

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
(916) 263-2911 / FAX (916) 263-7453  
[www.hcd.ca.gov](http://www.hcd.ca.gov)



October 13, 2022

Sean M. Moore, City Manager  
City of Lawndale  
14717 Burin Avenue  
Lawndale, CA 90260

Dear Sean M. Moore:

**RE: City of Lawndale's 6<sup>th</sup> Cycle (2021-2029) Adopted Housing Element**

Thank you for submitting the City of Lawndale's (City) housing element adopted on September 19, 2022 and received for review on October 6, 2022, along with technical modifications authorized by Resolution Number 2022-004. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code) The adopted element, along with technical modifications, addresses the statutory requirements described in HCD's April 14, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs included but not limited to the following:

- *Facilitating Development on Adequate Sites:* The City is implementing various strategies to remove constraints and facilitate development on adequate sites identified in the inventory. This includes implementing lot consolidation incentives, modifying development standards (e.g., heights, lot sizes, parking), and reducing parking requirements for small unit types. These efforts will be implemented through Programs 11, 16, and 18.
- *Removing Constraints for Persons with Disabilities:* The City will be removing constraints for housing for persons with disabilities through allowing unlicensed group homes of seven or more in all residential zones with objectivity, removing subjective findings from the reasonable accommodating process, conducting outreach to prioritize accessibility improvements, and implementing capital improvement projects in census tracts with a high proportion of persons with disabilities. These actions will be implemented through Programs 16 and 19.

- *Affirmatively Furthering Fair Housing*: The City has committed to increasing housing choices and affordability in high opportunity census tracts and throughout the City. Additionally, the City will be implementing place-based strategies to revitalize communities. These actions will be implemented through Program 21.

In addition, the element includes Program 9 committing to rezone sites through an overlay zone to accommodate the shortfall of 2,463 units including 1,020 units for lower-income households by October 2024. Among other things, the program commits to zoning with densities of 100 to 150 units per acre and permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households

The City must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585, subdivision (i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City now meets housing element requirements for these and other funding sources.

HCD appreciates the hard work, diligence, and commitment the housing element update team, including Jared Chavez and your consultant, Amanda Tropiano, provided in the preparation of the City's housing element. HCD wishes the City success in implementing its housing element and looks forward to following its progress the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Sohab Mehmood, of our staff, at [sohab.mehmood@hcd.ca.gov](mailto:sohab.mehmood@hcd.ca.gov).

Sincerely,



Paul McDougall  
Senior Program Manager