



Annual Action Plan
FY 2021-2022



Draft
Public Review
March 25, 2021



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Version History

No.	Summary of Changes			
1	Published Draft for Public Comment:	3/25/21	Sent to HUD for Approval:	5/15/21
	Conducted Public Hearing:	4/27/21	Approved by HUD:	TBD
	Original 2021-2022 Annual Action Plan.			

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

On May 12, 2020, the Hawthorne City Council adopted the 2020-2024 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using entitlement grant funds provided by the U.S. Department of Housing and Urban Development (HUD). The 2021-2022 Action Plan is the second of five annual plans implementing the 2020-2024 Consolidated Plan Strategic Plan goals via the investment of annual allocations of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from HUD. The Action Plan identifies available resources, annual goals, projects and activities for the period beginning July 1, 2021 and ending June 30, 2022.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to non-profit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Hawthorne residents, as discussed below.

Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one of the following national objectives:

- Benefit low- and moderate-income persons; or
- Aid in the prevention or elimination of slums and blight; or
- Meet other community development needs having a particular urgency (usually the result of a natural disaster).

Each year, the City certifies with the submission of its Annual Action Plan that it has given maximum feasible priority to activities, which meet the first and second objectives above. Additionally, the City certifies that no less than 70 percent of the CDBG funds received, over a three-year certification period, will be designed to benefit low- and moderate-income persons.

HOME Investment Partnerships (HOME) Program

The Cranston-Gonzalez National Affordable Housing Act of 1990 created the HOME program to expand the supply of affordable housing for low- and moderate-income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable

housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low- and moderate-income people.

2021-2022 Program Year

For the 2021-2022 program year, the City will receive \$1,245,324 of CDBG and \$597,818 of HOME funds from HUD. When combined with \$1,004,306.25 of prior year unspent CDBG monies and \$2,570,633.99 of prior year unspent HOME resources, the 2021-2022 Action Plan allocates a total of \$2,249,630.25 of CDBG funds and \$3,168,451.99 of HOME funds to the following program activities to be implemented from July 1, 2021 to June 30, 2022.

2022-2022 CDBG PROGRAM

Public Service Activities

South Bay Workforce Investment Board: Teen Center	\$100,448.00
New Star Family Justice Center: Domestic Violence Program	\$25,450.00
Family Promise of the South Bay: Family Homelessness Support	\$35,450.00
Catholic Charities of Los Angeles: St. Margaret’s Emergency Assistance	\$25,450.00
Sub-Total:	\$186,798.00

Capital Activities

Section 108 Loan Repayment	\$387,356.25
City of Hawthorne: Commercial Façade Improvements	\$1,426,412.00
Sub-Total:	\$1,787,356.25

Program Administration Activities

City of Hawthorne: CDBG Program Administration	\$219,064.00
Housing Rights Center: Fair Housing Services	\$30,000.00
Sub-Total:	\$249,064.00
CDBG TOTAL:	2,249,630.25

2021-2022 HOME PROGRAM

Housing Activities

City of Hawthorne: Acquisition, Rehabilitation, and Resale	\$3,106,763.00
<hr/>	
Sub-Total:	\$3,106,763.00

Program Administration Activities

City of Hawthorne: HOME Program Administration	\$59,570.00
<hr/>	
Sub-Total:	\$59,570.00
<hr/>	
HOME TOTAL:	\$3,166,333.00

2. Summarize the objectives and outcomes identified in the Plan

HUD's Community Planning and Development (CPD) Outcome Performance Measurement Framework classifies objectives in three (3) categories: decent housing, a suitable living environment, and economic opportunity. In consideration of community input as well as the Needs Assessment and Market Analysis, the Strategic Plan identifies eight (8) high priority needs to be addressed through the implementation of activities with seven (7) Strategic Plan goals.

The high priority needs include:

- Preserve the supply of affordable housing
- Increase the supply of affordable housing for low-income individuals, families, persons with special needs and persons experiencing homelessness
- Public services for low-and moderate-income residents
- Ensure equal access to housing opportunities
- Improve public facilities and infrastructure
- Address material barriers to accessibility
- Response to COVID-19 Impact
- Promote economic opportunity

Consistent with HUD's national goals for the CDBG and HOME programs to provide decent housing opportunities, maintain a suitable living environment and expand economic opportunities for low- and moderate-income residents, the priority needs listed above will be addressed over the next five years through the implementation of CDBG and HOME funded activities aligned with the following measurable goals included in the Strategic Plan section of the 2020-2024 Consolidated Plan.

Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	Homeowner housing rehabilitation: 30 Housing Units
Affordable Housing Development	Affordable Housing	Increase the supply of affordable housing and provide rental assistance to low-income households	Affordable housing: 2 Housing Units; 8 Households
Public Services	Non-Housing Community Development	Provide public services to low- and moderate-income residents	Public service activities other than Low/Mod Income Housing Benefit: 500 Persons
Fair Housing Services	Affordable Housing	Ensure equal access to housing opportunities	Other: 1,750 Persons
Public Facilities and Infrastructure Improvements	Non-Housing Community Development	Improve public facilities and infrastructure; Address material barriers to accessibility	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 10,000 People
COVID-19 Response	Non-Housing Community Development	COVID-19 Impact	Homelessness Prevention: 30 people Housing Assistance: 105 households Business Assistance: 10 jobs created/retained and 13 microenterprises assisted
Economic Development Opportunities	Non-Housing Community Development	Promote Economic Opportunity	Commercial Rehabilitation: 14 businesses assisted

Table 1 - Strategic Plan Summary

3. Evaluation of past performance

The City is currently implementing the project and activities included in the 2020-2021 Action Plan. As of this writing, all projects and activities are underway.

The investment of HUD resources during the 2015-2019 program years was a catalyst for positive change in the community. Together with other federal, state and local investments, HUD resources allowed the City and its partners to:

- Provide fair housing services to 1,558 people
- Provide tenant based rental assistance to 72 households
- Provide sustainability of decent housing through rehabilitating 15 housing units and conducting 5 lead-based paint testing and abatement
- Provide youth with appropriate health, recreational services and after school programs by assisting 420 youths
- Decreasing crime in neighborhoods through youth diversion programs, neighborhood watch, and crime free multifamily housing, and the removal of graffiti where 165,412 people live

- Enhance low- and moderate-income neighborhoods by inspecting 4,4250 housing units through code enforcement
- Provide access to local facilities that contribute to community and neighborhood development through the payment of section 108 loan

While the City and local partners were able to successfully implement the activities listed above during the last five (5) years, there were insufficient resources to fully address the level of need identified in the last Consolidated Plan.

4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and families, youth and/or other persons with special needs. This qualitative input was combined with a quantitative analysis of demographic, housing and socioeconomic data to develop the strategic plan that reflects the housing, community and economic development needs and priorities for the City of Hawthorne over the next five years.

In accordance with the City's adopted Citizen Participation Plan, residents and stakeholders were able to participate in the development process through surveys, community meetings and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

5. Summary of public comments

In the development of the Action Plan, the City solicited applications from various non-profit organizations and City Departments for the provision of fair housing services, public services, community and economic development projects. The draft 2021-2022 Action Plan was available for public review and comment from March 25, 2021 to April 27, 2021. The City Council convened a public hearing on April 27, 2021 to receive comments on the Action Plan. Comments received during the public review period and at the Public Hearing are provided in "Appendix A" of this document.

6. Summary of comments or views not accepted and the reasons for not accepting them

All comments and views received by the City in the development of the Action Plan were accepted and taken into consideration in the development of the Action Plan.

7. Summary

The 2021-2022 Action Plan addresses five (5) of the seven (7) Strategic Plan Goals from the 2020-2024 Consolidated Plan by allocating a total of \$2,249,630.25 in CDBG funds and \$3,106,763 of HOME funds towards eligible activities that are to be implemented from July 1, 2021 to June 30, 2022. Activities submitted for consideration in response to any solicitation of Notice of Funding Availability (NOFA) process must conform with one (1) of the seven (7) Strategic Plan strategies and the associated action-oriented, measurable goals in order to be considered to receive CDBG or HOME funds.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	City of Hawthorne	Housing Department
HOME Administrator	City of Hawthorne	Housing Department

Table 2 – Responsible Agencies

Narrative

The City of Hawthorne's Housing Department is the lead agency responsible for the administration of the CDBG and HOME programs. The City contracted with LDM Associates, Inc. to prepare the 2021-2022 Annual Action Plan.

In the development of this Consolidated Plan, LDM Associates, Inc. developed and implemented a comprehensive citizen participation and consultation process and conducted a needs assessment and market analysis to identify levels of relative need regarding affordable housing, homelessness, special needs, and community development. This information was gathered through consultation with public officials and local agencies, public outreach and community meetings, review of demographic and economic data, and housing market analysis.

In the implementation of the 2021-2022 Annual Action Plan and each of the five (5) Annual Action Plans, the Housing Department shall be responsible for all grants planning, management and monitoring duties necessary to comply with HUD regulations and City policy.

Consolidated Plan Public Contact Information

City of Hawthorne
Housing Department
Attn: Kimberly Mack, Housing & CDBG Programs Manager
4455 W 126th Street
Hawthorne, CA 90250
(310) 349-1603

AP-10 Consultation – 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Hawthorne consulted with representatives from multiple agencies, groups, and organizations involved in the development of affordable housing, creation of job opportunities for low- and moderate-income residents, and/or provision of services to children, elderly persons, persons with disabilities, persons with HIV/AIDS and their families, and homeless persons. To facilitate this consultation, the City solicited feedback through the following methods:

- Survey of residents and stakeholders (web-based and paper surveys)
- Individual stakeholder consultations
- Community meetings
- Community events
- Public hearings
- Receipt of written comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan. The City also provided each agency with an opportunity to comment on the draft 2021-2022 Action Plan during the public review and comment period.

Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City recognizes the importance of careful coordination and alignment among various service providers to maximize the effectiveness of their programs. As a result, during the development of this Consolidated Plan, the City consulted closely with organizations that provide assisted housing, health services and other community-focused agencies. Outreach efforts included surveys including specific questions associated with coordination, invitations to community meetings and follow-up in-person interviews where appropriate.

The City further recognizes the importance of continued coordination and alignment during the preparation of the 2021-2022 Action Plan with these organization and agencies. The City continues strengthening existing partnerships and consulting with housing authorities as well as the Continuum of Care to assure that the City’s Action Plan was consistent with their objectives as well.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

Los Angeles County's homeless Continuum of Care (CoC) is comprised of a network of public, private, faith-based, for-profit, and non-profit service providers who utilize several federal, state and local resources to provide services for homeless people. The region's municipalities, including the City of Hawthorne, also provide resources for services that assist the homeless and those at risk of becoming homeless. The non-profit and faith-based community plays a key role in the current CoC system. Hundreds of agencies throughout the County provide programs ranging from feeding the homeless on the street to creating permanent supportive housing opportunities. These services are available to homeless families with children, and single men and women. The non-profit and faith-based community also serves special needs populations, such as victims of domestic violence, veterans, the disabled and youth.

The CoC guides the development of homeless strategies and the implementation of programs to end homelessness throughout the region. The City provided a detailed questionnaire to the CoC to identify the CoC's perceived needs in the county and its objectives to address the needs of different homeless persons populations, specifically chronically homeless families and individuals, families with children, veterans, unaccompanied youth and persons at risk of homelessness. Following the delivery and response to this questionnaire, the City followed up with the CoC to clarify existing needs and objectives and understand opportunities for collaboration and coordination during the five-year planning process.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

The City and the COC will continue to work together to develop performance standards that provide a measure to evaluate each ESG subrecipients effectiveness, such as how well the service provider succeeded at 1) targeting those who need the assistance most; 2) reducing the number of people living on the streets or emergency shelters; 3) shortening the time people spend homeless; and 4) reducing each program participant's housing barriers or housing stability risks. These performance standards will be incorporated into the City's Subrecipient Agreement, and to the extent possible, will be tracked and measured in HMIS. Table 3 provides a listing of the entities consulted as part of this planning process.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

1	Agency/Group/Organization	LAHSA
	Agency/Group/Organization Type	Services-homeless Continuum of Care
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
2	Agency/Group/Organization	Legal Aid Society of Orange County
	Agency/Group/Organization Type	Services - Victims
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

3	Agency/Group/Organization	Los Angeles County Development Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Public Housing Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
4	Agency/Group/Organization	Children's Dental Health Clinic
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
5	Agency/Group/Organization	The Children's Clinic
	Agency/Group/Organization Type	Services-Health
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
6	Agency/Group/Organization	Hawthorne Veteran Affairs Commission
	Agency/Group/Organization Type	Services-Homeless Veterans
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

7	Agency/Group/Organization	Steelworkers Oldtimers Foundation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
8	Agency/Group/Organization	Harbor Regional Center
	Agency/Group/Organization Type	Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
9	Agency/Group/Organization	Watts Health Center
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

10	Agency/Group/Organization	County Public Health Department
	Agency/Group/Organization Type	Services-Persons with HIV/AIDS Services-Health Other government - Local
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
11	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
12	Agency/Group/Organization	South Bay Workforce Investment Board, Inc.
	Agency/Group/Organization Type	Services-Children
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

13	Agency/Group/Organization	C-H #4 Residential Facility
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Residential Facility
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
14	Agency/Group/Organization	Champions of Caring
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
15	Agency/Group/Organization	El Nido Family Centers
	Agency/Group/Organization Type	Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
16	Agency/Group/Organization	Advantage
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Public Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

17	Agency/Group/Organization	Ashley's Place Adult Residential II
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elderly Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
18	Agency/Group/Organization	EPI Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elderly Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
19	Agency/Group/Organization	Piety and Emenogu-Work Skill Center
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elderly Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
20	Agency/Group/Organization	Rosecrans Villa Residential Care
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elderly Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

21	Agency/Group/Organization	Moneta Gardens Improvements
	Agency/Group/Organization Type	Services-Education
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey, e-mail, and in person
22	Agency/Group/Organization	Woodyear Home
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Elderly Services
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail
23	Agency/Group/Organization	Los Angeles County Development Authority
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Survey and e-mail

Table 3 - Agencies, groups, organizations who participated

Identify any Agency Types not consulted and provide rationale for not consulting

The City attempts to maintain a current and comprehensive list of agencies, organizations and other stakeholders and invited representatives from each entity to participate in the planning process at multiple points in the planning process. If an agency did not attend meetings or participate in surveys, it was done so by the agency’s choice.

If an agency or organization was not consulted and would like to be included in the City’s list of stakeholders, the agency or organization may contact the Housing and CDBG Manager in the Housing Department at (310) 349-1603.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The Emergency Shelter/Homeless Prevention / Rapid Re-Housing goal of the Strategic Plan is consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
City of Hawthorne 2013-2021 Housing Element	City of Hawthorne Community Development Department	The goals included in the Strategic Plan are consistent with the City of Hawthorne's Housing Element

Table 4 - Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The Housing Department works with subrecipients of CDBG funds to ensure a coordinated effort among service agencies in the region to address the needs of Hawthorne residents, including but not limited to chronically homeless individuals and families, families with children, veterans and their families, unaccompanied youth, and persons who were recently homeless but now live in permanent housing. To promote economic opportunities for low-income residents, the City coordinates with subrecipient social service agencies, businesses and housing developers to ensure that where there are job opportunities for low-income people in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation

The City established and followed a process for the development of this five-year Consolidated Plan that included broad participation from the community. These activities were coordinated and implemented by the Housing Department.

To assist in the identification of priority needs in the City, a survey was prepared and distributed to residents of the City to solicit resident input in the prioritization of needs related to community services, community facilities, infrastructure, neighborhood services, special needs services, businesses and jobs, and housing. The surveys were available online and also were made available at various public facilities.

Two community meetings to discuss the housing and community development needs in the community were held on September 26, 2019 and October 19, 2019. At each step in the process, the City was careful to ensure that low- and moderate-income residents, members of minority groups, agencies involved in the provision of services to these populations, and others who are directly impacted by the programs and activities supported by the Consolidated Plan programs had the opportunity to be actively involved.

In the preparation of the 2020-2024 Consolidated Plan, the City followed the process established for citizen participation set forth in the Citizen Participation Plan. To promote greater public accessibility to program documents, the Citizen Participation Plan, Consolidated Plan, Action Plans and CAPERs will be posted on the City website at: <http://www.cityofhawthorne.org/>

During the preparation of the 2021-2022 Action Plan, the City made the draft Action Plan available for public review and comment from March 25, 2021 to April 27, 2021. Residents were invited to review the draft Action Plan and to attend the virtual Public Hearing or submit written comments concerning the projects and activities in the Action Plan.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	2020-2024 Consolidated Plan Needs Assessment Survey	Minorities Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	The 2020-2024 Consolidated Plan Needs Assessment Survey was disseminated on paper and in electronic form in English and in Spanish to advise the City on the highest priority housing, community and economic development needs in Hawthorne.	58 Hawthorne residents responded to the survey. The survey was available from August 2019 to December 2019.	All comments were accepted and incorporated into the survey results.	
2	Public Meeting	Minorities Non-English Speaking - Specify other language: Spanish Persons with disabilities	Residents and stakeholders attended two Community Meetings held on September 26, 2019 and October 3, 2019.	Residents and stakeholders participated in a presentation concerning the Consolidated Plan and Action Plan. A facilitated discussion of community needs followed the presentation.	All comments were accepted.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan and Analysis of Impediments to Fair Housing Choice. The public notice invited interested residents to review the draft documents and where they were available. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on May 12, 2020 at 6:00 p.m.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2020-2024 Consolidated Plan and the 2020-2021 Annual Action Plan before the Hawthorne City Council on May 12, 2020 at 6:00 p.m.	No public comments were received	Not Applicable	
5	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2021-2022 Action Plan. The public notice invited interested residents to review the draft documents. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on April 27, 2021 at 6:00 p.m.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/board community	Public hearing for the draft 2021-2022 Action Plan before the Hawthorne City Council on April, 27, 2021 at 6:00 p.m.	TBD		

Table 5 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The projects and activities included in the 2021-2022 Action Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2021 through June 30, 2022. The actual resources available to support activities during the implementation of the remainder of the 2020-2024 Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on a number of factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on the economic conditions.

For the 2021-2022 Program Year, the City has been informed by HUD that it will receive \$1,245,324 of CDBG funds and \$597,818 of HOME funds from HUD. When these amounts are combined with prior year resources available for inclusion in the 2021-2022 Action Plan, the City anticipates the availability of approximately \$9.5 million of CDBG and HOME funds over the five-year period of the Consolidated Plan beginning July 1, 2020 and ending June 30, 2025.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 2				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,245,324	0	\$1,004,307.28	\$2,249,631.28	\$3,735,972	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	\$597,818	0	\$2,570,633.99	\$3,168,451.99	\$1,793,454	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 6 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

As a City with substantial housing and community development needs, Hawthorne needs to leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the City's primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City is currently seeking new opportunities to leverage federal funds, such as the Low Income Tax Credit program and U.S. Department of Housing and Urban Development Section 202 and 811 for the Elderly Program.

Since the initial planning and programming of these resources, the Housing Department has worked closely with other City departments as well as County, State, and Federal partners to identify other available resources authorized through the CARES Act, the Small Business Administration (SBA), and Federal Emergency Management Agency (FEMA) that may be leveraged to maximize the impact of the CDBG-CV resources.

Federal Resources

- Continuum of Care (CoC) Program
- HUD Veterans Affairs supportive Housing (HUD-VASH)
- Supportive Housing for the Elderly (Section 202)
- Supportive Housing for Persons with Disabilities (Section 811)
- Housing Opportunities for Persons with AIDS (HOPWA)
- Youthbuild
- Federal Low-Income Housing Tax Credit Program

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- CalHome Program
- Multifamily Housing Program (MHP)
- Housing Related Parks Grant
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding

Local Resources

- Los Angeles Homeless Services Authority (LAHSA)
- Los Angeles County Development Agency (LACDA)
- Los Angeles County Community Development Commission (LACDC)
- Southern California Home Financing Authority (SCHFA) Funding

Private Resources

- Federal Home Loan Bank Affordable Housing Program (AHP)
- Community Reinvestment Act Programs
- United Way Funding
- Private Contributions

HOME Matching Requirements

HUD requires HOME Participating Jurisdictions (PJ's) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. In 2019, City of Hawthorne received a 50% match reduction from HUD, and therefore, is required to match 12.5% of HOME Funds using non-federal funds. The City of Hawthorne leverages HOME funds with other local and private non-federal resources.

In accordance with the guidance received from HUD and as documented in the memo issued on April 10, 2020 titled "Availability of Waivers and Suspensions of the HOME Program Requirements in Response to COVID-19 Pandemic", the City will be utilizing the Matching Contribution Requirements waiver.

If appropriate, describe publicly owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

In December 2011, the California Supreme Court upheld Assembly Bill 1X 26, which barred Redevelopment Agencies from engaging in new business and provided for their windup and dissolution. In the last five years, the elimination of the Redevelopment Agencies has resulted in the loss of a crucial resource for the development and preservation of affordable housing. This was the most significant public policy change impacting affordable housing and residential investment. While there are mechanisms whereby certain affordable housing assets are tied to the former Redevelopment Agencies (Successor Agencies) that may be utilized today, these resources are finite and scarce.

As such, any land or property necessary to address the needs in the Consolidated Plan would need to be acquired using HUD grant funds or other resources.

Discussion

Assuming continued level funding of the CDBG and HOME programs, the City expects to spend approximately \$2.68 million of CDBG and HOME funds on projects that enhance the availability, affordability and sustainability of affordable housing between July 2020 and June 2025. It is anticipated that all \$2.68 million of this will be spent on affordable housing development and preservation. Based on prior project experience, we anticipate that these funds will leverage other public and private funding, including but not limited to:

- Low-Income Housing Tax Credits
- Project-based Section 8 certificates

- Project financing at favorable interest rates from local lenders
- Private contributions to local CHDOs
- Private market real estate investments
- Market rate housing that subsidizes affordable units on the same development site

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$1.04 million of CDBG funds on community development, public facilities, and infrastructure that promote a suitable living environment between July 2020 and June 2025. Anticipated projects include:

- Public Facilities Improvements (including ADA)
- Infrastructure Improvements (streets, sidewalks, etc.)

Assuming continued level funding of the CDBG program, the City expects to spend approximately \$1.4 million of CDBG funds on economic opportunity activities to support the development and expansion of local small businesses or neighborhood services between July 2020 and June 2025. Anticipated projects include:

- Commercial Façade Improvements

Additionally, in response to the Coronavirus Pandemic (COVID-19), HUD notified the City that it received a formula allocation of Community Development Block Grant CARES Act (CDBG-CV) funding to be used specifically for the prevention of, preparation for, and response to COVID-19. The City will be utilizing a portion of their CDBG-CV funds to implement an Emergency Business Assistance (EBA) program that provides support in the form of grant assistance to micro- and small-businesses adversely impacted by the COVID-19 pandemic.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Development	2021	2022	Affordable Housing	Citywide	Increase the supply of affordable housing for low-income residents	HOME: \$3,106,763	Housing Acquisition, Rehabilitation, Resale: 8 housing units; 8 households
2	Public Services	2021	2022	Non-Housing Community Development	Citywide	Provide Public Services to low-and moderate-income residents	CDBG: \$186,798	Public service activities other than Low/Moderate Income Housing Benefit: 310 Persons
3	Fair Housing Services	2021	2022	Affordable Housing	Citywide	Ensure Equal Access for Housing Opportunities	CDBG: \$30,000	Other: 250 Persons
4	Public Facilities and Infrastructure Improvements	2021	2022	Non-Housing Community Development	L/M Census Tract/ Block Group	Improve Public Facilities and Infrastructure; Address material barriers to accessibility	CDBG: \$387,356.25	Section 108 Loan Repayment: Other 1
5	Economic Development Opportunities	2021	2022	Non-Housing Community Development	L/M Census Tract/ Block Group	Improve available business services	CDBG: \$1,426,412	Commercial Rehabilitation: 14 businesses assisted
6	Program Planning and Administration	2021	2022	N/A	Citywide	N/A	CDBG: \$219,064 HOME: \$59,570	Other: 1

Table 7 – Goals Summary

Goal Descriptions

1	Goal Name	Affordable Housing Development
	Goal Description	Increase the supply of affordable housing for low- and moderate-income individuals, families, persons with special needs and person experiencing homelessness
2	Goal Name	Public Services
	Goal Description	Provide low- and moderate- income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
3	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services. Also provides for the administration of the CDBG and HOME Programs.
4	Goal Name	Public Facilities and Infrastructure Improvements (Includes Section 108 Loan Repayment)
	Goal Description	Improve City of Hawthorne public facilities and infrastructure to benefit low- and moderate-income residents or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults. Includes Section 108 Loan Repayment.
5	Goal Name	Economic Development Opportunities
	Goal Description	Promote economic opportunities for low- and moderate-income residents through programs that support businesses such as Commercial Façade improvements.
6	Goal Name	Program Planning and Administration
	Goal Description	CDBG and HOME Program Planning and Administration.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b).

The City of Hawthorne anticipates providing affordable housing to low- and moderate-income households through the following projects:

- City of Hawthorne: Acquisition, Rehab, Resale (8 housing units / 8 households) - \$3,106,763

AP-35 Projects – 91.220(d)

Introduction

To address the high priority needs identified in the Strategic Plan to the 2020-2024 Consolidated Plan, the City of Hawthorne will invest CDBG and HOME funds in projects that provide fair housing services, provide public services to low- and moderate-income residents, improve economic development opportunities, as well as develop affordable housing. Together, these projects will address the housing, community and economic development needs of Hawthorne residents-particularly those residents residing in the low- and moderate-income areas.

Projects

#	Project Name
1	Program Administration
2	Fair Housing Services
3	Public Services
4	Economic Development
5	Section 108 Loan Repayment
6	Affordable Housing Development

Table 8 - Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 loan repayment and CDBG administration) as well as HOME funds for 2021-2022 projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Economic Development may be limited to the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2021-2022 Action Plan in projects that both increase and preserve the supply of affordable housing and projects that provide public services to low- and moderate-income people and those that are at-risk of becoming homeless.

AP-38 Project Summary

Project Summary Information

1	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$219,064 HOME: \$59,570
	Description	Overall administration of the CDBG and HOME program which includes preparation and submission of the Annual Action Plan and the CAPER, IDIS data input, provision of technical assistance, monitoring of all projects, and overall fiscal management.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	N/A
	Planned Activities	City of Hawthorne: CDBG Program Administration (\$219,064) City of Hawthorne: HOME Program Administration (\$59,570)
2	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access for housing opportunities
	Funding	CDBG: \$30,000
	Description	Fulfill the HUD regulatory mandate to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	250 people
	Location Description	Citywide
	Planned Activities	Housing Rights Center: Fair Housing Services (\$30,000)
3	Project Name	Public Services
	Target Area	Citywide
	Goals Supported	Public services for low- and moderate-income residents
	Needs Addressed	Provide public services to low- and moderate-income residents
	Funding	CDBG: \$186,798
	Description	Provide low- and moderate-income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/2022

	Estimate the number and type of families that will benefit from the proposed activities	310 People
	Location Description	Citywide
	Planned Activities	South Bay Workforce Investment Board: Teen Center (\$100,448) New Star Family Justice Center: Domestic Violence Program (\$25,450) Family Promise of the South Bay: Hawthorne Family Homelessness Support (\$35,450) Catholic Charities of Los Angeles: St. Margaret's Center Emergency Assistance Program (\$25,450)
4	Project Name	Economic Development
	Target Area	Low- and moderate-income Census Tracts/Block Groups
	Goals Supported	Economic Development Opportunities
	Needs Addressed	Improve available business services
	Funding	CDBG: \$1,426,412
	Description	Support a stronger retail environment and promote economic opportunities for low- and moderate-income residents. This will be accomplished through a Commercial Rehabilitation program with the goal of completing façade improvements and the correction of code violations.
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	14 businesses
	Location Description	Low- and moderate-income Census Tracts/Block Groups
	Planned Activities	City of Hawthorne: Commercial Façade Improvements (\$1,426,412)
5	Project Name	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$387,356.25
	Description	Section 108 Loan Repayment
	Target Date	6/30/2022
	Estimate the number and type of families that will benefit from the proposed activities	Other: 1
	Location Description	N/A
	Planned Activities	City of Hawthorne: Section 108 Loan Repayment (\$387,356.25)
6	Project Name	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Expand the supply of affordable housing
	Funding	HOME: \$3,106,763

Description	Increase the supply of affordable housing for low-income individuals, families, persons with special needs and persons experiencing homelessness. The City intends to acquire, rehabilitate, and resell housing units to low- and moderate-income residents with the goal of the number of homeowners in the City.
Target Date	6/30/2022
Estimate the number and type of families that will benefit from the proposed activities	8 housing units; 8 households
Location Description	Citywide
Planned Activities	City of Hawthorne: Acquisition, Rehab, Resale (\$3,106,763)

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

Assistance will be primarily directed to low- and moderate-income persons or households, however, Economic Development projects will be primarily directed to the CDBG low- and moderate-income areas as shown on the map included in section SP-10 of the Consolidated Plan. The CDBG low- and moderate-income areas are comprised of low- and moderate-income Census Tract Block Groups as defined by HUD. Residents of the CDBG low- and moderate-income areas have median incomes at or below 80% of the area median income based on family size for the County of Los Angeles. A total of 86,440 residents live in these Census Tract Block Groups, of which 62,945 or 73 percent are members of low- and moderate-income households according to HUD low- and moderate-income summary data available at the Census Tract Block Group level. Based on available data and mapping in NA-10 of the Consolidated Plan, the CDBG low- and moderate-income areas are primarily Hispanic.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	74%
Low- and moderate-income Census Tract/Block Groups	26%

Table 9 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2021-2022 program year, the City will invest \$2,249,630.25 of CDBG funds and \$3,106,763 of HOME funds for a total of \$5,418,083.25 that will benefit low- and moderate-income people throughout the City. Of this amount, at least \$1,426,412 or 26 percent of all resources will be invested in projects that exclusively benefit the CDBG low- and moderate-income areas. Due to the nature of the projects and activities to be undertaken, investments in projects and activities such as the Commercial Façade Improvements may be limited to the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide.

Discussion

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 loan repayment and CDBG administration) as well as HOME funds for program year 2021-2022 to projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in projects concerning Economic Development may be limited to the CDBG low- and moderate-income areas while other projects and activities benefit low- and moderate-income limited clientele and are available citywide. If necessary, the City will complete a slum and blight analysis to corroborate that the Commercial Rehabilitation activities aided in the prevention or elimination of blight.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Two high priority affordable housing needs are identified in the 2020-2024 Consolidated Plan and two Strategic Plan goals are established to provide the framework necessary to invest CDBG and HOME funds to address the affordable housing needs of the City.

Expand the Supply of Affordable Housing

Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 19,050 households earning 0-80 percent of AMI in the City, 13,578 are cost burdened households—meaning households paying more than 30 percent of their income for housing. Additionally, 7,199 of the cost burdened households are considered severely cost burdened households—meaning that they pay more than 50 percent of their income for housing. Of the 7,199 severely cost burdened households, 5,850 are renters. Of those severely cost burdened renter households, 5,690 households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless.

Preserve the Supply of Affordable Housing

As the City's housing stock ages, a growing percentage of housing units may need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes.

The age and condition of Hawthorne's housing stock is an important indicator of potential rehabilitation needs. Commonly, housing over 30 years of age needs some form of major rehabilitation, such as roof replacement, foundation work and plumbing systems. Housing over 15 years of age will generally exhibit deficiencies in terms of paint, weatherization, heating / air-conditioning systems, hot water heaters and finish plumbing fixtures.

According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:

- 5,900 or 76 percent of the 7,735 owner-occupied housing units in Hawthorne were built 40 or more years ago (built prior to 1980)
- 1,120 or 14 percent of the 7,735 owner-occupied housing units in Hawthorne were built between 30 and 40 years ago (built between 1980 and 1999)
- 14,755 or 69 percent of the 21,415 renter-occupied housing units in Hawthorne were built 40 or more years ago (built prior to 1980)
- 6,195 or 29 percent of the 21,415 renter-occupied housing units in Hawthorne were built between 30 and 40 years ago (built between 1980 and 1999)

Preservation of the physical and functional integrity of existing housing units occupied by low- and moderate-income households is a cost-effective way to invest limited resources to retain existing housing units that are already affordable to low- and moderate-income households in the community. Addressing substandard housing conditions through housing preservation activities provide that all economic segments of the community have the means to ensure that their property meets local standards and that all Hawthorne residents have the opportunity to live in decent housing.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	8
Special-Needs	0
Total	8

Table 10 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	0
Rehab of Existing Units	0
Acquisition of Existing Units	8
Total	8

Table 11 - One Year Goals for Affordable Housing by Support Type

Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2021-2022 program year, the City of Hawthorne will invest HOME funds in the expansion of affordable housing units. Specifically, HOME funds will be used to support affordable housing development projects including the City of Hawthorne Acquisition, Rehabilitation, and Resale Program.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Hawthorne Housing Authority was formed in 1994 under State of California Housing Authority Law to actively improve existing neighborhoods and develop affordable housing opportunities using local, state and federal resources. The Hawthorne Housing Authority does not administer Section 8 and does not own HUD Public Housing; however, the City is within the service area of the Los Angeles County Development Agency (LACDA) for the purposes of Section 8 and Public Housing.

Actions planned during the next year to address the needs to public housing

During the 2021-2022 program year, LACDA will continue providing housing and public services to existing residents of the City of Hawthorne. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City of Hawthorne to improve services.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

LACDA actively encourages residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. Resident surveys were distributed with translation services available on request. Community meetings in target areas were hosted with copies of the Consolidated Plan draft being available in these areas. A public hearing is conducted to accept public comments on the draft plan before its approval and submittal to HUD. Grant funding is administered to increase housing availability and accessibility to residents to encourage greater participation in homeownership. LACDA also maintains quarterly newsletters for Section 8 tenants, public housing residents, and Section 8 property owners.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

Not applicable, LACDA is designated as a High Performing Public Housing Agency.

Discussion

LACDA is well-positioned to continue providing Section 8 Housing Choice Vouchers in the City of Hawthorne and throughout Los Angeles County.

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Hawthorne supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use CDBG-CV and other local funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Hawthorne for low- and moderate-income residents.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The CoC and its partner agencies will continue to provide a continuum of programs ranging from outreach, access centers, emergency shelters, safe havens, transitional and permanent housing, and prevention. More specifically, LAHSA, the County's CoC, will increase efforts in 2021-2022 to add emergency and transitional shelter housing units through expedited construction or rehabilitation of facilities to accommodate homeless persons.

The City of Hawthorne, through coordination with the CoC and a network of homeless service providers, supports this continuum of services to address homelessness including, but not limited to, homelessness prevention programs, emergency shelter programs, and transitional housing. In 2021-2022, the City will continue to support local agencies that provide comprehensive services for the homeless such as short-term shelter, meals, case management and hospitality.

Addressing the emergency shelter and transitional housing needs of homeless persons

The ultimate solution to ending homelessness is transitional to permanent housing closely aligned with supportive services that ensure housing stability can be maintained. However, because the demand for affordable housing far outpaces the region's supply, the CoC continues to rely on its emergency and transitional housing system in order to address the immediate needs of Los Angeles County's homeless population.

This increase in permanent supportive housing for the most vulnerable populations is attributed to Los Angeles County homeless service providers re-tooling their programs and shifting their focus to moving people quickly into permanent supportive housing throughout the County. Homelessness can be significantly reduced and the quality of life of our residents, especially those precariously housed or homeless can be improved.

In addition, the City intends to acquire and construct pallet shelters which would provide temporary housing for neighbors in need that are experiencing homelessness under the CDBG-CV program.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support rental assistance activities implemented by the City or a local nonprofit organizations to help prevent and eliminate homelessness. The City will also use HOME funds to expand the supply of affordable housing in Hawthorne via the Acquisition, Rehabilitation and Resale project.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

An individual or family is considered to be at-risk of becoming homeless if it experiences extreme difficulty maintaining their housing and has no reasonable alternatives for obtaining subsequent housing. Homelessness often results from a complex set of circumstances that require people to choose between food, shelter and other basic needs. Examples of common circumstances that can cause homelessness include eviction, loss of income, insufficient income, disability, increase in the cost of housing, discharge from an institution, irreparable damage or deterioration to housing, and fleeing from family violence.

Referred to as “Bring L.A. Home!” The Campaign to End Homelessness”, the plan initiates a 10-year campaign to end homelessness in Los Angeles County by establishing a broad range of strategies that address a multitude of issues related to homelessness. The plan is consistent with State and Federal initiatives for ending homelessness and consists of the following seven guiding principles:

- Preventing homelessness
- Addressing the structural causes of homelessness
- Sustaining the current capacity to serve homeless people and building new capacity where it is needed
- Ensuring rapid return to housing for people who become homeless
- Bringing alienated homeless people into the mainstream of society
- Taking a regional approach to the crisis
- Reaffirming that housing is one of the basic human rights

With the focus of addressing family homelessness, chronic homelessness and mainstream and system changes (homeless prevention), “Bring L.A. Home! The Campaign to End Homelessness” represents a commitment by all stakeholders throughout the County to end homelessness within a decade.

Discussion

With limited HOME and CDBG resources available, the City will use HOME funds to expand the supply of affordable housing to increase homeownership opportunities for low- and moderate-income residents and prevent homelessness in Hawthorne.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

A barrier to affordable housing is a public policy or nongovernmental condition that constrains the development or rehabilitation of affordable housing, such as land use controls, property taxes, state prevailing wage requirements, environmental protection, cost of land and availability of monetary resources. Barriers to affordable housing are distinguished from impediments to fair housing choice in the sense that barriers are lawful and impediments to fair housing choice are usually unlawful.

Based on information gathered during community meetings, the Consolidated Plan Needs Assessment Survey, the 2013-2021 Housing Element and market analysis, the primary barriers to affordable housing in Hawthorne are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply and insufficient resources are available to increase the supply of affordable housing to meet demand.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

In the development of the 2013-2021 Housing Element, the City evaluated significant public policies affecting affordable housing development such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges and growth limitations. Based on this evaluation, the City determined that it has taken all necessary steps to ameliorate the negative effects of public policies that may have been a barrier to affordable housing. Moreover, the City is actively engaged with affordable housing developers concerning the siting of affordable housing and ensuring that the entitlement process runs smoothly from inception to completion.

Discussion

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of HOME funds to preserve 30 existing affordable housing units and increase the supply of affordable housing by 2 over the next five years. Although the City no longer has access to Redevelopment Housing Set-Aside funds, the City will continue to leverage its HOME funds to attract private and other available public resources. This strategy will increase the supply of affordable housing and preserve existing affordable housing in the City.

AP-85 Other Actions – 91.220(k)

Introduction

In the implementation of the 2021-2022 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure and enhance coordination between public and private housing and social service agencies.

Actions planned to address obstacles to meeting underserved needs

The primary obstacles to meeting the underserved needs of low- and moderate-income people include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income people and the lack of availability of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2021-2022 Action Plan in projects that acquire, rehabilitate and resale housing units to low- and moderate-income households and projects that provide public services to low- and moderate-income people and those with special needs. To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2021-2022 to projects and activities that benefit low- and moderate-income people.

Actions planned to foster and maintain affordable housing

In the implementation of the 2021-2022 Annual Action Plan, the City will invest HOME funds to acquire, rehabilitate, and resell eight (8) housing units to eight (8) low- and moderate-income households. Each housing unit will have an affordability covenant of at least 15 years to foster and maintain affordable housing.

Actions planned to reduce lead-based paint hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. To reduce lead-based paint hazards, the City of Hawthorne Housing Rehabilitation Program will conduct lead-based paint testing and risk assessments for each property assisted that was built prior to January 1, 1978 and will incorporate safe work practices or abatement into the scope of work as required to reduce lead-based paint hazards in accordance with 24 CFR Part 35.

Actions planned to reduce the number of poverty-level families

The implementation of CDBG and HOME activities meeting the goals established in the 2020-2024 Consolidated Plan - Strategic Plan and this Annual Action Plan will help to reduce the number of poverty-level families by:

- Supporting activities that expand the supply of housing that is affordable to low- and moderate-

income households;

- Supporting activities that preserve the supply of decent housing that is affordable to low- and moderate-income households;
- Supporting a continuum of housing programs to prevent and eliminate homelessness; and
- Supporting housing preservation programs that assure low income households have a safe, decent and appropriate place to live.

In addition to these local efforts, mainstream state and federal resources also contribute to reducing the number of individuals and families in poverty. Federal programs such as the Earned Income Tax Credit and Head Start provide pathways out of poverty for families who are ready to pursue employment and educational opportunities. Additionally in California, the primary programs that assist families in poverty are CalWORKS, CalFresh (formerly food stamps) and Medi-Cal. Together, these programs provide individuals and families with employment assistance, subsidy for food, medical care, childcare and cash payments to meet basic needs such as housing, nutrition and transportation. Other services are available to assist persons suffering from substance abuse, domestic violence and mental illness.

Actions planned to develop institutional structure

The institutional delivery system in Hawthorne is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City. support and enhance this existing institutional structure, the City of Hawthorne will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2021-2022 Annual Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2020-2024 Consolidated Plan - Strategic Plan.

Actions planned to enhance coordination between public and private housing and social service agencies

To enhance coordination between public and private housing and social service agencies, the City will continue consulting with and inviting the participation of a wide variety of agencies and organizations involved in the delivery of housing and supportive services to low- and moderate-income residents in Hawthorne—particularly the CDBG low- and moderate-income areas.

Discussion

In the implementation of the 2021-2022 Annual Action Plan, the City will invest CDBG and HOME resources to address obstacles to meeting underserved needs, foster and maintain affordable housing, reduce lead-based paint hazards, reduce the number of poverty-level families, develop institutional structure, and enhance coordination between public and private housing and social service agencies.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction

In the implementation of programs and activities under the 2021-2022 Annual Action Plan, the City of Hawthorne will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

Eligible applicants for CDBG assistance include organizations that carry out programs that benefit low- and moderate-income residents on behalf of the City. Applications from interest organizations are solicited by the City via a published Notice of Funding Availability (NOFA). Eligible beneficiaries for HOME funded resale programs include households earning less than 80 percent of AML. Developers for HOME-assisted housing projects shall be selected via an application and underwriting process determined by the City based on the nature, scope, and applicable regulatory requirements of the prospective project. Opportunities for leveraging and matching funds shall be emphasized in the selection of affordable housing developers. Selection of affordable housing development projects shall be based on project feasibility, funding availability, and the City needs as determined by staff and the City Council.

Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

HOME Investment Partnership Program (HOME) Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

The City will not use any other forms of investment beyond those identified in Section 92.205.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

During the 2021-2022 program year, the City of Hawthorne will implement an acquisition, rehabilitation and resale project which will incorporate recapture requirements into written agreements and long-term affordability covenants as required by 24 CFR 92.254.

The recapture provision ensure that all or a portion of the City's HOME assistance to homebuyers or home owners is recaptured if the housing does not continue to be the principal residence of the family for the duration of the applicable period of affordability. In establishing this provision, the City is subject to the limitation that when the recapture requirement is triggered by a sale (voluntary or involuntary) of the housing unit, and there are no net proceeds or the net proceeds are insufficient to repay the HOME investments due, the City can only recapture a portion of the net proceeds, if any. The net proceeds that are the sales price minus superior loan repayment (other than HOME funds), capital improvements, and any closing costs.

In the event of a mortgage default, the City has the right of first refusal before foreclosure and may use additional HOME funds to acquire the housing in order to preserve the housing's affordability. However, notwithstanding a foreclosure situation, the City intends to recapture all or some of its HOME funds invested during or at the end of the established affordability period, if practicable. Recaptured HOME funds consist of loan payments (including interest) and/or a loan payoff, upon sale if the assisted owner is no longer residing in the assisted residence or for any other breaches of the agreement with the City. Recaptured funds may be used for any HOME eligible activity.

These recaptured funds are identified in the City's accounting system by a unique recaptured revenue object number. Any recaptured funds will be used by the City before any additional HOME funds.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

See above.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City does not intend to use HOME funds under the 2021-2022 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

Discussion