R-3 | MU | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:** Small, older single-family home constructed in the 1940s, with an ILR of just 25 percent. | | | | | | | | |
| **46** | 4044013019 | FCMU | FCMU | R-3 | MU | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:** Small, older single-family home constructed in the 1920s, with an ILR of just 25 percent. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **47** | 4044013020 | FCMU | FCMU | R-3 | MU | 0.13 | 3 | Single-Family Residential |  |
| | **Notes:** Older, single-family home with maintenance and code enforcement issues. | | | | | | | | |
| **48** | 4044013021 | FCMU | FCMU | C-1 | MU | 0.08 | 2 | Single-Family Residential |  |
| | **Notes:** Older, single-family home constructed in the 1920s with an ILR of less than 13 percent. | | | | | | | | |
| **49** | 4044013022 | FCMU | FCMU | C-1 | MU | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:** Small, older single-family home built during 1900s with an ILR of 35 percent. | | | | | | | | |

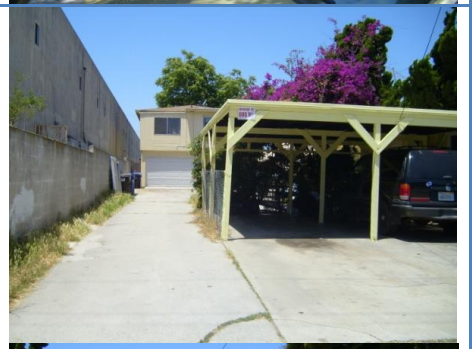
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **50** | 4044013023 | FCMU | FCMU | C-1 | MU | 0.10 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Single-family home. The Assessor's record shows this building has been vacated. | | | | | | | | |
| **25** | 4037018032 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Single-Family Residential |  |
| | **Notes:**<br><br>Older, single-family home | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **29** | 4044013001 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Vacant |  |
| **30** | 4044013002 | FCMU | FCMU | C-1 | MU | 0.17 | 3 | Restaurant | |
| | **Notes:**<br><br>Vacant corner lot adjacent restaurants. | | | | | | | | |
| **31** | 4044013003 | FCMU | FCMU | C-1 | MU | 0.17 | 3 | Restaurant |  |
| | **Notes:**<br><br>Restaurant as part of attached retail building. Overall, building was constructed in the 1950s. Overall condition of this building and its adjacency to large corner vacant lots offers potential for lot consolidation and redevelopment. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3a** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **32** | 4044013004 | FCMU | FCMU | C-1 | MU | 0.21 | 4 | Restaurant |  |
| | **Notes:**<br><br>Older restaurant and parking lot. | | | | | | | | |
| | **Total Area 3a** | | | | | **4.80** | **103** | | |


105 FY
METRO GREEN LINE
105 FY
LAQUET WY
105 FY
105 FY
105 FY
FIRMONA AV
MANSEL AV
BURIN AV
HAWTHORNE BL
IMPERIAL HY
24
14
15
16
25
17
18
19
20
27
26
21
22
23
28
0
0
0
13
41
40
39
38
0
37
36
35
34
33
29
30
31
32
45
46
47
42
43
44
48
49
50
51
RAMONA AV
115TH ST
GREVILLEA AV

Area 3a

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **8** | 4035030024 | FCMU | FCMU | C-1 | MU | 0.11 | 2 | Single-Family Residential |  |
| | **Notes:**<br><br>Small, older single-family home. | | | | | | | | |
| **1** | 4035030024 | FCMU | FCMU | C-1 | MU | 0.21 | 4 | Duplex | <br> |
| | **Notes:**<br><br>Duplex with large parking lot and driveway. | | | | | | | | |

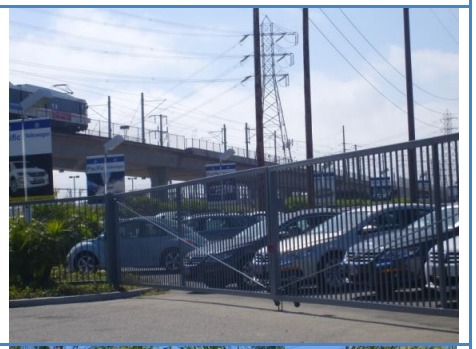
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **4** | 4035030007 | FCMU | FCMU | C-1 | MU | 0.31 | 6 | Duplex |  |
| | **Notes:**<br><br>Duplex units | | | | | | | | |
| **0** | 4035006016 | FCMU | FCMU | C-1 | MU | 2.72 | 89 | Vacant |  |
| | 4035033024 | FCMU | FCMU | C-1 | MU | 0.11 | | Vacant | |
| | 4035026028 | FCMU | FCMU | C-1 | MU | 1.42 | | Vacant | |
| | **Notes:**<br><br>Parking lot for green line station. All four properties are under common ownership. There has been expressed interest in redeveloping this property. | | | | | | | | |
| **9** | 4035030025 | FCMU | FCMU | C-1 | MU | 0.55 | 12 | Motel |  |
| | **Notes:**<br><br>Large, older motel with ample parking. | | | | | | | | |

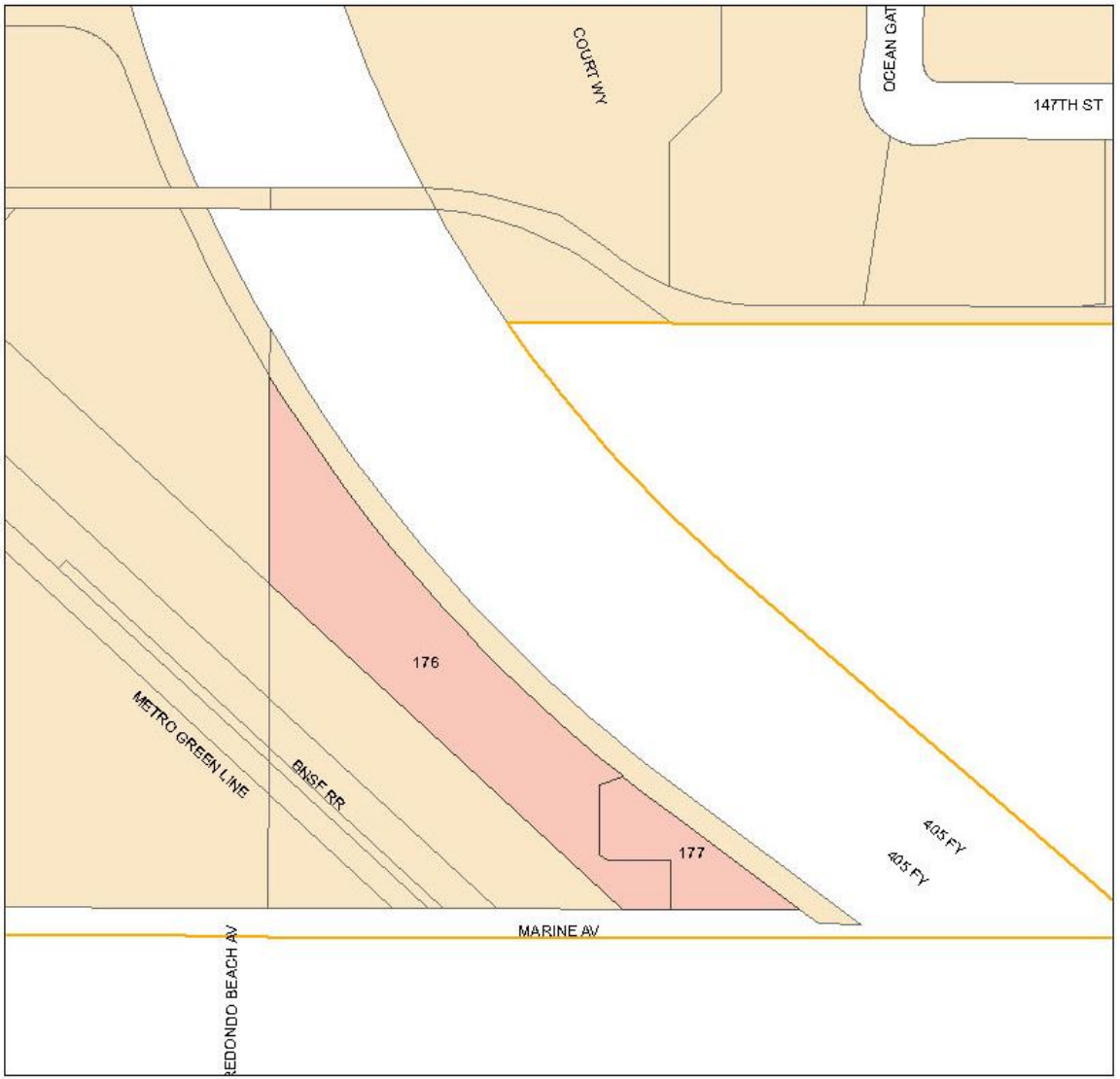
| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **10** | 4035033014 | FCMU | FCMU | C-1 | MU | 0.10 | 2 | Retail/ Restaurant |  |
| **11** | 4035033018 | FCMU | FCMU | C-1 | MU | 0.14 | 3 | Retail/ Restaurant | |
| **12** | 4035033020 | FCMU | FCMU | C-1 | MU | 0.18 | 4 | Retail/ Restaurant | |
| **13** | 4035033022 | FCMU | FCMU | C-1 | MU | 0.50 | 11 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Fast food restaurant and large parking lot. Redevelopment of this site can occur without permanently removing the existing restaurant use. New construction can incorporate the existing restaurant, which will improve its corner visibility and enhance the visibility and viability of the larger project as well. Such partnerships are not uncommon in this area. | | | | | | | | |
| **3** | 4035030006 | FCMU | FCMU | C-1 | MU | 0.21 | 4 | Single-Family Residential |  |
| | **Notes:**<br><br>Single-family home on large lot. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 3b** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **6** | 4035030011 | FCMU | FCMU | C-1 | MU | 0.15 | 3 | Single-Family Residential |  |
| | **Notes:**<br><br>Older single-family home next to Green Line station. | | | | | | | | |
| | **Total Area 3b** | | | | | **7.91** | **165** | | |


111TH PL
105 FY
105 FY
105 FY
105 FY
105 FY
105 FY
105 FY
METRO GREEN LINE
HAWTHORNE BL
LARCH AV
IMPERIAL HY
115TH ST
ACACIA AV
BIRCH AV
CEDAR AV
FREEMAN AV
0
0
0
0
1
2
3
4
5
6
7
8
9
10
11
12
13
21
22
23
26
28
29
30
31
32

Area 3b

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 7c** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **176** | 414900927 | FCMU | FCMU | C-1 | MU | 2.41 | 51 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Car dealership parking lot. | | | | | | | | |
| **177** | 4049009028 | FCMU | FCMU | C-1 | MU | 0.52 | 11 | Retail/ Restaurant |  |
| | **Notes:**<br><br>Fast food restaurant | | | | | | | | |
| | **Total Area 7c** | | | | | **2.93** | **61** | | |

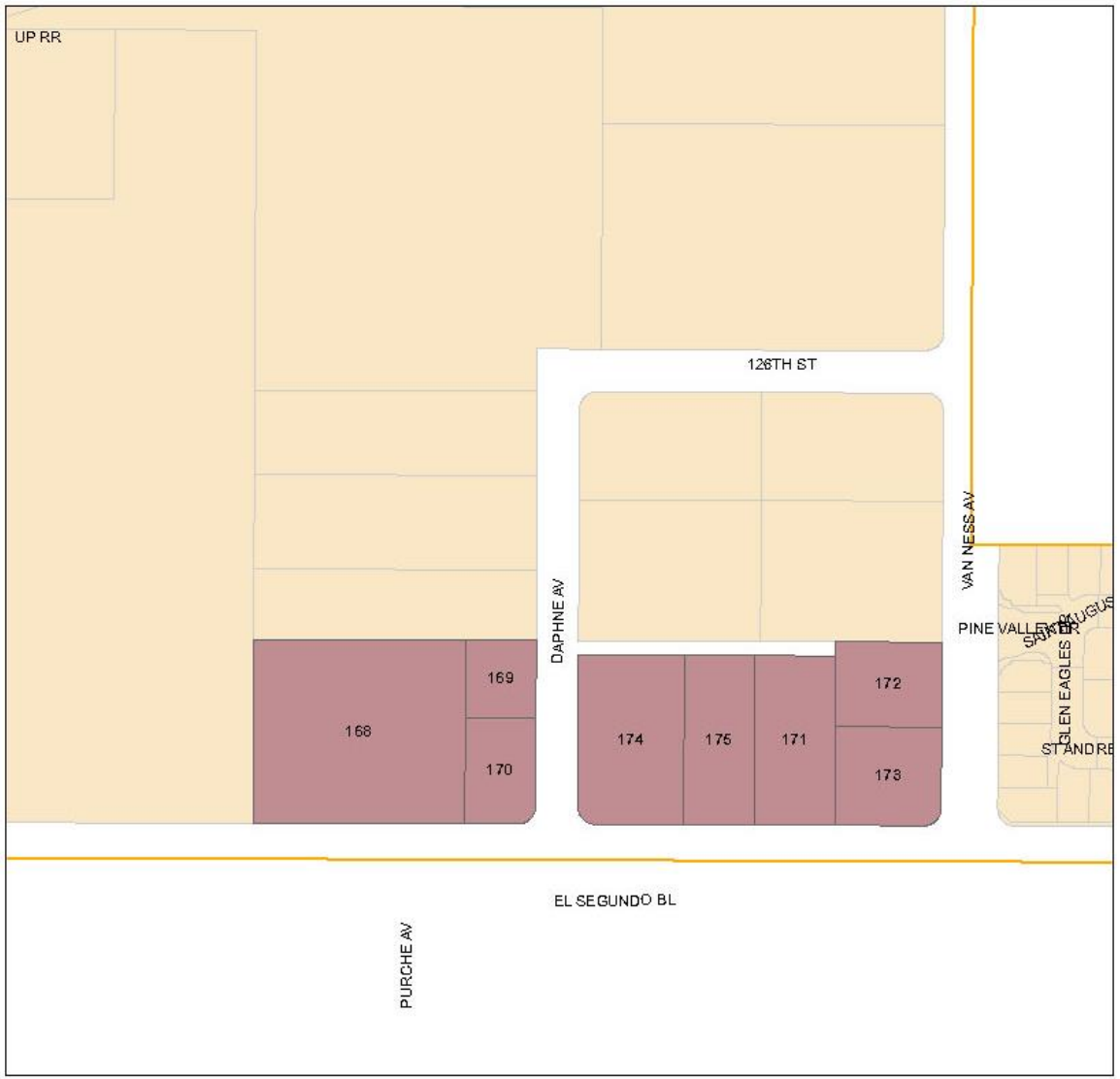

COURT WY
OCEAN GAT
147TH ST
176
177
METRO GREEN LINE
BNSF RR
405 FY
405 FY
MARINE AV
REDONDO BEACH AV

Area 7c

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 8** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **168** | 4056032016 | GI | GC | M-2 | MU | 1.79 | 38 | Clinic |  |
| | **Notes:**<br><br>Pacifica House Behavioral Health Services, older building. There is serious interest in developing this site as 100 percent affordable housing. The project proponent is pursuing affordable housing funding. | | | | | | | | |
| **170** | 4056032038 | GI | GC | M-2 | MU | 0.34 | 7 | Industrial |  |
| | **Notes:**<br><br>Carwash and other auto-related retail use. Older building. | | | | | | | | |
| **169** | 4056032037 | GI | GC | M-2 | MU | 0.25 | 5 | Industrial |  |
| | **Notes:**<br><br>Industrial use, larger older building. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 8** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **174** | 4056033016 | GI | GC | M-1 | MU | 0.83 | 17 | Industrial |  |
| | **Notes:**<br><br>Large building, industrial use constructed in the 1960s. | | | | | | | | |
| **175** | 4056033017 | GI | GC | M-1 | MU | 0.55 | 12 | Industrial |  |
| | **Notes:**<br><br>South Bay Mental Health Center in older building constructed in the 1960s. | | | | | | | | |
| **171** | 4056033011 | GI | GC | M-1 | MU | 0.63 | 13 | Clinic |  |
| | **Notes:**<br><br>Medical clinic, older building constructed in the 1950s. | | | | | | | | |

| Site Inventory (maximum density is 30 dwelling units per acre) | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| **Area 8** | | | | | | | | | |
| **Site #** | **APN** | **General Plan** | | **Zoning** | | **Acres** | **Potential Units (70% capacity)** | **Existing Use** | **Existing Condition** |
| | | **Old** | **New** | **Old** | **New** | | | | |
| **172** | 4056033012 | GI | GC | M-1 | MU | 0.42 | 9 | Industrial |  |
| | **Notes:**<br><br>Older, industrial use. | | | | | | | | |
| **173** | 4056033013 | GI | GC | M-1 | MU | 0.48 | 10 | Industrial |  |
| | **Notes:**<br><br>Former Behavioral Health Services Clinic. Vacant building with loading docks and store front. Transit stop in front and across from newer residential development in gated community. There has been expressed interest in redeveloping this property. | | | | | | | | |
| | **Total Area 8** | | | | | **5.29** | **111** | | |


UP RR
126TH ST
DAPHNE AV
VAN NESS AV
PINE VALLEY DR
GLEN EAGLES
ST ANDRE
168
169
170
174
175
171
172
173
EL SEGUNDO BL
PURCHE AV

Area 8