

Draft  
Substantial  
Amendment

Consolidated Plan  
FY2020-2024

Annual Action Plan  
FY2020-2021



Draft for Public Review & Comment  
December 12, 2023



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# Table of Contents

Table of Contents .....	1
Executive Summary .....	7
ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b) .....	7
The Process .....	15
PR-05 Lead & Responsible Agencies 24 CFR 91.200(b).....	15
PR-10 Consultation - 91.100, 91.200(b), 91.215(l).....	16
PR-15 Citizen Participation.....	24
Needs Assessment.....	33
NA-05 Overview .....	33
NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c) .....	38
NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2).....	49
NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2) .....	52
NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2).....	55
NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2).....	56
NA-35 Public Housing – 91.205(b).....	62
NA-40 Homeless Needs Assessment – 91.205(c) .....	67
NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d).....	72
NA-50 Non-Housing Community Development Needs – 91.215 (f).....	75
Housing Market Analysis.....	80
MA-05 Overview .....	80
MA-10 Number of Housing Units – 91.210(a)&(b)(2).....	82
MA-15 Housing Market Analysis: Cost of Housing - 91.210(a).....	85

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a).....	89
MA-25 Public and Assisted Housing – 91.210(b) .....	94
MA-30 Homeless Facilities and Services – 91.210(c) .....	97
MA-35 Special Needs Facilities and Services – 91.210(d).....	100
MA-40 Barriers to Affordable Housing – 91.210(e).....	103
MA-45 Non-Housing Community Development Assets – 91.215 (f) .....	104
MA-50 Needs and Market Analysis Discussion.....	109
MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2).....	111
MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3).....	113
Strategic Plan.....	115
SP-05 Overview.....	115
SP-10 Geographic Priorities – 91.215 (a)(1) .....	117
SP-25 Priority Needs - 91.215(a)(2).....	118
SP-30 Influence of Market Conditions – 91.215 (b) .....	123
SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2).....	125
SP-40 Institutional Delivery Structure – 91.215(k).....	130
SP-45 Goals Summary – 91.215(a)(4).....	133
SP-50 Public Housing Accessibility and Involvement – 91.215(c).....	136
SP-55 Barriers to affordable housing – 91.215(h).....	137
SP-60 Homelessness Strategy – 91.215(d) .....	139
SP-65 Lead based paint Hazards – 91.215(i) .....	141
SP-70 Anti-Poverty Strategy – 91.215(j) .....	142

SP-80 Monitoring – 91.230.....	144
Expected Resources.....	146
AP-15 Expected Resources – 91.220(c)(1,2).....	146
AP-20 Annual Goals and Objectives .....	151
Projects.....	154
AP-35 Projects – 91.220(d).....	154
AP-38 Project Summary.....	156
AP-50 Geographic Distribution – 91.220(f).....	160
Affordable Housing.....	161
AP-55 Affordable Housing – 91.220(g).....	161
AP-60 Public Housing – 91.220(h).....	163
AP-65 Homeless and Other Special Needs Activities – 91.220(i).....	164
AP-75 Barriers to affordable housing – 91.220(j).....	166
AP-85 Other Actions – 91.220(k).....	167
Program Specific Requirements.....	169
AP-90 Program Specific Requirements – 91.220(l)(1,2,4).....	169

## Version History

Version	Summary of Changes			
1	Draft Published for Public Comment:	4/9/20	Sent to HUD for Approval:	5/25/20
	Conduct Public Hearing:	5/12/20	Approved by HUD:	6/24/20
	Original 2020-2024 Consolidated Plan and 2020-2021 Action Plan			
2	Draft Published for Public Comment:	8/20/20	Sent to HUD for Approval:	10/20/20
	Conduct Public Hearing:	8/25/20	Approved by HUD:	11/18/20
	<p><b>Amendment 1 (Substantial):</b> Incorporated \$771,494 of CDBG-CV funds under the CARES Act and \$1,194,706 of prior year unused HOME funds to prepare, prevent, and respond to the COVID-19 pandemic. To enable the use of these funds, the following changes to the 20-24 Consolidated Plan were made:</p> <ul style="list-style-type: none"> <li>• Addition of 'COVID-19 Impact' Priority Need and 'COVID-19 Response' Goal to the Strategic Plan</li> <li>• Addition of HOME TBRA sections to Needs Assessment, Market Analysis, Strategic Plan and Action Plan</li> </ul> <p>More specifically, the 20-21 Action Plan was amended to add three (3) new CDBG-CV activities and one (1) new HOME activity with the following budgets:</p> <ul style="list-style-type: none"> <li>• CDBG-CV Homelessness Prevention (\$30,000)</li> <li>• CDBG-CV Emergency Housing Assistance (\$587,196)</li> <li>• CDBG-CV Program Planning and Administration (\$154,298)</li> <li>• HOME Tenant-Based Rental Assistance (TBRA) (\$1,150,236)</li> </ul> <p>In addition, the 20-21 Action Plan was modified to increase the budget of one (1) existing HOME activity as specified below:</p> <ul style="list-style-type: none"> <li>• HOME Program Planning and Administration (Increase of \$44,470 to \$97,169)</li> </ul>			
3	Draft Published for Public Comment:	N/A	Sent to HUD for Approval:	1/12/21
	Conduct Public Hearing:	N/A	Approved by HUD:	1/15/21
	<p><b>Amendment 2 (Non-Substantial):</b> Incorporated corrected allocation amounts in response to HUD notification received on 12/18/20. The total CDBG budget was reduced by \$200 and the HOME budget was reduced by \$149. More specifically, the 20-21 Action Plan was amended to reduce the budget of two (2) CDBG activities and two (2) HOME activities as specified below.</p> <ul style="list-style-type: none"> <li>• CDBG Program Planning and Administration (reduced by \$40 to \$232,254)</li> <li>• CDBG Community Center (reduced by \$160 to \$518,974)</li> <li>• HOME Program Planning and Administration (reduced by \$14 to \$97,155)</li> <li>• HOME Housing Rehabilitation (reduced by \$135 to \$536,130)</li> </ul>			

4	<b>Draft Published for Public Comment:</b>	3/25/21	<b>Sent to HUD for Approval:</b>	5/15/21
	<b>Conduct Public Hearing:</b>	4/27/21	<b>Approved by HUD:</b>	TBD
	<p><b>Amendment 3 (Substantial):</b> Incorporated \$941,480 of additional CDBG-CV funds under the CARES Act to prepare, prevent, and respond to the COVID-19 pandemic. More specifically, the 20-21 Action Plan was amended to add the following four (4) new CDBG-CV activities:</p> <ul style="list-style-type: none"> <li>• CDBG-CV Homeless Center (\$100,000)</li> <li>• CDBG-CV Homeless Center Services (\$273,184)</li> <li>• CDBG-CV Small Business Assistance (\$250,000)</li> <li>• CDBG-CV Microenterprise Assistance (\$130,000)</li> </ul> <p>Additionally, the 20-21 Action Plan was modified to increase the budget of one (1) existing CDBG-CV activity as specified below:</p> <ul style="list-style-type: none"> <li>• CDBG-CV Program Planning and Administration (increased by \$188,296 to \$342,594)</li> </ul> <p>Lastly, the 20-21 Action Plan was modified to cancel one (1) existing CDBG activity as follows:</p> <ul style="list-style-type: none"> <li>• CDBG Community Center (cancelled activity which had budget of \$518,974)</li> </ul> <p>The City intends to reprogram the funds from the cancelled Community Center project to a Commercial Façade Improvement program as part of the 2021-2022 Action Plan. To facilitate this activity, the City also added an additional Priority Need to promote economic opportunity, and a Consolidated Plan Strategic Plan Goal of Economic Development Opportunities with a goal outcome indicator of assisting 14 businesses.</p>			
5	<b>Draft Published for Public Comment:</b>	10/22/22	<b>Sent to HUD for Approval:</b>	TBD
	<b>Conduct Public Hearing:</b>	11/22/22	<b>Approved by HUD:</b>	TBD
	<p><b>Amendment 4 (Substantial):</b> The 2020-2024 Consolidated Plan was amended to revise the following five (5) Strategic Plan Goals:</p> <ul style="list-style-type: none"> <li>• Affordable Housing Preservation (added rehabilitation of 18 rental units to goal)</li> <li>• Affordable Housing Development (reduced goal from 2 to 1 housing unit / 4 households)</li> <li>• Public Services (increased goal from 500 to 1,500 people served)</li> <li>• COVID-19 Response (added 15 temporary non-congregate shelters; reduced jobs created/retained from 10 to 6; reduced microenterprises assisted from 13 to 7 for goal)</li> </ul> <p>The 20-21 Action Plan was amended to revise the following five (5) CDBG-CV activities:</p> <ul style="list-style-type: none"> <li>• CDBG-CV Homeless Center (increased from \$100,000 by \$517,262 to \$617,262)</li> <li>• CDBG-CV Homeless Center Services (cancelled and reduced from \$273,184 to \$0)</li> <li>• CDBG-CV Small Business Assistance (reduced from \$250,000 by \$132,837 to \$117,163)</li> <li>• CDBG-CV Microenterprise Assistance (reduced from \$130,000 by \$60,000 to \$70,000)</li> <li>• CDBG-CV Emergency Housing Assistance (reduced from \$587,196 by \$51,241 to \$535,955)</li> </ul>			

	Draft Published for Public Comment:	11/9/23	Sent to HUD for Approval:	TBD
	Conduct Public Hearing:	12/12/23	Approved by HUD:	TBD
6	<p><b>Amendment 5 (Substantial):</b> The 2020-2024 Consolidated Plan was amended to revise the following Strategic Plan Goals:</p> <ul style="list-style-type: none"> <li>• COVID-19 Response (reduced jobs created/retained from 6 to 2; reduced homeless persons assisted from 30 to 10 for goal)</li> <li>• Promote Economic opportunities (reduced businesses assisted from 5 to 2; reduced jobs created/retained from 11 to 2)</li> </ul> <p>The 20-21 Action Plan was amended to revise the following five (5) CDBG-CV activities:</p> <ul style="list-style-type: none"> <li>• COH: CDBG-CV Administration (reduced from \$342,594.00 by \$99,036.07 to \$243,557.93)</li> <li>• FPOSB: CDBG-CV Homeless Support (reduced from \$30,000.00 by \$10,356.02 to \$19,643.98)</li> <li>• COH: CDBG-CV Small Business Assistance (reduced from \$117,163.00 by \$67,837.00 to \$49,326.00)</li> <li>• COH: CDBG-CV Microenterprise Assistance (reduced from \$70,000.00 by \$10,000.00 to \$60,000.00)</li> <li>• COH: CDBG-CV Homeless Center (increased from \$617,262.00 by \$187,229.09 to \$804,491.09)</li> </ul>			



# Executive Summary

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

### 1. Introduction

The City of Hawthorne has prepared the 2020-2024 Consolidated Plan as a requirement to receive Federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. The Consolidated Plan provides the U.S. Department of Housing and Urban Development (HUD) with a comprehensive assessment of the City's housing and community development needs and outlines the City's priorities, objectives and strategies for the investment of CDBG and HOME funds to address these needs over the next five years, beginning July 1, 2020 and ending June 30, 2025.

The City receives CDBG and HOME funds from HUD on a formula basis each year, and in turn, awards grants and loans to nonprofit, 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.

## Community Development Block Grant Coronavirus (CDBG-CV)

Congress passed the Coronavirus Aid, Relief, and Economic Security (CARES) Act and the President signed it on March 27, 2020 authorizing \$2.2 trillion in a variety of stimulus measures to prevent, prepare for, and respond to the COVID-19 pandemic. The law includes \$2 billion for Community Development Block Grant (CDBG) entitlement communities. The City of Hawthorne receives regular formula-based entitlement grants of CDBG and HOME Investment Partnership (HOME) funds through the United States Department of Housing and Urban Development (HUD) each year.

### August 2020 Amendment

The City of Hawthorne will receive \$771,494 in CDBG-CV funds from HUD under the CARES Act. As of July 10, 2020, HUD continues to release guidance for these programs containing modified program requirements. Subject to the CARES Act and emerging policy from HUD, the City Council is responsible for determining how CDBG-CV funds will be used to prevent, prepare and respond to the COVID-19 virus. In consultation with key City departments and partners serving the needs of low- and moderate-income residents, this submission to the City Council requests approval to invest \$1,194,706 of prior year unused HOME funds as well as CARES Act funding for the CDBG-CV activities listed below.

### April 2021 Amendment

The City of Hawthorne received an additional \$941,480 in CDBG-CV funds from HUD via the CARES Act. These funds are separate and distinct from the City's formula CDBG funds and must comply with the requirements summarized in 24 CFR § 570 and the flexibilities authorized in the CARES Act and summarized in Federal Register Notice 6218-N-01. The submission of this Substantial Amendment to the City Council requests approval to invest CARES Act funding for the CDBG-CV projects listed below as well as cancel the 2020-2021 Community Center Project so that those funds may be reprogrammed as part of the 2021-2022 Action Plan. The City intends to reallocate the Community Center project funds to a Commercial Façade Improvement program in an effort to revitalize the City's business community. As such, the City is also adding an 'Economic Development Opportunities' Strategic Plan Goal to the 2020-2024 Consolidated Plan to facilitate said project. Note that the Consolidated Plan Strategic Plan goals were developed prior to the COVID-19 pandemic. As a result of the unforeseen consequences at the time it has now been valued as a high priority need based on feedback from City staff, key stakeholders and businesses in the City.

### November 2022 Amendment

The 2020-2024 Consolidated Plan was amended to revise the following five (5) Strategic Plan Goals:

- Affordable Housing Preservation (added rehabilitation of 18 rental units to goal)
- Affordable Housing Development (reduced goal from 2 to 1 housing unit / 4 households)
- Public Services (increased goal from 500 to 1,500 people served)
- COVID-19 Response (added 38 temporary non-congregate shelters; reduced jobs created/retained from 10 to 6; reduced microenterprises assisted from 13 to 7 for goal)

The 20-21 Action Plan was amended to revise the following five (5) CDBG-CV activities:

- CDBG-CV Homeless Center (increased from \$100,000 by \$517,262 to \$617,262)
- CDBG-CV Homeless Center Services (cancelled and reduced from \$273,184 to \$0)
- CDBG-CV Small Business Assistance (reduced from \$250,000 by \$132,837 to \$117,163)
- CDBG-CV Microenterprise Assistance (reduced from \$130,000 by \$60,000 to \$70,000)
- CDBG-CV Emergency Housing Assistance (reduced from \$587,196 by \$51,241 to \$535,955)

## December 2023 Amendment

The 2020-2024 Consolidated Plan was amended to revise the following Strategic Plan Goal:

- COVID-19 Response (reduced jobs created/retained from 6 to 2; reduced homeless persons assisted from 30 to 10 for goal)
- Promote Economic opportunities (reduced businesses assisted from 5 to 2; reduced jobs created/retained from 11 to 2)

The 20-21 Action Plan was amended to revise the following five (5) CDBG-CV activities:

- COH: CDBG-CV Administration (reduced from \$342,594.00 by \$99,036.07 to \$243,557.93)
- FPOSB: CDBG-CV Homeless Support (reduced from \$30,000.00 by \$10,356.02 to \$19,643.98)
- COH: CDBG-CV Small Business Assistance (reduced from \$117,163.00 by \$67,837.00 to \$49,326.00)
- COH: CDBG-CV Microenterprise Assistance (reduced from \$70,000.00 by \$10,000.00 to \$60,000.00)
- COH: CDBG-CV Homeless Center (increased from \$617,262.00 by \$187,229.09 to \$804,491.09)

## 2020-2021 Program Year

In addition to the Consolidated Plan, this document includes the first year's Annual Action Plan. For the 2020-2021 program year, the City will receive \$1,311,270 of CDBG, \$595,700 of HOME, and \$1,712,974 in CDBG-CV funds from HUD. The 2020-2021 Action Plan allocates these funds, as well as prior year unused HOME funds in the amount of \$1,194,706, to the following program activities to be implemented from July 1, 2020 to June 30, 2021.

## 2020-2021 CDBG PROGRAM

### Public Service Activities

City of Hawthorne: Teen Center	\$95,000
Mychal's Learning Center	\$20,000
New Star Family Justice Center	\$20,000
<hr/>	
Sub-Total:	\$135,000

### Capital Activities

Section 108 Loan Repayment	\$395,042
City of Hawthorne: Community Center Project (Cancelled)	\$0
<hr/>	
Sub-Total:	\$395,042

### Program Administration Activities

City of Hawthorne: CDBG Program Administration	\$232,254
Housing Rights Center: Fair Housing Services	\$30,000
<hr/>	
Sub-Total:	\$262,254

**CDBG Total: \$792,296**

## 2020-2021 HOME PROGRAM

### Housing Activities

CHDO Set-Aside	\$89,355
City of Hawthorne: Housing Rehabilitation Program (Cancelled)	\$0
<hr/>	
Sub-Total:	\$89,355

### Program Administration Activities

City of Hawthorne: HOME Program Administration	\$97,155
<hr/>	
Sub-Total:	\$97,155

**HOME Total: \$186,510**

## CDBG-CV PROGRAM

<b>Public Service Activities</b>	
Homelessness Prevention	\$19,643.98
Emergency Housing Assistance to Low/Mod Households	\$535,955.00
	<hr/>
	Sub-Total: \$555,598.98
 <b>Capital &amp; Economic Development Activities</b>	
Homeless Center	\$804,491.09
Small Business Assistance	\$49,326.00
Microenterprise Assistance	\$60,000.00
	<hr/>
	Sub-Total: \$913,817.09
 <b>Program Administration Activities</b>	
City of Hawthorne: CDBG-CV Program Administration	\$243,557.93
	<hr/>
	Sub-Total: \$243,557.93
	<hr/>
	<b>CDBG-CV Total: \$1,712,974</b>

## 2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

The priority needs and goals identified in the Plan needs assessment are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Survey of residents and stakeholders and the housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). Data supplied by HUD includes the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Other sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons, and persons with special needs throughout the community.

In consideration of community input and available data, the eight (8) priority needs listed below are established as part of this Plan:

- 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 income residents
- Ensure equal access to housing opportunities
- Improve public facilities and infrastructure
- Address material barriers to accessibility
- COVID-19 Impact
- Promote economic opportunities

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 this 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  Rental housing rehabilitation: 18 units
Affordable Housing Development	Affordable Housing	Increase the supply of affordable housing	Affordable housing: 1 Housing Unit / 4 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: 1,500 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	Homeless Prevention: 10 people; 15 temporary non-congregate shelter units  Housing Assistance: 105 households  Business Assistance: 2 jobs created/retained and 7 microenterprises
Economic Development Opportunities	Non-Housing Community Development	Promote Economic Opportunities	Commercial Rehabilitation: 2 businesses assisted; 2 jobs created/retained

Table 1 - Strategic Plan Summary

### **3. Evaluation of past performance**

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

### **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 Citizen Participation Plan, residents and stakeholders were able to participate in the development of the 2020-2024 Consolidated Plan 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**

Community meetings to discuss housing and community development needs in Hawthorne were held on September 26, 2019 at the Hawthorne City Hall – Council Chambers and on October 19, 2019 at the Betty Ainsworth Sports Center.

A public hearing to receive comments on the draft 2020-2024 Consolidated Plan, the draft 2020-2021 Annual Action Plan and the draft Analysis of Impediments to Fair Housing Choice was held before the City Council on May 12, 2020. No comments were received.

A public hearing to receive comments on the draft Substantial Amendment to the 2020-2024 Consolidated Plan and 2020-2021 Action Plan was held before the City Council on December 12, 2023. Any comments received will be included in Appendix B.

## **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 Consolidated Plan were accepted and taken into consideration in the development of the Consolidated Plan.

## **7. Summary**

Examination of 2011-2015 American Community Survey (ACS) 5-Year Estimates and the 2001-2015 Comprehensive Housing Affordability Strategy (CHAS) data, in addition to local data, as well as consultation with citizens and stakeholders revealed eight (8) high priority needs to be addressed through the investment of an anticipated \$9.5 million of CDBG and HOME funds over the five year period of the Consolidated Plan. The investment of CDBG and HOME funds in eligible activities shall be guided principally by the seven (7) goals of the Strategic Plan. Activities submitted for consideration in response to any solicitation or Notice of Funds Availability (NOFA) process must conform with one of the five Strategic Plan strategies and the associated action-oriented, measurable goals in order to receive consideration for CDBG or HOME funds.



# The Process

## PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

### 1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

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 2020-2024 Consolidated 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 2020-2024 Consolidated 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

Housing Department  
Attn: Kimberly Mack, Housing Director  
4455 W 126th Street  
Hawthorne, CA 90250  
(310) 349-1603

## PR-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.

**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 upcoming five (5) year planning period with these organizations and agencies. The City will work on strengthening relationships and alignment among these organizations.

**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 Director 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.

## PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal-setting

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/>

#### August 2020 Amendment

Given the urgency to design and launch programs with the CDBG-CV allocation, the CARES Act authorized grantees with the flexibility of providing 5-day public review periods and the authority to use virtual public hearings to fulfill applicable public hearing requirements. On March 31, 2020, HUD issued a memo authorizing grantees to modify public review and hearing requirements to comply with this flexibility. The City of Hawthorne requested the use of these waivers on July 30, 2020 and received approval from HUD on August 5, 2020 to utilize them.

As such, the City of Hawthorne conducted a 5-day review period for this substantial amendment from August 20 – August 25, 2020. The City conducted a virtual public hearing for the substantial amendment as part of the August 25, 2020 City Council meeting. No comments from the public were received. City Councilmember Mike Talleda made a comment that the Council should consider augmenting the Tenant-Based Rental Assistance (TBRA) program from \$400,236 by reallocating the \$750,000 budgeted for the Community Housing Development Organization (CHDO) project in the draft Action Plan Amendment. The City Council agreed and voted unanimously to approve the Action Plan Amendment with said modifications.

To encourage review and comment on the proposed activities, the City of Hawthorne published notices advertising the substantial amendment in the Hawthorne Press Tribune. In addition, the City posted this amendment on the City's website for review and comment.

To ensure reasonable participation in the public hearing, the meeting was broadcast live on Channel 3 as well as through the City's website. Residents wishing to speak during the public hearing will need to dial (310) 349-2915 to be added to the que for public comment. Residents can submit comments via email to the City Clerk ([pjimenez@cityofhawthorne.org](mailto:pjimenez@cityofhawthorne.org)) no later than 5:30 pm on August 25, 2020.

### April 2021 Amendment

The City of Hawthorne conducted a 30-day public review period for this substantial amendment from March 25, 2021 through April 27, 2021. The City will conduct a public hearing for the substantial amendment as part of the April 27, 2021 City Council meeting.

To encourage review and comment on the proposed activities, the City published notices advertising the substantial amendment in the Hawthorne Press Tribune, on the City website, and social media accounts in compliance with the City's Citizen Participation Plan. An electronic copy of the amendment was available on the City website for review and comment.

To ensure reasonable participation in the public hearing, the meeting will be broadcast live on Channel 3 as well as through the City's website. Residents wishing to speak during the public hearing will need to dial (310) 349-2915 to be added to the queue for public comment. Residents can submit comments via email to the City Clerk ([pjimenez@cityofhawthorne.org](mailto:pjimenez@cityofhawthorne.org)) no later than 5:30 pm on April 27, 2021.

### November 2022 Amendment

The City of Hawthorne conducted a 30-day public review period for this substantial amendment from October 21, 2022 through November 22, 2022. The City will conduct a public hearing for the substantial amendment as part of the November 22, 2022, City Council meeting.

To encourage review and comment on the proposed activities, the City published notices advertising the substantial amendment in the Hawthorne Press Tribune, on the City website, and social media accounts in compliance with the City's Citizen Participation Plan. Hard copies were available at City Hall and electronic copies of the amendment were available on the City website for review and comment.

To ensure reasonable participation, residents may attend the public hearing and provide their comments in-person, or they may submit written comments to the City Clerk ([pjimenez@cityofhawthorne.org](mailto:pjimenez@cityofhawthorne.org)) or Housing Director ([kmack@cityofhawthorne.org](mailto:kmack@cityofhawthorne.org)) no later than 5:30 pm on November 22, 2022.

### December 2023 Amendment

The City of Hawthorne conducted a 30-day public review period for this Substantial Amendment from November 9, 2023 through December 12, 2023. The City will conduct a public hearing for the Substantial Amendment as part of the December 12, 2023 City Council Meeting.

To encourage review and comment on the proposed activities, the City published notices advertising the Substantial Amendment in the Hawthorne Press Tribune, on the City website, and social media accounts in compliance with the City's Citizen Participation Plan. Hard copies were available at City Hall and the City Public Library. Electronic copies of the amendment were also available on the City website for review and comment.

To ensure reasonable participation, residents may attend the public hearing and provide comments in-person, or they may submit written comments to the City Clerk or Housing Director no later than 5:30 pm on December 12, 2023.

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.	<a href="http://www.cityofhawthorne.org/">http://www.cityofhawthorne.org/</a>
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.	<a href="http://www.cityofhawthorne.org/">http://www.cityofhawthorne.org/</a>

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	Non-targeted/broad community	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	<a href="http://www.cityofhawthorne.org/">http://www.cityofhawthorne.org/</a>
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	<a href="http://www.cityofhawthorne.org/">http://www.cityofhawthorne.org/</a>
5	Newspaper Ad	Non-targeted/broad community	Newspaper ad published on August 20, 2020 in the Hawthorne Press Tribune announcing the availability of the draft 2020-2021 Action Plan Substantial Amendment to include CDBG-CV and HOME funds.	Not Applicable	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	Minorities Non-English speaking Persons with disabilities Broad community Residents of public/assisted housing Stakeholders	A public hearing was held before the Hawthorne City Council on August 25, 2020 to receive input on the draft 2020-2021 Action Plan Substantial Amendment to include CDBG-CV and HOME funds.	City Councilmember Mike Talleda made a comment that the Council should consider augmenting the Tenant-Based Rental Assistance (TBRA) program from \$400,236 by reallocating the \$750,000 budgeted for the Community Housing Development Organization (CHDO) project in the draft Action Plan Amendment. The City Council agreed and voted unanimously to approve the Action Plan Amendment with said modifications.	All comments accepted.	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)
7	Newspaper Ad	Non-targeted / broad community	Newspaper Ad published on March 25, 2021 in the Hawthorne Press Tribune announcing the availability of the draft 2020-2021 Action Plan Substantial Amendment to incorporate additional CDBG-CV funds.	Not applicable	Not applicable	Not applicable
8	Public Hearing	Minorities Non-English Speaking Persons with Disabilities Broad community Residents of public/assisted housing Stakeholders	A public hearing was held before the Hawthorne City Council on April 27, 2021 to receive input on the draft 2020-2021 Action Plan Substantial Amendment to include CDBG-CV funds.	No public comments were received	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)
9	Newspaper Ad	Non-targeted / broad community	Newspaper Ad published on October 20, 2022 in the Hawthorne Press Tribune announcing the availability of the draft 2020-2021 Action Plan Substantial Amendment to reprogram CDBG-CV funds and 2020-2024 Consolidated Plan to update the Strategic Plan goals.	Not applicable	Not applicable	Not applicable
10	Public Hearing	Minorities Non-English Speaking Persons with Disabilities Broad community Residents of public/assisted housing Stakeholders	A public hearing was held before the Hawthorne City Council on November 22, 2022 to receive input on the draft 2020-2021 Action Plan Substantial Amendment to reprogram CDBG-CV funds, 2020-2024 Consolidated Plan to update the Strategic Plan goals.	None.	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)
11	Newspaper Ad	Non-targeted/broad community	Newspaper Ad published on November 9, 2023 in the Hawthorne Press Tribune announcing the availability of the draft Substantial Amendment to the 2020-2021 Action Plan to reprogram CDBG-CV funds and 2020-2024 Consolidated Plan to update the Strategic Plan goals.	Not applicable	Not applicable	Not applicable
12	Public Hearing	Minorities Non-English Speaking Persons with Disabilities Broad community Residents of public/assisted housing Stakeholders	A public hearing was held before the Hawthorne City Council on December 12, 2023 to receive input on the draft Substantial Amendment to the 2020-2021 Action Plan to reprogram CDBG-CV funds and the 2020-2024 Consolidated Plan to update the Strategic Plan goals.			

Table 5 – Citizen Participation Outreach

# Needs Assessment

## NA-05 Overview

### Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines housing, homelessness, non-homeless special needs and non-housing community development needs. The housing needs assessment section evaluates household income, tenure (renter or owner), housing cost as a function of household income, disproportionate need amongst racial and ethnic groups and public housing needs. The homeless needs assessment examines the sheltered and unsheltered homeless population in Los Angeles County to inform the City's strategy to address homelessness during the next five years. The non-homeless special needs assessment section evaluates the needs of people who are not homeless but due to various reasons are in need of services including but not limited to elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The non-housing community development needs assessment section discusses the need for public facilities, public infrastructure improvements and public services to benefit low- and moderate-income residents.

### Methodology

To assess community needs, the City examined data, held community meetings, conducted a Consolidated Plan Survey and consulted with local stakeholders. The Needs Assessment primarily relies on the following sources of data:

- American Community Survey (2011-2015, five-year estimates)
- Comprehensive Housing Affordability Strategy (2011-2015, five-year estimates)
- Point in Time Count (2019)
- Center for Disease Control (2013-2017 Drug Overdose Death Rate Increases)
- Annual HIV Surveillance Report (2017)
- State of California Department of Justice (2018)
- National Crime Victimization Survey (2018)

This report utilizes the 2011-2015 ACS 5-year estimates and the 2011-2015 CHAS 5-year estimates as they are the most current data sets supplied through HUD's eCon Planning Suite.

### Consolidated Plan Survey for Residents and Stakeholders

Hawthorne residents had the opportunity to respond to the 2020-2024 Consolidated Plan Survey to rate the need in Hawthorne for housing facilities, housing services, community services, services for special needs populations, neighborhood services, community facilities, infrastructure and business and jobs services. The results of the 58 Hawthorne residents who responded to the survey are represented in Figures 1-8 below.

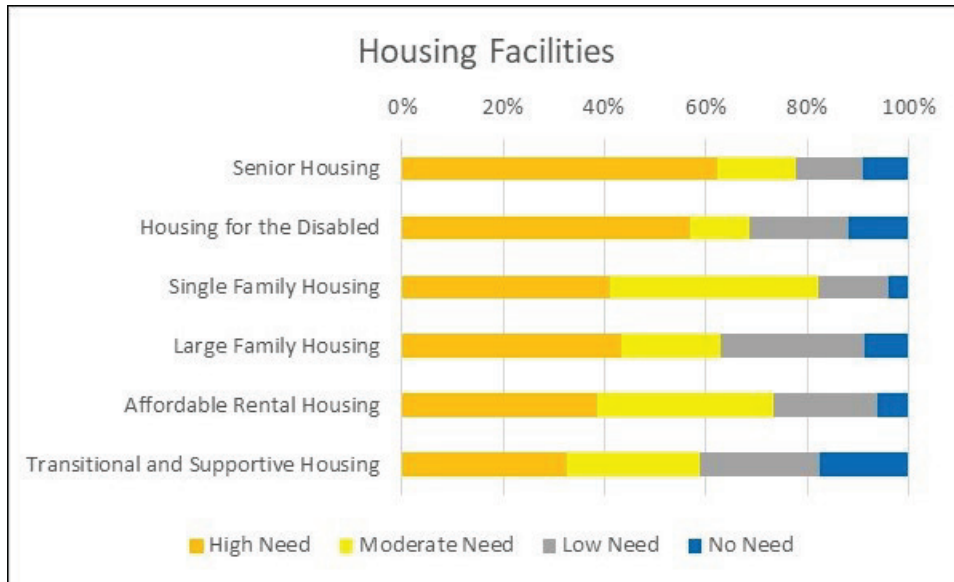


Figure 1 - Need for Improved Housing Facilities

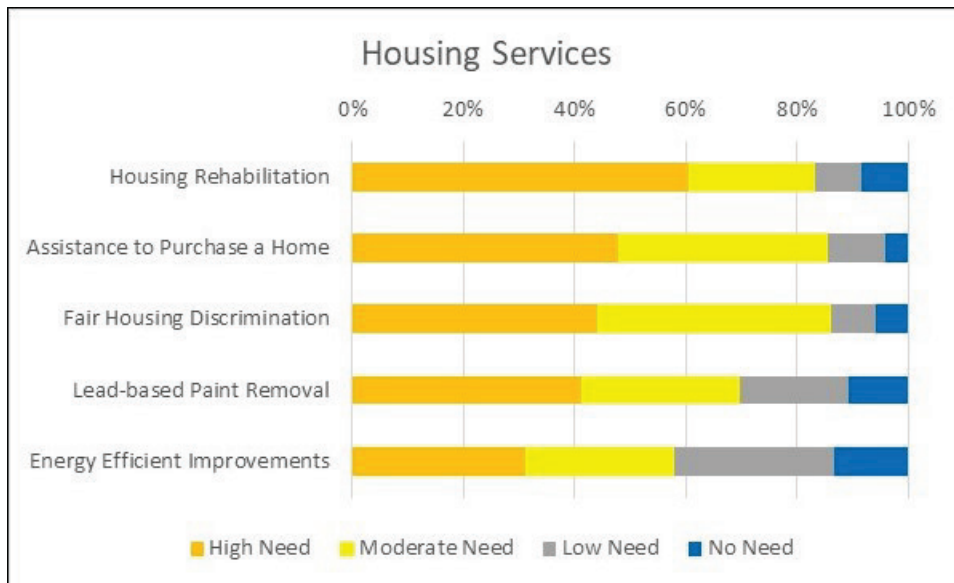


Figure 2 - Need for Improved or Additional Housing Facilities

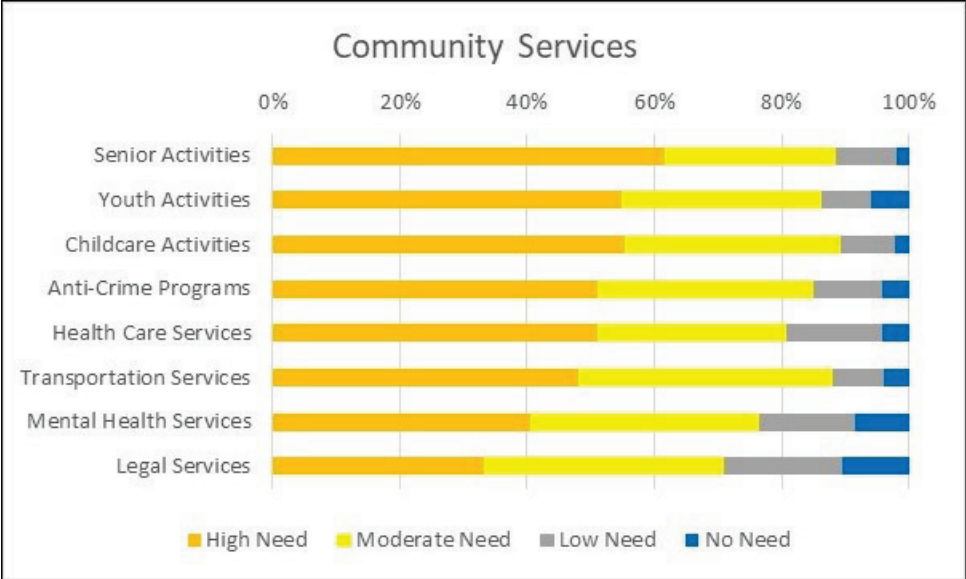


Figure 3 - Need for Improved or Additional Community Services by Type or Target Population

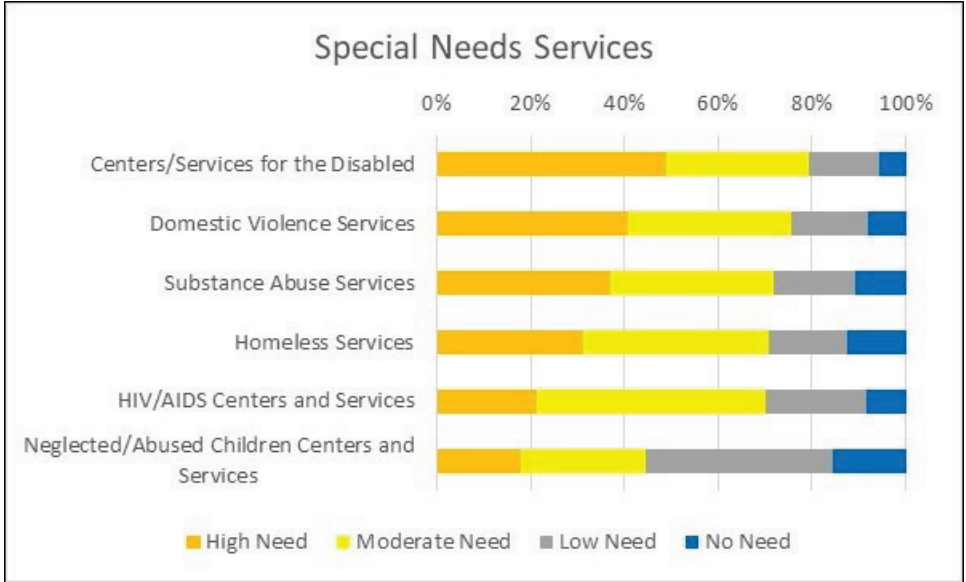


Figure 4 - Need for Improved or Additional Services for Special Needs Populations

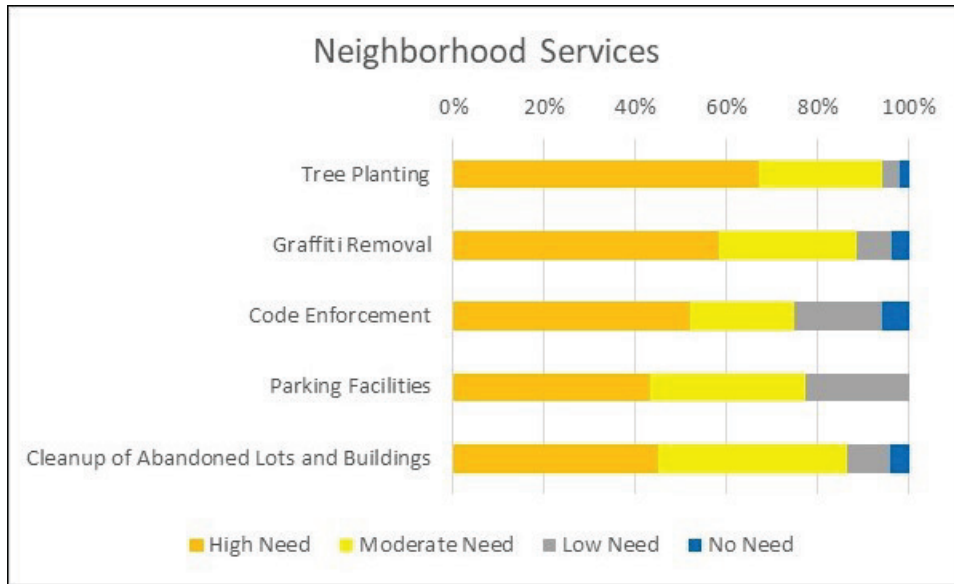


Figure 5 - Need for Improved or Additional Neighborhood Services

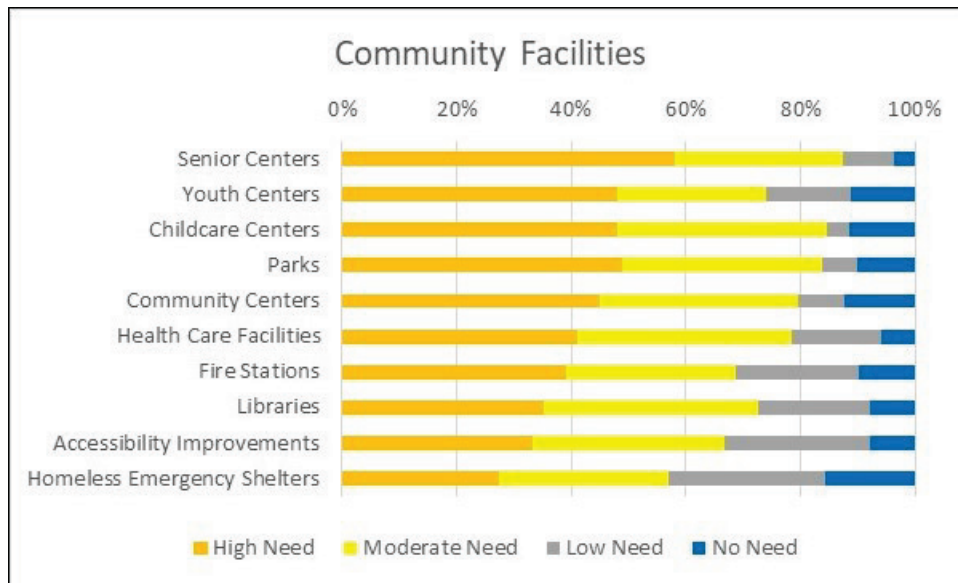


Figure 6 - Need for Improved or Additional Community Facilities

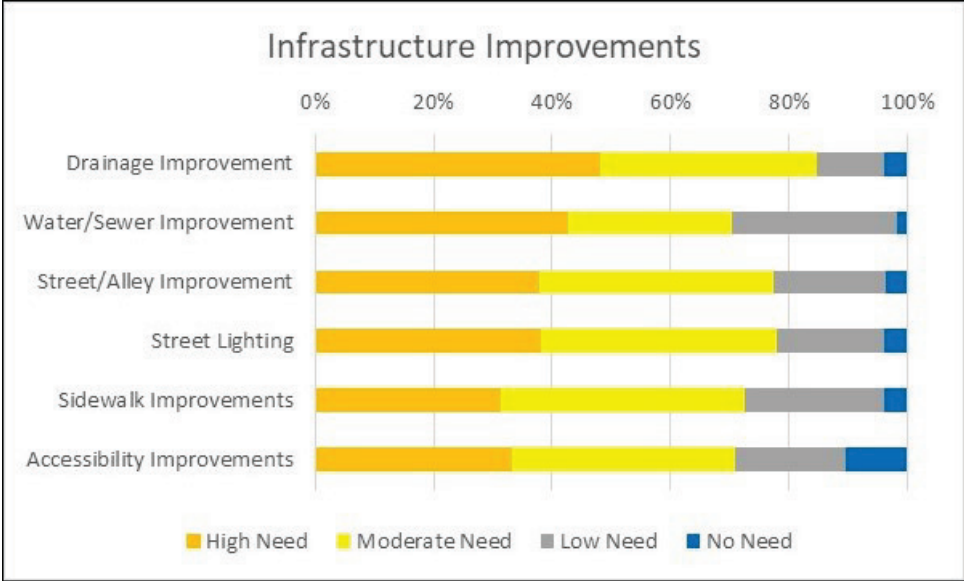


Figure 7 - Need for Improved or Additional Infrastructure Improvements

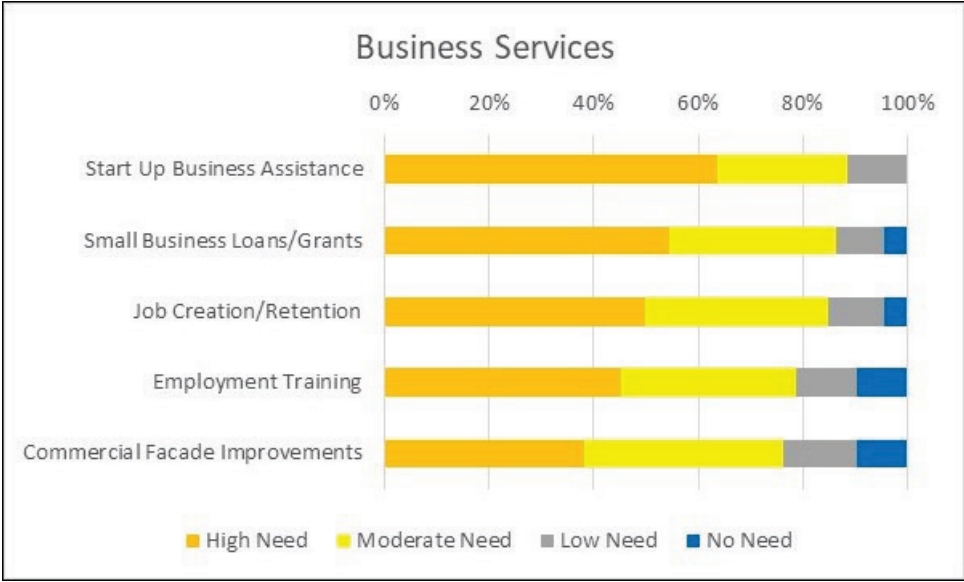


Figure 8 - Need for Improved or Additional Business Services

## NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

### Summary of Housing Needs

From 2009-2015, the City's population increased slightly from 84,293 to 86,565 and the number of households increased from 27,432 to 29,160. The median household income increased from \$44,052 to \$44,504. The City of Hawthorne includes 29,160 households, of which 19,050 or 65.3% earn less than 80% of AMI and 10,110 or 34.7% earn more than 80% of AMI.

When evaluating housing needs and problems, the Consolidated Plan considers households that are cost burdened (pay more than 30 percent of their income for housing costs), overcrowded (more than one person per room), and lack complete plumbing and/or kitchen facilities. Of all households earning less than 80 percent of AMI, 10,330, or 54.2 percent, experienced at least one of these housing problems. This is most pronounced (43.6 percent) for households that earn less than 50 percent of AMI.

The ACS and CHAS data in Tables 6-13 below focus on the housing needs of different households in the City for different levels of income. Analysis of the tables indicate a high need for housing assistance targeted at 12,060 households earning at or below 50 percent of AMI, of which 10,434 pay more than 30 percent of their income for housing costs and 6,580 severely cost burdened households who pay more than 50 percent of their income for housing costs. Renter households that earn less than 50 percent of AMI are much more likely to experience cost burden than owner households at the same income range, 47.2 percent versus 7.4 percent respectively.

Table 7 presents the number of different household types in the City for different levels of income. Small Family Households consist of 2-4 family members, while large family households have more than 5 persons per household. The income levels are divided by different HUD Area Median Family Income (HAMFI) levels corresponding with HUD income definitions as follows:

- 0-30% HAMFI: extremely low-income - 22 percent of all households;
- 30-50% HAMFI: low-income - 20 percent of all households;
- 50-80% HAMFI: moderate-income -24 percent of all households;
- 80-100% HAMFI: medium-income - 10 percent of all households; and
- Greater than 100% of AMI upper income -25 percent of all households.

Based on 2007-2011 CHAS data, 65 percent of all households in the City of Hawthorne earned less than 80 percent of HAMFI, and 35 percent of all households earning 80 percent or more than HAMFI for the Los Angeles – Long Beach Metropolitan Statistical Area.

Tables 8 and 9 indicate the number of renter- and owner-occupied households for different Area Median Income (AMI) levels that are experiencing housing problems. HUD defines four (4) different housing problems as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator



2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding / severe overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room. A household is considered severely overcrowded if there are more than 1.5 people per room.
4. Cost burden / severe cost burden: A household is considered cost burdened if the household pays more than 30 percent of its total gross income for housing costs. A household is considered severely cost burdened if the household pays more than 50 percent of its total income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

Demographics	Base Year: 2009	Most Recent Year: 2015	% Change
Population	84,293	86,565	3%
Households	27,432	29,160	6%
Median Income	\$44,052.00	\$44,504.00	1%

Table 6 - Housing Needs Assessment Demographics

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

### Number of Households Table

	0-30% HAMFI	>30- 50% HAMFI	>50- 80% HAMFI	>80- 100% HAMFI	>100% HAMFI
Total Households	6,275	5,785	6,990	2,920	7,190
Small Family Households	2,720	2,675	3,295	1,375	3,870
Large Family Households	830	895	820	460	710
Household contains at least one person 62-74 years of age	815	645	980	485	1,540
Household contains at least one person age 75 or older	360	500	460	250	300
Households with one or more children 6 years old or younger	1,584	1,495	1,305	509	885

Table 7 - Total Households Table

Data Source: 2011-2015 CHAS

## Housing Needs Summary Tables

### 1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	240	90	85	10	425	15	20	10	0	45
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	590	530	525	110	1,755	75	25	0	4	104
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	745	695	640	200	2,280	15	110	150	75	350
Housing cost burden greater than 50% of income (and none of the above problems)	3,335	1,105	160	35	4,635	320	405	445	150	1,320

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
Housing cost burden greater than 30% of income (and none of the above problems)	195	2,130	1,930	95	4,350	40	65	320	270	695
Zero/negative Income (and none of the above problems)	360	0	0	0	360	55	0	0	0	55

Table 8 – Housing Problems Table

Data Source: 2011-2015 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	4,910	2,425	1,410	365	9,110	425	555	605	230	1,815
Having none of four housing problems	315	2,410	4,320	1,615	8,660	205	395	650	715	1,965
Household has negative income, but none of the other housing problems	360	0	0	0	360	55	0	0	0	55

Table 9 – Housing Problems 2

Data Source: 2011-2015 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,350	2,225	1,005	5,580	190	205	445	840
Large Related	630	560	130	1,320	120	165	215	500
Elderly	710	390	330	1,430	135	159	159	453
Other	1,345	1,175	800	3,320	30	45	60	135
Total need by income	5,035	4,350	2,265	11,650	475	574	879	1,928

Table 10 – Cost Burden > 30%

Data Source: 2011-2015 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,090	540	70	2,700	170	185	260	615
Large Related	505	40	0	545	120	105	75	300
Elderly	600	175	0	775	120	125	64	309
Other	1,285	455	90	1,830	20	45	60	125
Total need by income	4,480	1,210	160	5,850	430	460	459	1,349

Table 11 – Cost Burden > 50%

Data Source: 2011-2015 CHAS

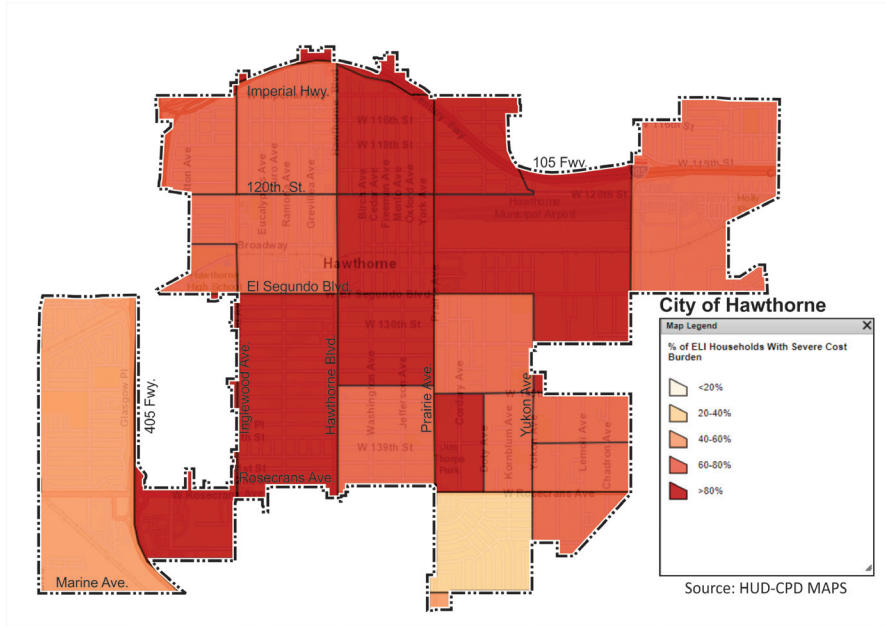


Figure 9 - Extremely Low-Income Households with Severe Cost Burden

Data Source: 2011-2015 CHAS

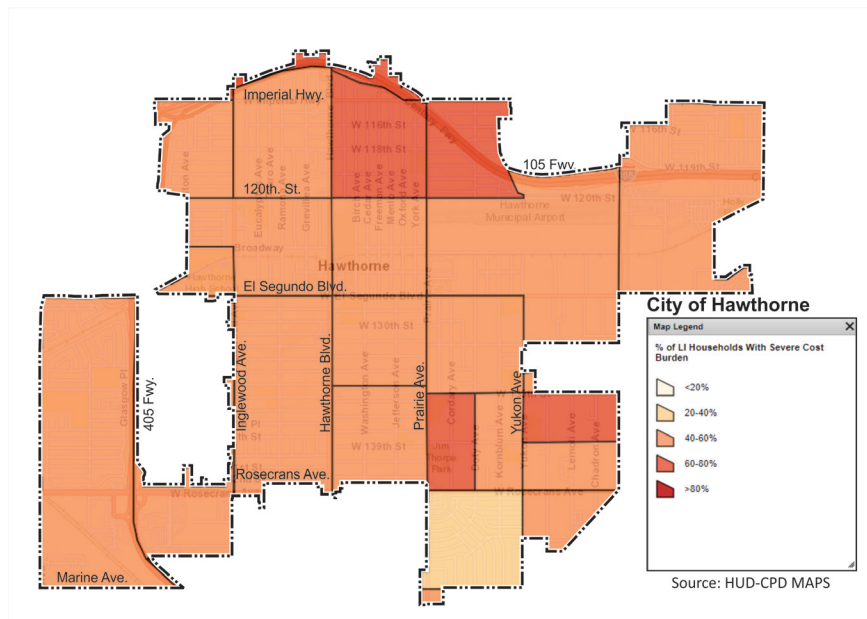


Figure 10 - Low-Income Households with Severe Cost Burden

Data Source: 2011-2015 CHAS

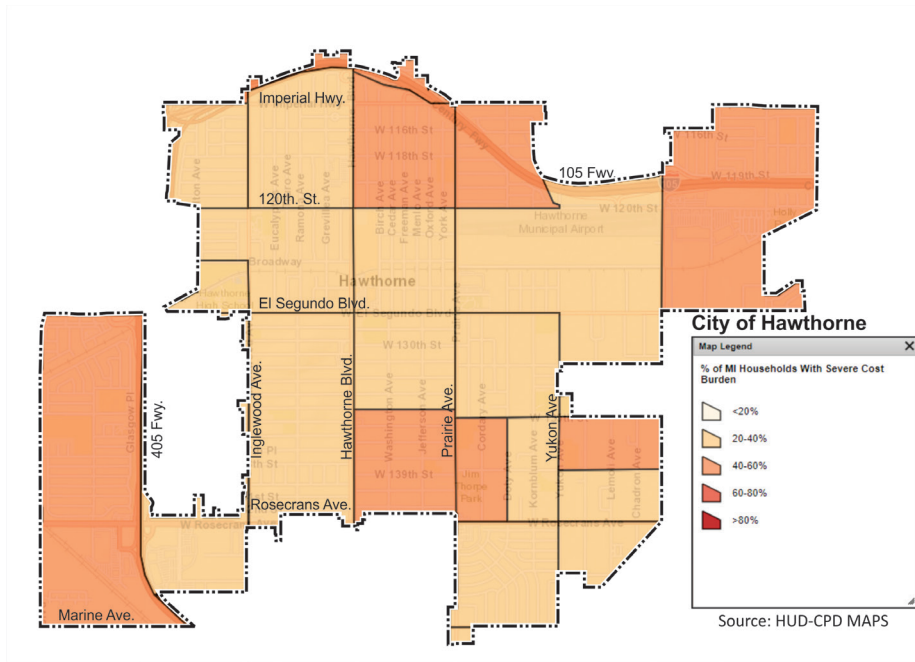


Figure 11 - Moderate-Income Households with Severe Cost Burden

Data Source: 2011-2015 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,265	1,125	990	220	3,600	15	75	110	44	244
Multiple, unrelated family households	95	100	145	95	435	75	60	40	30	205
Other, non-family households	45	0	50	0	95	0	0	0	0	0
Total need by income	1,405	1,225	1,185	315	4,130	90	135	150	74	449

Table 12 – Crowding Information – 1/2

Data Source: 2011-2015 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	1,415	1,295	1,100	3,810	169	200	205	574

Table 13 – Crowding Information – 2/2

Data Source: 2011-2015 CHAS data

**Describe the number and type of single person households in need of housing assistance.**

There are 8,003 single person households in the City, representing 27.4 percent of all households. Approximately 1,662 of the single person households are 65 years of age or older according to the ACS (), indicating that approximately 6,341 single person households are ages 18-64.

According to Table 10, 3,455 single person households categorized as “other” experienced a cost burden. Other households include either single person households or unrelated households. Of those “other” households that are cost burdened, the majority are renters that earn between 0-20 percent of AMI. Over half of the homeowners that are cost burdened earn between 0-50 percent of AMI. According to Table 11, 1,955 households categorized as “other” experienced a severe cost burden. Of these “other” households experiencing a severe cost burden, the majority are renters earning 0-50 percent of AMI. By definition, single-person households do not experience housing overcrowding. No data is available for single-person households occupying substandard housing units.

**Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.**

Based on ACS data, the total Civilian Noninstitutionalized Population age 16 and over in Hawthorne is 84,293. Of this population, an estimated 5,394 persons have a disability and may require housing assistance. The obstacle to independent living for these adults is not only their disability, but also the lack of financial resources, often related to limited employment. Additionally, persons with disabilities have high health care costs, are dependent on supportive services, and may require accessibility modifications to accommodate their disability. As such, evaluation of household income characteristics reveals that households with members that have a disability are more likely to be low- or moderate-income households with one or more of the four housing problems.

The State of California Department of Justice maintains statistics on domestic violence statewide by jurisdiction. In 2018, the Hawthorne Police Department responded to a total of 302 calls related to domestic violence. Of these calls:

- 157 of these domestic incidents did not involve a weapon

- 145 calls involved a weapon
  - 1 domestic incidents involved firearm
  - 8 domestic incidents involved a knife or cutting instruments
  - 25 domestic incidents involved other dangerous weapons
  - 111 domestic incidents involved personal weapons (i.e. feet or hands, etc.)
  - 3 domestic incidents involved strangulation
  - 20 domestic incidents involved suffocation

Therefore, if each one of these calls represented a household with member(s) who required housing assistance, it can be estimated that there were up to 302 households in 2018 who were in need of some form of housing assistance. According to the 2018 National Crime Victimization Survey, this is a conservative estimate at best since most domestic violence cases (53 percent) are never reported to legal authorities. In households where physical violence occurred, it is possible that at least one member of the household will need to relocate to escape recurring violence. If 75 percent need to move, approximately 227 individuals – possibly with minor children – may require temporary housing assistance.

The form of housing assistance required for special needs populations varies depending on the specific circumstances of each case. The City recognizes that it is crucial to prioritize the creation of additional affordable housing opportunities for low- and moderate-income households. It is also important to ensure that both new and existing affordable housing opportunities are accessible to special needs populations such as victims of domestic violence, persons with disabilities, single heads of households, seniors and transition age youth.

### What are the most common housing problems?

The most common housing problem in the City is cost burden, which affects 71 percent of low- and moderate-income households, including 11,650 renter households and 1,928 owner households who pay more than 30 percent of their monthly gross income for housing costs. Further, 38 percent of households earning 0-80 percent of AMI pay more than 50 percent of their monthly gross income for housing costs. This problem is particularly acute for renter households earning 0-50 percent of AMI and who pay 50 percent of their income for rent and utilities, as well as for homeowner households earning between 50-80 percent of AMI who experience a cost burden or severe cost burden.

According to information presented in Table 12, the second most common housing problem in the City is overcrowding. Overcrowded housing conditions occur primarily for one of two reasons. First, a single-family household will be overcrowded because the housing unit they occupy is too small to accommodate the number of people in the family. Second, overcrowding occurs when more than one family occupied a housing unit. Of the households earning 0-80 percent of AMI in Hawthorne:

- 4,190 (21.99 percent) are overcrowded
  - 3,815 are renter households
    - 3,380 are single-family households
    - 340 are multiple, related family households
    - 55 are other, non-family households
  - 375 are owner households



- 200 are single-family households
- 175 are multiple, related family households

Based on the information in Table 12, family renter households are having the most difficult time renting a housing unit that is large enough to accommodate their families. However, compared to cost burden, the breadth of this problem is relatively lower.

### Are any populations/household types more affected than others by these problems?

For households earning 0-80 percent of AMI, 6,420 small related households are cost burdened, of which 5,580 are renters and 840 are owners. For renters, households that earn 0-30 percent of AMI experience more cost burden than other income groups. For owners, cost burden is more evenly distributed among the income levels. In both tenure types, small and large related family households are the largest groups experiencing cost burden. According to data in Table 11, renters earning 0-30 percent of AMI are the most heavily impacted by severe cost burden, while owners earning 0-50 percent of AMI are the most severely cost burdened.

According to data in Table 12, overcrowded housing conditions primarily impact renter households with 91.05 percent of all overcrowded households comprised of renters. For the renter households that are overcrowded, 34 percent earn between 0-30 percent of AMI, 30 percent earn between 30-50 percent of AMI, 29 percent earn between 50-80 percent of AMI, and 8 percent earn between 80-100 percent of AMI. Housing overcrowding mostly impacts extremely low-income renters. Evaluation of information in Table 12 showing housing overcrowded by household type reveals that overcrowding primarily impacts single family households. It is also noteworthy that there are 435 multiple, unrelated family households renting overcrowded units and that there are 205 multiple, unrelated family households occupying owner housing units.

### Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

The leading indicators of risk for homelessness include extremely low income and housing cost burden. Tables 10 and 11 indicate the number of currently housed households with housing cost burdens more than 30 percent and 50 percent, respectively, by household type, tenancy, and household income. Based on the data in Table 10, 5,510 (41 percent) of households earning 0-30 percent of AMI in the City experience a cost burden. Of these households, 5,035 (37.0 percent) are renters and 475 (3.4 percent) are owners. Most cost-burdened renter households are extremely low-income households. Of the 5,035 extremely low-income renters that are cost burdened, 4,480 are severely cost burdened, paying more than 50 percent of their income for housing costs. Because this group has the lowest income and has housing costs that are less fixed than homeowners, this group is generally viewed as being the most at-risk of homelessness.

Additionally, according to Table 13, 1,584 households earning less than 30 percent of AMI have one or more child 6 years old or younger. Of those 1,584 households, 1,415 are renter households which may be indicative of the number of households with young children that are currently housed that may be most at-risk becoming homeless or experiencing unstable housing.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The assessment of at-risk populations is based on ACS and CHAS data in the Consolidated Plan using HUD definitions for household types and housing problems. In Hawthorne, the group that is most at-risk of homelessness includes those renters who earn 0-30 percent of AMI because this group has the lowest income and has housing costs that are not fixed.

**Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness**

The leading indicators of risk for homelessness include extremely low income, housing cost burden, and severe cost burden. As discussed earlier, there are 4,480 extremely low-income severely cost burdened in Hawthorne. This group has the lowest income and has housing costs that are not fixed. Therefore this group is viewed as being unstably housed and is generally the most at-risk of homelessness.

## **Discussion**

Based on the data presented in Tables 6-13, the most significant housing needs exist for an estimated 6,724 low- and moderate-income households paying more than 50 percent of their income for housing costs, particularly renter households that account for the majority of severely cost burdened households. Of those severely cost burdened renter households, the 4,775 households earning less than 30 percent of AMI are the most at-risk of homelessness.

## NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

### Introduction

HUD requires all grantees to compare and assess the need for housing for any racial or ethnic group present in the community. A disproportionately greater need exists when the members of a racial or ethnic group experience a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group of households experience housing problems, that racial or ethnic group has a disproportionately greater need.

The housing problems identified in Tables 14-17 below are defined as:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower
3. Overcrowding: A household is considered to be overcrowded if there are more than 1.01 people per room.
4. Cost burden: A household is considered cost burdened if the household pays more than 30% of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,575	285	415
White	360	25	24
Black / African American	2,095	105	225
Asian	200	0	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,555	125	124

Table 14 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,175	610	0
White	260	200	0
Black / African American	1,670	180	0
Asian	320	60	0
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	2,655	170	0

Table 15 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,270	2,725	0
White	430	220	0
Black / African American	1,120	985	0
Asian	260	155	0
American Indian, Alaska Native	0	0	0
Pacific Islander	15	20	0
Hispanic	2,175	1,170	0

Table 16 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2011-2015 CHAS

## 80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	960	1,960	0
White	135	175	0
Black / African American	180	810	0
Asian	75	140	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	545	725	0

Table 17 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2011-2015 CHAS

## Discussion

Based on this analysis, the following racial or ethnic groups were found to have disproportionately greater levels of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Black / African American households with incomes of 30-50 percent
- Asian households with incomes of 50-80 percent
- American Indian / Alaskan Native households with incomes of 0-30 percent of AMI

At 0-30 percent of AMI, 88 percent of all households experience at least one housing problem. 100 percent of American Indian / Alaska Native (10) households at this income level experience a housing problem resulting in a disproportionately greater need.

At 30-50 percent of AMI, 81.5 percent of all households experience at least one housing problem. 97.9 percent of Black / African American (184) households at this income level experience a housing problem resulting in a disproportionately greater need.

At 50-80 percent of AMI, 61.9 percent of all households experience at least one housing problem. 72.6 percent of Asian (305) households at this income level experience a housing problem resulting in a disproportionately greater need.

## NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

### Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. Similar to the previous section, a disproportionately greater need exists when the members of a racial or ethnic group experience a housing problem at a greater rate (10 percentage points or more) than the income level as a whole. For example, when evaluating 0-30 percent of AMI households, if 50 percent of the households experience a housing problem, but 60 percent or more of a particular racial or ethnic group experiences a housing problem, that racial or ethnic group has a disproportionately greater need. Severe housing problems include:

1. Lacks complete kitchen facilities: Household lacks a sink with piped water, a range or stove, or a refrigerator.
2. Lacks complete plumbing facilities: Household lacks hot and cold piped water, a flush toilet and a bathtub or shower.
3. Severe overcrowding: A household is considered to be severely overcrowded if there are more than 1.5 people per room.
4. Severe cost burden: A household is considered severely cost burdened if the household pays more than 50 percent of its total gross income for housing costs. For renters, housing costs include rent paid by the tenant plus utilities. For owners, housing costs include mortgage payment, taxes, insurance, and utilities.

### 0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,335	520	415
White	320	65	24
Black / African American	2,055	145	225
Asian	180	20	35
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,415	265	124

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2011-2015 CHAS

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,980	2,805	0
White	175	285	0
Black / African American	905	950	0
Asian	190	190	0
American Indian, Alaska Native	0	0	0
Pacific Islander	30	0	0
Hispanic	1,595	1,235	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2011-2015 CHAS

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,015	4,970	0
White	220	430	0
Black / African American	325	1,780	0
Asian	175	240	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	35	0
Hispanic	1,235	2,110	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2011-2015 CHAS

## 80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	595	2,330	0
White	45	260	0
Black / African American	94	895	0
Asian	19	200	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	425	850	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2011-2015 CHAS

## Discussion

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- Black / African American households with incomes of 30-50 percent
- American Indian / Alaska Native households with incomes of 50-80 percent of AMI

At 30-50 percent of AMI, 51.6 percent of all households experience at least one severe housing problem. 65.8 percent of Black / African American (125) households at this income level experience a severe housing problem resulting in a disproportionately greater need.

At 50-80 percent of AMI, 31.7 percent of all households experience at least one severe housing problem. 50 percent of Native Indian / Alaska Native (4) at this income level experience a severe housing problem resulting in a disproportionately greater need.

Due to the low share of American Indian / Alaskan Native and Pacific Islander households in the City, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated with the understanding of the larger margin of errors.



## NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b)(2)

### Introduction:

A disproportionately greater need exists when the members of a racial or ethnic group are cost burdened at a greater rate (10 percentage points or more) than the population as a whole. For example, if 50 percent of the households are cost burdened, but 60 percent or more of a particular racial or ethnic group are cost burdened, that racial or ethnic group has a disproportionately greater level of cost burden. HUD defines cost burden as the extent to which gross housing costs, including utility costs, exceeds 30 percent of a given household's gross income. A household is considered severely cost burdened if gross housing costs, including utility costs, exceeds 50 percent of a household's gross income.

### Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	13,655	7,455	7,560	485
White	2,255	710	680	24
Black / African American	4,250	2,090	2,685	290
Asian	1,105	555	300	35
American Indian, Alaska Native	25	0	0	0
Pacific Islander	70	45	0	0
Hispanic	5,315	3,515	3,495	129

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2011-2015 CHAS

### Discussion:

Based on this analysis, 25.2 percent of all Hawthorne households experience a cost burden and 21.2 percent of Hawthorne households are severely cost burdened, while 53.6 percent are not cost burdened or severely cost burdened. The following racial or ethnic groups were found to have a disproportionately greater cost burden or severe cost burden relative to the percentage of all households experiencing a cost burden or severe cost burden:

- 42.4 percent of American Indian / Alaska Native households experience cost burden which is a rate 17.1 percentage points more than the City as a whole.
- 71.4 percent of Pacific Islander households experience severe cost burden which is a rate 50.3 percentage points more than the City as a whole

## NA-30 Disproportionately Greater Need: Discussion – 91.205(b)(2)

### Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of housing problems relative to the percentage of all households in the given income category experiencing housing problems:

- Black / African American households with incomes of 30-50 percent
- Asian households with incomes of 50-80 percent
- American Indian / Alaskan Native households with incomes of 0-30 percent of AMI

Based on this analysis, the following racial or ethnic groups were found to have a disproportionately greater level of severe housing problems relative to the percentage of all households in the given income category experiencing severe housing problems:

- Black / African American households with incomes of 30-50 percent
- American Indian / Alaska Native households with incomes of 50-80 percent of AMI

Due to the low share of American Indian / Alaskan Native and Pacific Islander households in the City, the estimates from the ACS and CHAS datasets for specific income levels present data with relatively large margins of error. As such, these populations are included in the analysis, but should be evaluated with the understanding of the larger margin of errors.

### If they have needs not identified above, what are those needs?

No other housing needs for these specific racial or ethnic groups were identified through consultation with stakeholders or through citizen participation.

### Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

Examination of CPD Maps (Figures 12-19) reveals the following for each of the racial or ethnic groups determined to have a housing problem or a severe housing problem:

- White: According to Figure 12, high concentrations of this race are located in the southwestern region of the City with most of these Census tracts ranging from 58-76 percent.
- Black / African American: According to Figure 13, there is a concentration of this race located in the northeastern region of the City with Census tracts over 53 percent, however, several greater than 28 percent.
- Asian: According to Figure 14, concentrations are evenly distributed across the with most of these Census tracts ranging from 17-31 percent.
- American Indian / Alaska Native: According to Figure 15, there are no concentrations of this race in any particular area of the City. Each of the City's Census tracts are comprised of fewer than 3 percent American Indian / Alaskan Native people.

- Pacific Islander: According to Figure 16, there are no concentrations of this race in any particular area of the City. Each of the City's Census tracts are comprised of fewer than 3 percent Pacific Islander.
- Hispanic: According to Figure 19, high concentrations of this ethnicity are located in the northern region of the City with Census tracts ranging above 71 percent; however, several Census tracts in the City's central region exhibit concentration levels between 47 to 71 percent.

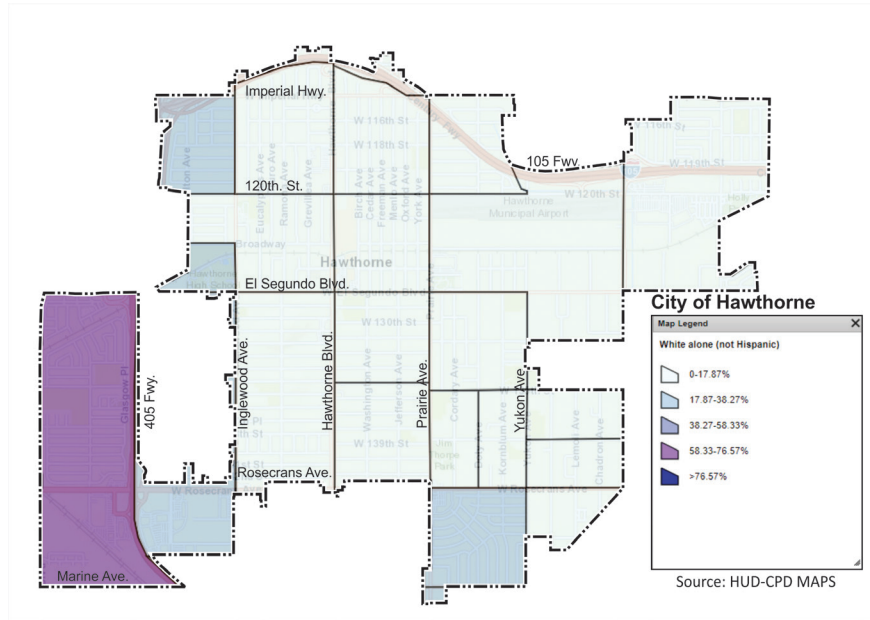


Figure 12 - White Alone (Not Hispanic)

Data Source: 2011-2015 ACS

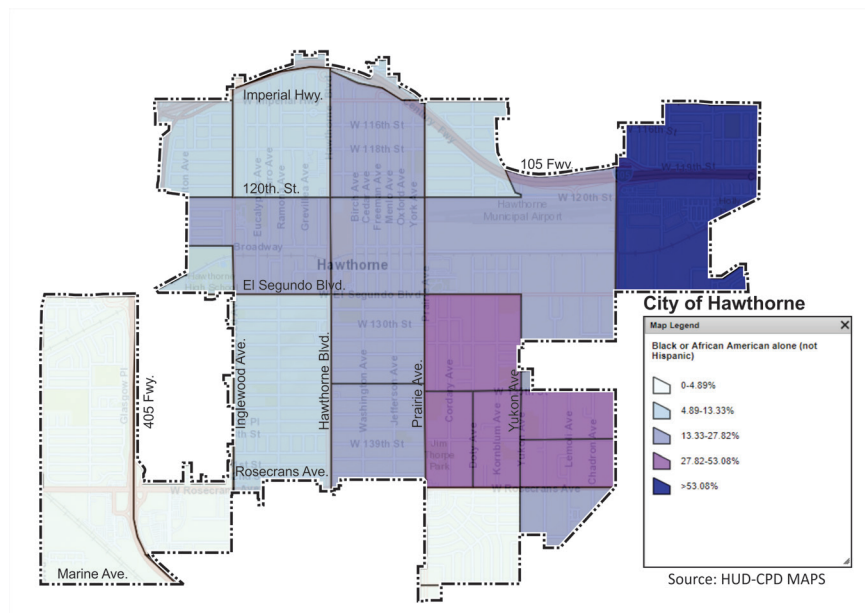


Figure 13 - Black / African American

Data Source: 2011-2015 ACS

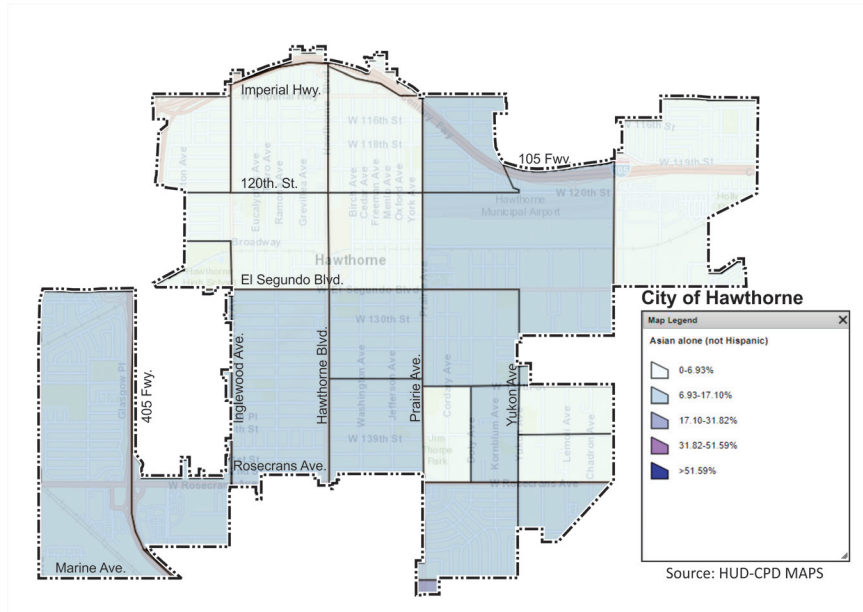


Figure 14 – Asian

Data Source: 2011-2015 ACS

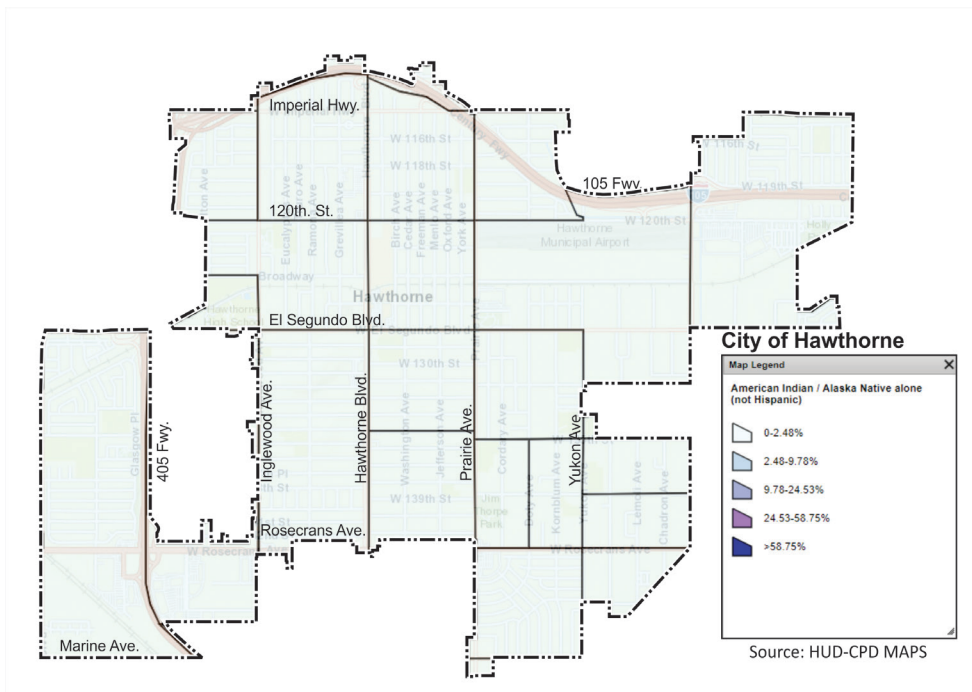


Figure 15 - American Indian / Alaskan Native

Data Source: 2011-2015 ACS

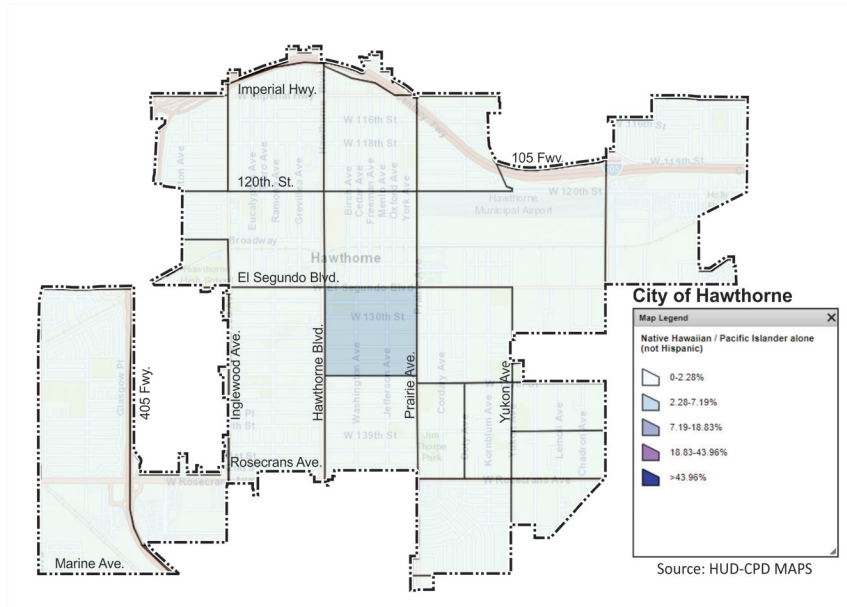


Figure 16 - Native Hawaiian / Pacific Islander

Data Source: 2011-2015 ACS

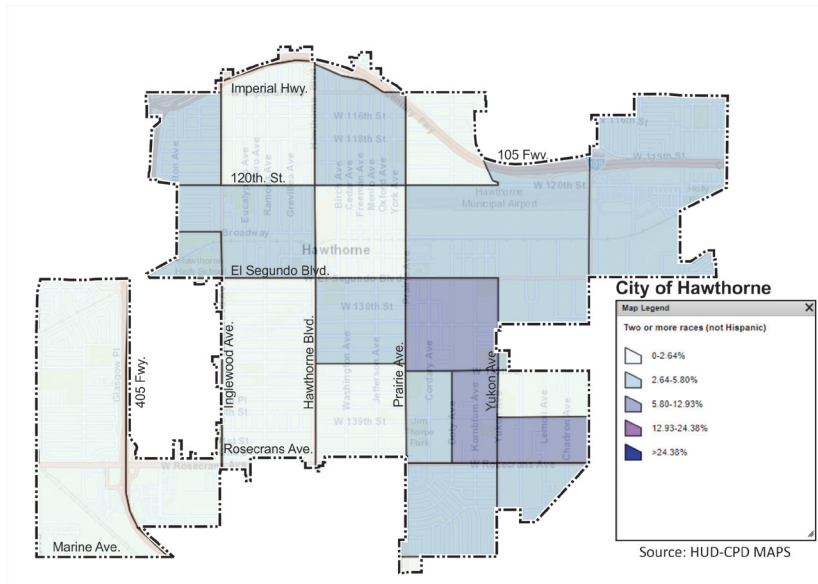


Figure 17 - Two or More Races

Data Source: 2011-2015 ACS

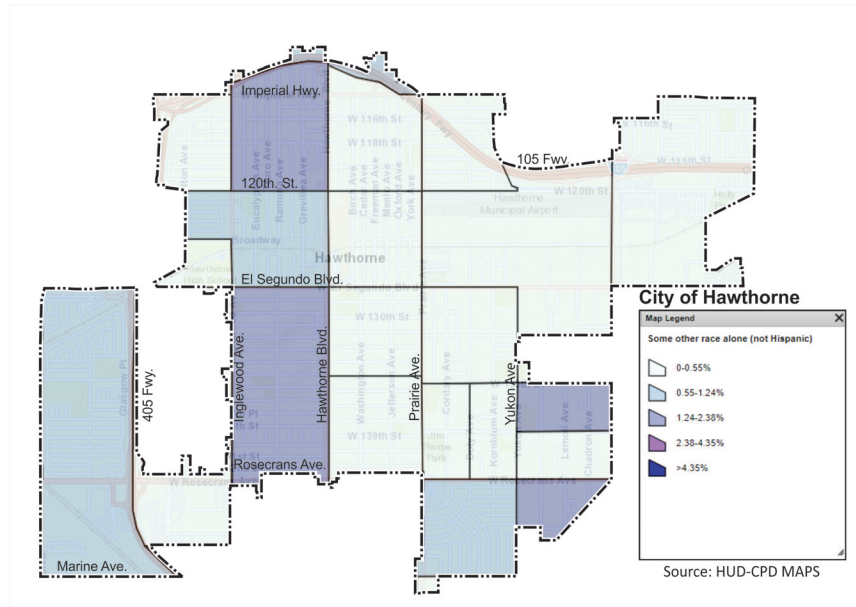


Figure 18 - Some Other Race

Data Source: 2011-2015 ACS

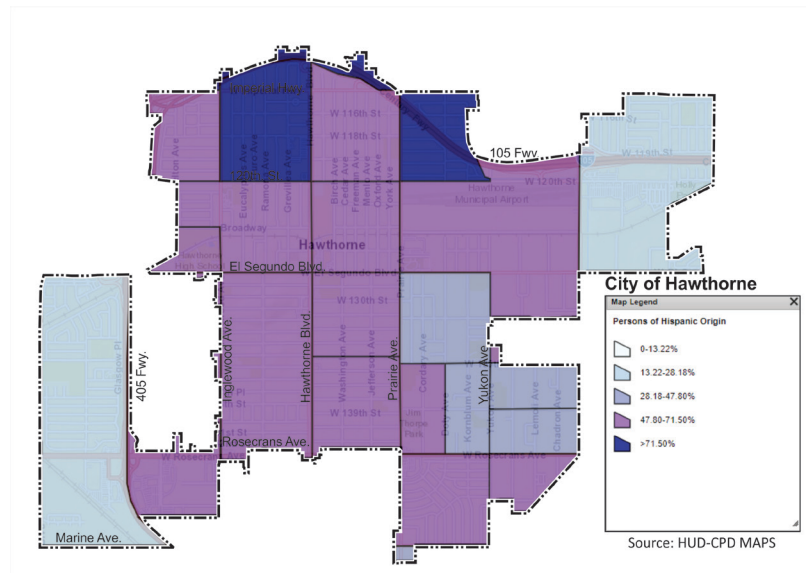


Figure 19 – Hispanic

Data Source: 2011-2015 ACS



## NA-35 Public Housing – 91.205(b)

### Introduction

The Hawthorne Department of Housing through its Housing Authority (HHA) is responsible for administering the City’s public housing programs as the Housing Successor Agency for the City’s former Community Redevelopment Agency (CRA). The Housing Authority administers the City’s 711 Housing Choice Voucher Program (Section 8 vouchers) through the City but it does not own or maintain any HUD public housing developments. In addition, the Housing Authority serves 711 participants who have Housing Choice Vouchers from either the County or the City of Los Angeles through their portability provisions.

The City is within the service area of the Los Angeles County Development Authority (LACDA). The goal of LACDA is to “build better lives and better neighborhoods. LACDA currently manages an active portfolio of nearly 3,000 public housing units and more than 21,000 Section 8 vouchers.

The data presented in tables below is for LACDA activity in the City of Hawthorne. The narrative questions address the needs for both the City of Hawthorne and the entire county.

### Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
# of units / vouchers in use							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
	0	253	2,883	21,087	47	20,550	268	163	59

Table 23 - Public Housing by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project-based	Tenant-based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	14,341	13,522	14,839	15,746	14,816	14,829	17,842
Average length of stay	0	6	8	8	0	8	0	6
Average Household size	0	3	2	2	2	2	1	4
# Homeless at admission	0	0	0	184	0	42	142	0
# of Elderly Program Participants (>62)	0	48	1,138	6,753	15	6,670	38	2
# of Disabled Families	0	40	534	4,416	17	4,269	83	16
# of Families requesting accessibility features	0	253	2,883	21,087	47	20,550	268	163
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0
# of DV victims	0	0	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

## Race of Residents

Race	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	148	1,710	10,344	33	10,071	80	120	40
Black/African American	0	60	1,035	8,432	12	8,188	179	38	15
Asian	0	8	120	2,181	1	2,173	3	1	3
American Indian/Alaska Native	0	0	11	76	1	67	6	2	0
Pacific Islander	0	37	7	54	0	51	0	2	1
Other	0	0	0	0	0	0	0	0	0

Table 25 – Race of Public Housing Residents by Program Type

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Ethnicity of Residents

Ethnicity	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	124	1,121	7,293	11	7,122	40	105	15
Not Hispanic	0	129	1,762	13,794	36	13,428	228	58	44

Table 26 – Ethnicity of Public Housing Residents by Program Type

\*Includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)

## Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Section 504 of the Rehabilitation Act of 1973 prohibits discrimination on the basis of disability in any program or activity that is conducted by federal agencies or that receives financial assistance from a federal agency. A housing provider may not deny or refuse to sell or rent to a person with a disability and may not impose application or qualification criteria, rental fees or sales prices and rental or sales terms or conditions that are different than those required of or provided to persons who are not disabled. Further, housing providers may not require persons with disabilities to live only on certain floors, or to all live in one section of the housing. Housing providers may not refuse to make repairs and may not limit or deny someone with a disability access to recreational and other public and common use facilities, parking privileges, cleaning or janitorial services or any services which are made available to other residents.

County-wide LACDA has 204 accessible public housing units available for disabled residents, representing 6.3% of the total units in public housing developments. LACDA has policies and procedures in place that are designed to provide assurances that all persons with disabilities, including applicants and current residents are provided with reasonable accommodations so that they may fully access and utilize LACDA's housing programs related services.

The City's run Housing Choice Voucher program, which includes the County and City of Los Angeles Vouchers that it administers, gives families the flexibility to search for rental units on the open market that meet their disability related needs. For County public housing, LACDA estimates that 591 of the 1,642 households receiving a voucher have at least one member with a disability. LACDA provides resources through its website and at all offices on services available to households with disabilities.

### Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Hawthorne Housing Authority and LACDA's primary goal is to fulfill the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. The most pressing needs of residents include:

- Education support for youth
- Adult learning
- English as a Second language services
- Supportive services to special needs populations
- Workforce development
- Resident empowerment
- Public safety
- Social services

### How do these needs compare to the housing needs of the population at large

The needs of public housing residents in Los Angeles County are very similar to the needs of very low-income and low-income households in Hawthorne as they are both requiring affordable housing and seeking similar services.

## Discussion

The Hawthorne Housing Authority will continue administer the City's Housing Choice Voucher Program (Section 8 vouchers) through the City in addition to the 539 Housing Choice Vouchers from either the County or the City of Los Angeles through their portability provisions.

## NA-40 Homeless Needs Assessment – 91.205(c)

### Introduction:

There are four federally defined categories under which individuals and families may qualify as homeless: 1) literally homeless; 2) imminent risk of homelessness; 3) homeless under other Federal statutes; and 4) fleeing/attempting to flee domestic violence.

According to the 2019 Annual Homeless Assessment Report (AHAR) to Congress, over one quarter of the nation's homeless population is in California and nearly half of all the nation's homeless individuals are in three states: California (27 percent), New York (16 percent), and Florida (five percent). California and New York have the highest rate of homelessness among all individuals, at 38 and 46 people per 10,000 individuals.

Los Angeles County has more than 10 million residents and a geographic area of 4,081 square miles that includes 88 cities. Homelessness is addressed regionally through the Continuum of Care (CoC) led by the Los Angeles Homeless Services Authority (LAHSA), a joint powers authority of the City and County of Los Angeles that coordinates and manages over \$300 million annually in federal, state, county and city funds for programs providing shelter, housing and services to men, women and children experiencing homelessness. The Los Angeles County Continuum of Care includes the entire county with the exception of the cities of Glendale, Pasadena and Long Beach, who administer and operate their own CoC systems. To facilitate planning and administration of services, LAHSA adopted eight regional Service Planning Areas (SPAs). The City of Hawthorne is part of Service Planning Area (SPA) 8 – South Bay.

### Nature and Extent of Homelessness in Los Angeles County vs. the National Average

To better understand the nature and extent of homelessness, every year on a single night in January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The most recent available data is from the Point in Time Homeless Count (PIT Count) held in January 2019 and conducted by the Los Angeles Homeless Service Authority (LAHSA). In recent years, HUD has expanded Point-in-Time (PIT) count data collection to include information on the number of young adults and children who are experiencing homelessness without a parent or guardian present. Unaccompanied youth are people under the age of 25 who are not accompanied by a parent or guardian and do not have a parent presenting with or sleeping in the same place. Of the 36,361 unaccompanied homeless youth under the age of 25 nationally counted in 2018, California reported the largest number of homeless unaccompanied youth (12,396 people), accounting for one-third of all unaccompanied youth. Of that amount, Los Angeles County reported 2,452 unaccompanied youth; an eleven percent decrease over the previous year. Of the 2,452 unaccompanied youth, 157 or seven percent were reported in SPA 8, which includes Hawthorne.

### 2019 PIT Count Results

The 2019 PIT Count reported that 58,936 men, women and children are homeless in Los Angeles County on any given night. Overall, 2019 PIT Count illustrates a 12 percent increase in homelessness when compared to the prior year PIT Count. The 2019 PIT Count for SPA 8 is 4,409 homeless persons on any given night. This is a seven percent increase since 2018. In 2018, the number of homeless persons in SPA 8 was 4,138.

Conversely, the City of Hawthorne 2019 PIT Count reported that 108 people are homeless on any given night. This represents a two percent decrease over the prior year of 149 homeless persons.

### Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Child(ren)	453	128	0	0	0	0
Persons in Households with Only Children	283	70	0	0	0	0
Persons in Households with Only Adults	335	3,400	0	0	0	0
Chronically Homeless Individuals	35	1,326	0	0	0	0
Chronically Homeless Families	26	17	0	0	0	0
Veterans	180	80	0	0	0	0
Unaccompanied Child	0	0	0	0	0	0
Persons with HIV	6	165	0	0	0	0

Table 27 - Homeless Needs Assessment - 2019 SPA 8 LA COUNTY - LAHSA

Data Source: Homeless Count & Survey Report

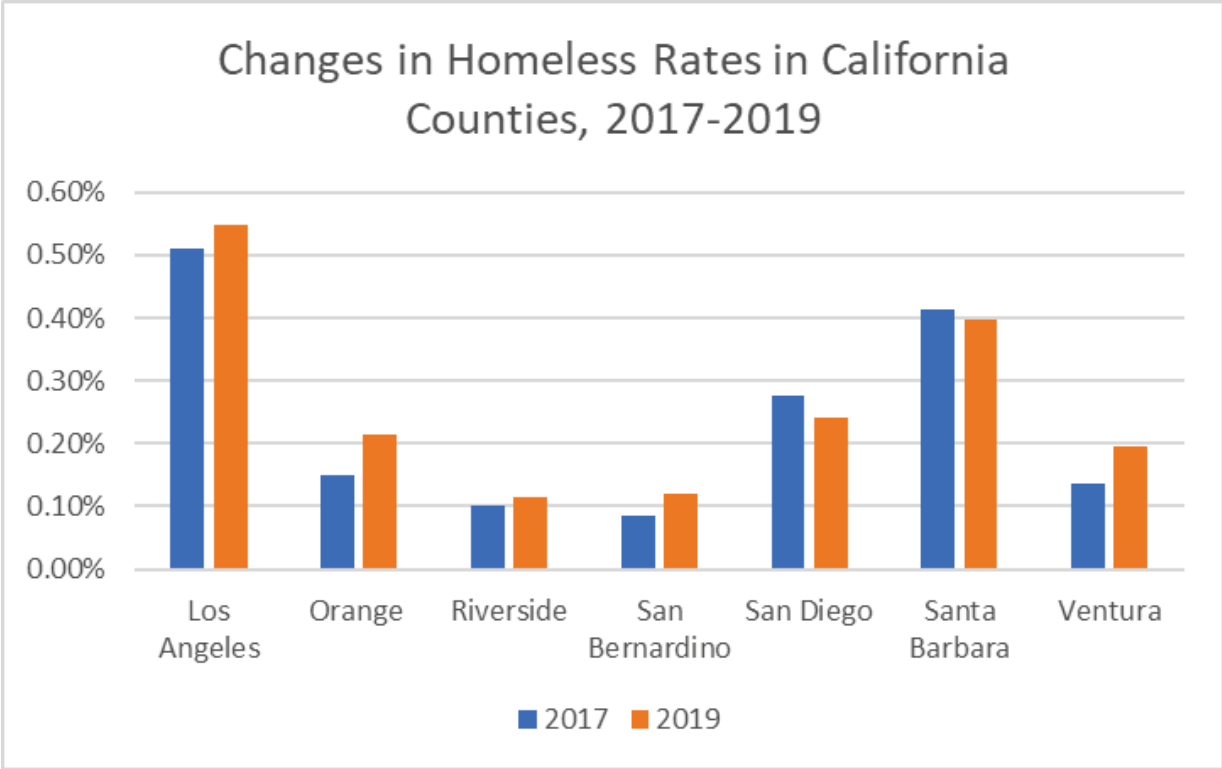


Figure 20 - Change in Homeless Rates in California Counties, 2017 and 2019

**Data Source:** California Department of Finance

Year	Unsheltered	Sheltered	Total
2013	12,934	22,590	35,524
2019	44,214	14,722	58,936

Table 28 - County Point-In-Time Homeless Counts

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

A chronically homeless individual is an unaccompanied homeless individual (living in an emergency shelter or in an unsheltered location) with a disabling condition that has been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years. Of the 1,361 homeless individuals that were reported as chronically homeless in SPA 8, 35 individuals were sheltered, and 1,326 individuals were unsheltered.

Families with children include at least one household member age 18 or over, and at least one household member under the age of 18. According to the 2019 PIT Count for SPA 8, there were 581 homeless family members (those persons in family units with at least one adult and one child). Of that amount, 453 family members were living in emergency or transitional shelters and 128 were unsheltered.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2019 PIT Count revealed 180 sheltered veterans and 83 unsheltered veterans in SPA 8. Of these homeless veterans, 31 were chronically homeless veterans that were unsheltered, and 12 chronically homeless veterans were sheltered.

Unaccompanied youth are individuals under the age of 18 years old, who are presumed to be emancipated if they are unsheltered without an adult. No unaccompanied youth were reported homeless and unsheltered according to the 2019 PIT Count for SPA 8.

The 2019 PIT Count indicated that 915 homeless individuals in SPA 8 were severely mentally ill, meaning that they have mental health problems that are expected to be of long continued and indefinite in duration and will substantially impair their ability to live independently. Of the 915 homeless individuals in SPA 8 that were reported as severely mentally ill, 66 individuals were sheltered, and 849 individuals remained unsheltered.

The 2019 PIT Count indicated that there were 171 persons that were homeless and living with HIV/AIDS in SPA 8. Of the 171 persons, six were sheltered and 165 were unsheltered.

**Nature and Extent of Homelessness:**

Race:	Sheltered:	Unsheltered (optional)
White	114	1,110
Black or African American	443	930
Asian	2	44
American Indian or Alaska Native	3	94
Pacific Islander	3	51
Ethnicity:	Sheltered:	Unsheltered (optional)
Hispanic	246	1,430
Not Hispanic	9	54

Table 29 - Nature and Extent of Homelessness

Data Source: LASHA 2019 Los Angeles Homeless Count – SPA 8



### Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

According to the 2019 PIT Count, there were a total of 581 homeless persons in family units in the Los Angeles County Service Planning Area (SPA) 8. Of that amount, 453 were living in emergency or transitional shelters and 128 persons in family units were unsheltered. Of the total of 581 homeless persons in family units, 353 were children under the age of 18 years. Based on this data, 581 persons in family units require housing affordable to extremely low-income households to reduce the number of homeless families with children in SPA 8.

Veterans are persons who have served on active duty in the Armed Forces of the United States. This does not include inactive military reserves or the National Guard unless the person was called up to active duty. The 2019 PIT Count revealed a total of 263 homeless veterans in SPA 8. Of that amount, 180 veterans were sheltered and 83 were unsheltered veterans. Among the homeless veterans, 31 were chronically homeless and unsheltered and 12 were chronically homeless sheltered veterans. In SPA 8, an estimated 263 homeless veterans require housing units that are affordable to extremely-low or low-income households in order to reduce the number of homeless veterans.

### Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

According to the 2019 PIT Count, of the 4,409 homeless persons counted in SPA 8, the majority (1,676 persons or 38 percent) identified as Hispanic/Latino, followed by 1,363 (31 percent) Black/African American and 1,110 (25 percent) identified as White. This last statistic is consistent with the County, State and nation as a whole, where Black people are more likely than White people to experience homelessness in the United States.

### Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

According to the 2019 PIT Count, of the 108 homeless persons in Hawthorne, 99 were unsheltered and 9 were sheltered. Of the 99 unsheltered persons, the majority, or 44 percent (44 persons), were living on the street; 28 percent (28 persons) were living in cars; and, 27 percent were living in vans, campers or recreational vehicles (27 persons).

In SPA 8, approximately 4,409 people were homeless, of which 810 or 19 percent were sheltered and 3,599 or 81 percent were unsheltered. Countywide, approximately 44,214 people or 75 percent of Los Angeles County's homeless people were unsheltered and living in uninhabitable living environments including living on the streets, in vehicles or in tents. Thus, the majority of homeless persons found in Hawthorne, SPA region 8, and the County remain unsheltered. The lack of affordable housing, current economic conditions and barriers to receiving supportive services throughout the Los Angeles region contribute to homelessness.

In 2019, a total of 1,265 shelter and housing units were occupied in SPA 8. Of that amount, 328 or 26 percent were emergency shelter units and 173 or 14 percent were transitional housing units. SPA 8 also registered 65 safe haven units (a form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services). Countywide, a total of 31,749 shelter and housing units were occupied. Of that amount,

7,825 or 25 percent were emergency shelter units, 8.5 percent, or 2,703 were transitional housing units, which included safe haven shelter units. Significant gains were achieved in permanent supportive housing placements. Permanent supportive housing includes housing choice vouchers made available directly to individuals or families; sponsor-based projects in which community organizations administer housing vouchers on behalf of a Public Housing Authority directly; and Project-Based Vouchers, in which the subsidy is tied directly to a Public Housing Authority project site. In 2019, 387 units of permanent supportive housing and 308 units of rapid re-housing units [a form of permanent housing that is short-term (up to 3 months) and/or medium-term (for 3 to 24 months) tenant-based rental assistance] were available to homeless persons in SPA 8.

### **Discussion:**

Within the past two years, Los Angeles County's homeless services system has doubled the number of people moving from homelessness into housing and tripled prevention, outreach, and engagement services. Yet, in 2019, the County as a whole experienced a 12 percent increase in the number of homeless persons. Similarly, SPA region 8 experienced a seven percent increase, while the City of Hawthorne saw a two percent decrease (149 homeless persons counted in 2018 to 108 homeless persons counted in 2019).

The lack of affordable housing continues to be the primary factor of homelessness within the County and has led to high rent burdens, overcrowding, and substandard housing; forcing many people into homelessness and placing a growing number of people at risk of becoming homeless.

Los Angeles County remains committed to ending homelessness. Los Angeles County voter-approved Measure H supports the development of permanent affordable housing units through new construction or rehabilitation of existing buildings and provides vital, comprehensive human services in permanent supportive housing critical for housing retention.

## **NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)**

### **Introduction:**

The special needs population consists of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Hawthorne will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

### Describe the characteristics of special needs populations in your community:

**Elderly and Frail Elderly:** The U.S. Department of Housing and Urban Development (HUD) defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Based on 2011-2015 CHAS data, of the 6,335 households containing at least one elderly person, 59 percent (3,760) households earn less than 80 percent of the Area Median Income in Hawthorne.

**Persons with Disabilities:** HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population (86,231) in Hawthorne, 6,897 persons have a disability. Of these 6,897 disabled persons, a total of 75.7% are 65 years and over.

**Alcohol and Other Drug Addictions:** Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national 'opioid epidemic' began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

**HIV/AIDS:** Human immunodeficiency virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2017 Annual HIV Surveillance Report for Los Angeles County, there were 51,438 persons living with HIV.

**Victims of Domestic Violence:** Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2018, the Hawthorne Police Department responded to a total of 302 calls related to domestic violence. Of these calls, 157 of these domestic incidents did not involve a weapon. However, 145 calls involved a weapon of which 1 involved a firearm, 8 involved a knife or cutting instrument, 25 involved other dangerous weapons and 111 involved personal weapons such as feet or hands.

## What are the housing and supportive service needs of these populations and how are these needs determined?

To determine the level of need and types of services needed by special needs populations, including elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug additions, persons with HIV/AIDS and victims of domestic violence, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence.

In housing, accessibility modifications to accommodate persons with mobility disabilities may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various Los Angeles's non-profit organizations to avoid becoming homeless or institutionalized.

## Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

There were 51,438 persons living with HIV and 27,314 persons living with AIDS in Los Angeles County at the end of 2017. The number of persons living with HIV/AIDS in the County has decreased steadily since 2010. Males currently represent about seven out of eight (88%) persons living with HIV/AIDS in Los Angeles County. The majority of the persons (65 percent) living with HIV/AIDS are between the ages of 20 and 39 years old. About 48% of persons living with HIV/AIDS in the County are Latino, 18% White, 25% African American, and 5% Asian/Pacific Islander. In Service Planning Area (SPA) 8, which includes Hawthorne, 3,769 persons were living with HIV. Of that amount, approximately 86 percent were male, and 14 percent were female. Seventy persons reported an AIDS diagnosis in SPA 7. A larger percentage AIDS cases were reported for males (87 percent) compared to females (13 percent).

Severe HIV Disease is also known as Acquired Immunodeficiency Syndrome, or AIDS. The annual number of AIDS diagnoses in the County has steadily decreased since 2010 from greater than 1,000 cases to approximately 720 cases (as of (2017)). According to the 2017 Los Angeles County Public Health Annual HIV Surveillance Report, the annual number of AIDS cases decreased for all races/ethnicities in the last 10 years. Half (50 percent) of AIDS diagnoses occurred among Latinos, followed by African Americans at 22 percent, and 19 percent among whites.

## Discussion:

Hawthorne residents with special needs include, but are not limited to the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol and other drug addictions, persons with HIV/AIDS and victims of domestic violence. Challenges these special needs populations face include low income and high housing cost. This segment of the population also struggles for a decent quality of life that includes basic necessities, adequate food and clothing and medical care.

The City of Hawthorne has historically not provided CDBG public service funds for activities including those support services for the special needs population but has budgeted other sources of funds for these support services.

## **NA-50 Non-Housing Community Development Needs – 91.215 (f)**

### **Describe the jurisdiction's need for Public Facilities:**

The City's public facility priorities are to construct, expand or rehabilitate public facilities for the primary benefit of low-income persons. CDBG public facility projects that meet CDBG eligibility requirements align with the goals of the Strategic Plan and address a CDBG National Objective will be considered for funding in the Annual Action Plans.

Within the Strategic Plan, a goal has been established to improve public facilities used by low- and moderate-income residents and residents with special needs. Such projects may include the construction of new facilities, rehabilitation of existing facilities or expansion of existing facilities to better meet the needs of Hawthorne residents. Such facilities include, but are not limited to youth centers, community centers, senior centers, parks and recreation facilities and childcare centers.

The City of Hawthorne has the Hawthorne Senior Center which serves as a resource to help direct seniors to valuable outside resources and programs and also offers high-quality programming to enrich the lives of seniors. Additionally, the City has five community centers located throughout the City that provide services such as computer labs and education programs for youth and adults alike. These include the following facilities:

- Betty Ainsworth Sport Center
- Memorial Center
- Senior Center

Parks and recreational facilities serve an important role in a community. They provide opportunities for resident interaction and improve the overall aesthetic of a neighborhood. Funds can be used to acquire land, build or improve playgrounds or buildings used primarily for recreation, and develop open spaces that will serve low to moderate-income areas. The City of Hawthorne has 9 parks totaling almost 52 acres, the including a skate park at Eucalyptus Park. Parks in the City include:

- Eucalyptus Park/Skate park, S. Inglewood Ave. – 6.2 Acres
  - Glasgow Place, Glasgow Place - 4.7 Acres
  - Holly Park, W. 120th Street – 10.3 Acres
  - Holly Glen Park, W. 137th St. – 1.0 Acres
  - Jim Thorpe Park, S. Prairie Ave. - 8.9 Acres
  - Memorial Park, El Segundo Blvd. – 13.5 Acres
  - Ramona Park, W. 136th St. – 5.7 Acres
  - Zela Davis Park, W. 133rd St. - .7 Acres
  - Bicentennial Park, S. Doty Ave. - .85 Acres
- The City considers parks and recreational facilities a high priority for residents, particularly residents of low- and moderate-income neighborhoods.

How were these needs determined?

The needs identified for public facilities in the City were determined in consultation with the City of Hawthorne's Housing Department as well as through citizen participation meetings, responses from the 2020-2024 Consolidated Plan Survey.

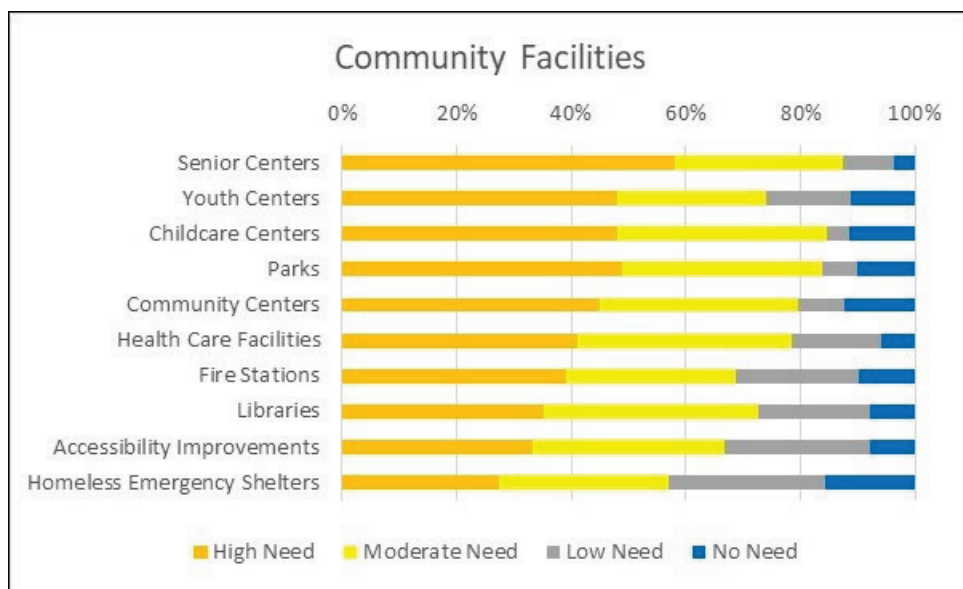


Figure 21 - Need for Additional or Improved Community Facilities

### Describe the jurisdiction's need for Public Improvements:

The sidewalks, curbs, gutters, driveway approaches, alleys, pedestrian crossings and street lights located within the CDBG low- and moderate-income areas are among the oldest infrastructure in the City and are in need of improvement to preserve neighborhood aesthetics, increase pedestrian and motorist safety, promote more efficient traffic circulation and deter crime while promoting a safe and suitable living environment. Activities of this nature undertaken within the low- and moderate-income primarily residential Census Tract Block Groups of the CDBG low- and moderate-income areas would be considered consistent with this Consolidated Plan.

### How were these needs determined?

The needs identified for public infrastructure improvements in the City were determined in consultation with the Hawthorne Public Works Department and Community Development Department, as well as through citizen participation meetings, responses from the 2020-2024 Consolidated Plan Survey.

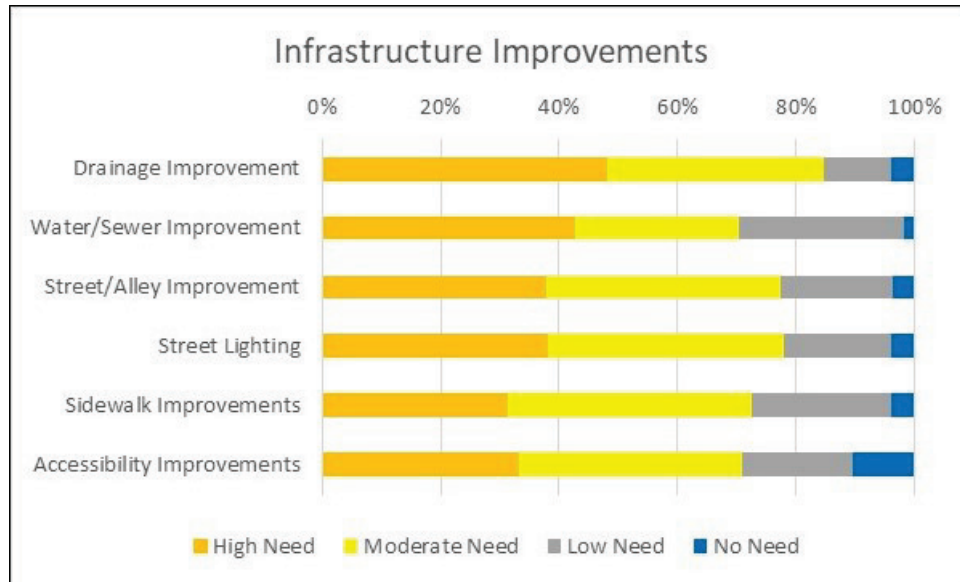


Figure 22 - Need for Additional or Improved Infrastructure Improvements

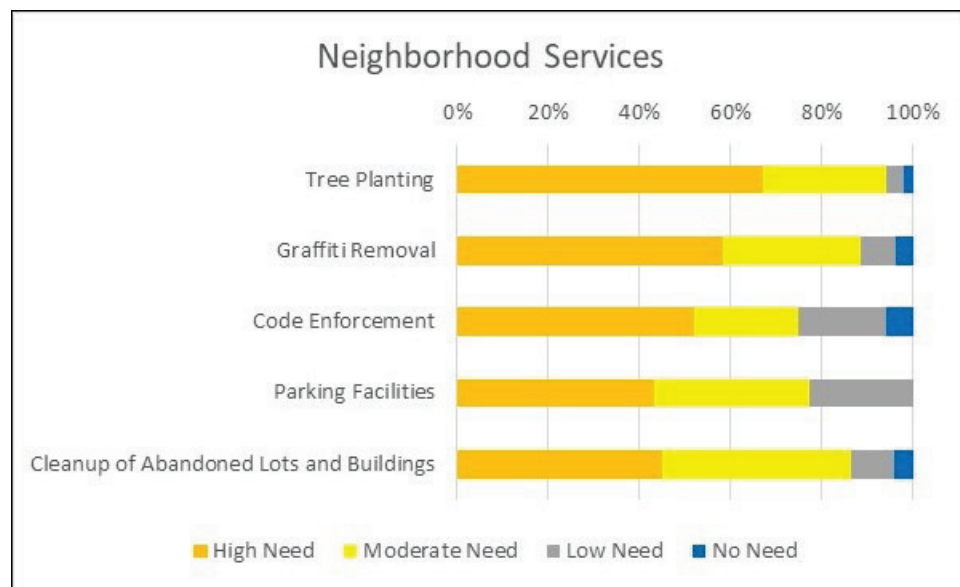


Figure 23 - Need for Additional or Improved Neighborhood Services

### Describe the jurisdiction's need for Public Services:

Public service activities are consistently ranked as a high priority by residents and other stakeholders. Pursuant to CDBG regulations, only 15 percent of the City's annual grant allocation (plus 15 percent of prior year program income) can be used for public service-type activities. The City proposes to focus funds on lower-income households in order to establish, improve, and expand existing public services, such as: senior and youth activities, domestic violence services, and services for the disabled.

Hawthorne residents rated anti-crime programs as a high priority in the Consolidated Plan Survey. Crime against persons or property is a concern for residents. The Hawthorne Police Department operates a number of crime prevention programs that are adapted to particular community needs, one of which provides youth



(Hawthorne Force) an opportunity for youth ice hockey. The program aids youth of low- and moderate-income households by not turning any child away due to being unable to pay. Since these programs are budgeted from other sources of funds, the City does not anticipate using CDBG public service funds for anti-crime programs.

### How were these needs determined?

Public service needs are based on the City’s desire to ensure that high quality services are provided to residents to maintain a high quality of life and to promote the well-being of all Hawthorne residents—particularly low- and moderate-income residents. As a result of the citizen participation and consultation process and in consideration of the local nonprofits and City Departments offering services, the City considers public services benefitting low- and moderate-income residents a high priority in the Strategic Plan.

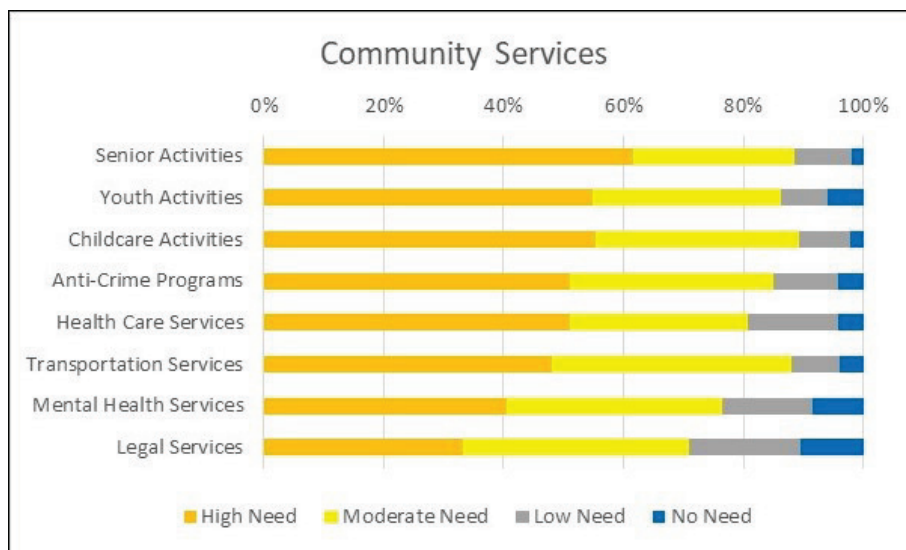


Figure 24 - Need for Additional or Improved Community Services by Type or Target Population

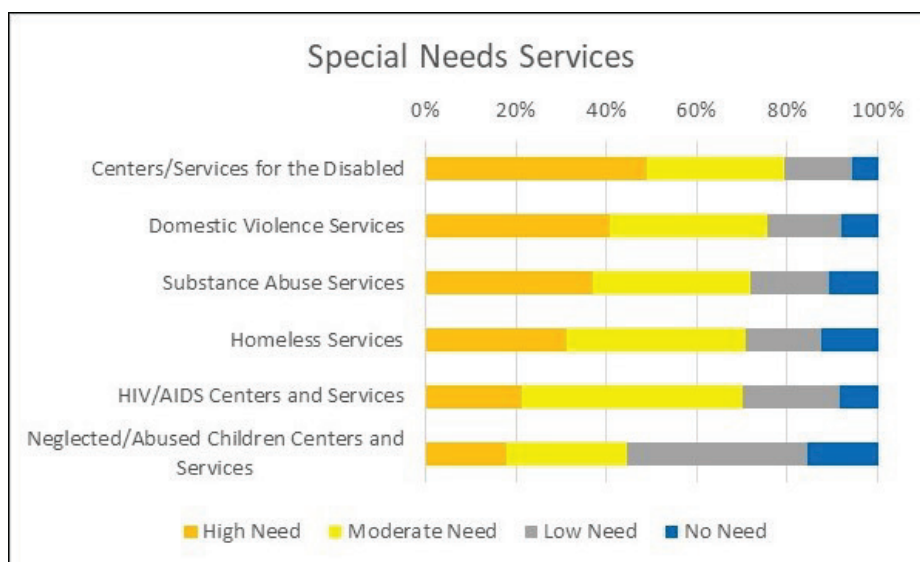


Figure 25 - Need for Additional or Improved Services for Special Needs Populations

# Housing Market Analysis

## MA-05 Overview

### Housing Market Analysis Overview:

The City analyzed existing housing market conditions in Hawthorne in terms of housing supply, demand, condition and cost. Hawthorne's housing stock primarily consists of single-family detached residential dwellings and multi-family units of 20 or more. More than half of the housing stock consisting one to two-bedroom rental units available in many different neighborhoods throughout the community.

In the period between 2009 and 2015, the median home price in Hawthorne decreased by 21 percent from \$515,000 to \$404,500 and the median contract rent increased by 11 percent from \$894 to \$988 as median income increased by only 1 percent. Hawthorne rental households have become increasingly cost-burdened. The data shows that there is an insufficient number of housing units affordable to people with incomes less than 50 percent of AMI and for those between 80 and 100 percent of AMI. The aforementioned time period represents the period for the data set provided by HUD.

More current data obtained through Zumper, a rental listing aggregator, shows the average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to December 2019, the median sales price rose from \$404,500 to \$750,000 far outpacing the ACS estimates for median home value.

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.

According to Table 36 in Section MA-15, there are 17,225 housing units in the City of Hawthorne affordable to households earning less than 80 percent of AMI. According to Table 7, there are 19,050 households in Hawthorne who earn less than 80 percent of AMI, resulting in an estimated need for approximately 1,825 additional housing units that are affordable to households earning less than 80 percent of AMI.

In the last decade, the City has pursued opportunities to add to its inventory of affordable rental housing units and continues to pursue affordable housing development; however, the elimination of local Redevelopment Agencies by the State of California 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.

Considering scarce monetary resources available to create new affordable housing units and the continuing recovery of the Southern California housing market after the recession, housing affordability problems will become an increasingly difficult challenge to the community during the period of the 2020-2024 Consolidated Plan.

## MA-10 Number of Housing Units – 91.210(a)&(b)(2)

### Introduction

According to 2011-2015 ACS data, 48 percent of the City’s housing stock is comprised of single- family housing (1-4 units). Multifamily housing (5+ units) accounts for 51 percent of total housing units in the City and a majority of these dwelling units are in larger multifamily structures containing more than 20 units. Mobile homes comprise the smallest portion of the housing stock in the City (1 percent).

Most of the City’s ownership housing (78 percent) is comprised of larger units containing three or more bedrooms. In comparison, only 12 percent of the City’s rental housing is comprised of larger units. The tables below indicate the number of residential properties in the City by property type, unit size and tenure.

### All residential properties by number of units

Property Type	Number	%
1-unit detached structure	9,345	30%
1-unit, attached structure	1,805	6%
2-4 units	3,570	12%
5-19 units	6,550	21%
20 or more units	9,300	30%
Mobile Home, boat, RV, van, etc	210	1%
<b>Total</b>	<b>30,780</b>	<b>100%</b>

Table 30 – Residential Properties by Unit Number

Data Source: 2011-2015 ACS

### Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	50	1%	2,550	12%
1 bedroom	155	2%	8,330	39%
2 bedrooms	1,500	19%	8,025	37%
3 or more bedrooms	6,045	78%	2,505	12%
<b>Total</b>	<b>7,750</b>	<b>100%</b>	<b>21,410</b>	<b>100%</b>

Table 31 – Unit Size by Tenure

Data Source: 2011-2015 ACS

Project Name	Total Units/	Funding Programs	At-Risk Status
TELACU Senior	75/75	HUD Section 202	Renewed annually
TELACU Terrace	74/74	HUD Section 202	Renewed every 5 Years
3621-3653 120th Street	25/25	Various nonprofit	Affordable in perpetuity
3921 W. 119th Place	2	Various nonprofit	Affordable in perpetuity
3733 W. 120th Street	2	Various nonprofit	Affordable in perpetuity
11975 Acacia Avenue	4	Various nonprofit	Affordable in perpetuity
11983 Acacia Avenue	4	Various nonprofit	Affordable in perpetuity
Hawthorne Gardens	100	Various nonprofit	Expires 2059
12726 Grevillea Ave	8/8	Housing Authority	Expires 2064
11605 Gail Avenue	10/10	Housing Authority	Expires 2064
11529 Gail Avenue	12/12	Housing Authority	Expires 2064
11537 Gail Avenue	5/5	Housing Authority	Expires 2064
Truro Avenue	3/3	Housing Authority	Expires 2064
12501 Kornblum Ave	7/7	Housing Authority	Expires 2064
14004 Doty Ave	22/6	Various nonprofit	Expires 2043
14105 Chadron Ave	109/28	Various nonprofit	Expires 2043
14134 Yukon Ave	127/127	Various nonprofit	Expires 2069

Table 32 - Affordable Housing Covenants

Sources: City of Hawthorne 2013-2021 Housing Element and HUD Multifamily Assistance & Section 8 Database, Accessed November 9, 2019.

**Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.**

Use restrictions, as defined by State law, means any federal, state or local statute, regulation, ordinance or contract which as a condition of receipt of any housing assistance, including a rental subsidy, mortgage subsidy, or mortgage insurance, to an assisted housing development, establishes maximum limitations on tenant income as a condition of eligibility for occupancy.

As of March, 2015, the City has a total of 359 affordable housing units that are not at risk of conversion to market rate housing. The 15 projects consist of a total of 440 units in which 359 units are restricted to low- and moderate-income households. Table 31 provides a description of the assisted housing developments in Hawthorne. All multi-family rental units assisted under federal, state, and/or local programs, including HUD programs, state and local bond programs, redevelopment programs, density bonus, or direct assistance programs, are included in Table 31. In addition to the units shown in Table 31, there are two projects with a total of 149 units (149 assisted) that are on annual or 5 year renewals and are considered at risk of potential conversion.

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

HUD requires that the City undertake an analysis of federal, state and locally assisted housing units that may be lost from the City's affordable housing stock. The expiration of affordability restrictions on government assisted rental units is the typical reason of this potential loss. Much of the housing at-risk of conversion from affordable housing to market rate housing is predominantly reserved for lower income households. There are no assisted units at risk of conversion in the City of Hawthorne.

- TELACU Senior Housing: 75 total units, 75 assisted (HUD Section 202; HUD Section 8; Redevelopment) Five year renewal period ; and
- TELACU Terrace: 74 total units, 74 assisted (HUD Section 202; HUD Section 8; Redevelopment) Annual renewal period.

### Does the availability of housing units meet the needs of the population?

According to the 2011-2015 American Community Survey Estimates, there are 30,780 residential properties in Hawthorne. Table 29 indicates that there are 30,575 housing units (not including Mobile Home, boat, or RV units) available in the community. As shown in the following Housing Market Analysis section, extremely low-income and low-income households generally cannot afford to own or rent market rate housing and require assistance to obtain decent and affordable housing. A large percentage of households are at or below the area median income and experiencing a disproportionate housing need.

The City has a significant need for affordable housing. Currently, waiting lists for publicly assisted housing range from two to four years and Housing Choice Vouchers have a wait period of at least eight years. In addition to challenges associated with housing affordability, housing conditions are also of concern. With more than 70.86 percent of the housing units older than forty years of age, a large portion of the City's housing stock may need substantial rehabilitation, including roofing, plumbing, electrical, mechanical and structural repairs. The extent of housing needs in the City far exceeds the resources available to address those needs.

### Describe the need for specific types of housing:

According to Table 32 in Section MA-15, there are 17,945 housing units in the City of Hawthorne affordable to households earning less than 80 percent of AMI. According to Table 7, there are 19,050 households in Hawthorne who earn less than 80 percent of AMI, resulting in an estimated need for approximately 1,105 additional housing units that are affordable to households earning less than 80 percent of AMI.

## Discussion

The number and size of housing units in the City of Hawthorne is insufficient for the number and type of households residing in the City according to the 2011-2015 ACS; Moreover, housing affordability continues to be a challenge for renters earning less than 80 percent of AMI. During the period of the 2020-2024 Consolidated Plan from July 1, 2020 to June 30, 2025, the City will prioritize the development of additional affordable rental housing units and the preservation of both rental and ownership units that are currently affordable to low- and moderate-income households.

# MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

## Introduction

One of the most important factors in evaluating a community’s housing market is the cost of housing and, even more significant, whether the housing is affordable to households who live there or would like to live there. Housing problems directly relate to the cost of housing in a community. If housing costs are relatively high in comparison to household income, a correspondingly high prevalence of housing cost burden and overcrowding occurs.

Tables 32 and 33 indicate the median home value and contract rent (not including utility or other associated costs). These values are self-reported by residents through the U.S. Census American Community Survey. However, in looking at more current housing sales and rental market data – the cost of housing has risen tremendously over the past five years.

According to Zumper, a rental listing aggregator, average rents for 1-bedroom, 2-bedroom, and 3-bedroom all rose from January 2015 to February 2020 and significantly exceeded the median contract rent as reported by the ACS 2011-2015 estimates documented in the Cost of Housing table below.

Similarly, owner-occupied housing costs have also increased over the past five years. According to Zillow, from January 2015 to January 2020, the median sales price rose from \$459,000 to \$742,000 (an increase of 62%), far outpacing the ACS estimates for median home value.

Based on the reported housing costs, Table 34 indicates the number of units that are currently affordable to households at different levels of the HUD Area Median Family Income (HAMFI). It is important to note, that just because a unit is affordable to residents at that income level, it does not necessarily mean that a household at that income level is occupying the unit.

## Cost of Housing

	Jan. 2015	Feb. 2020	Percent Change
1-bedroom	\$950	\$1,450	53%
2-bedroom	\$1,275	\$1,875	47%
3-bedroom	\$1,750	\$2,698	54%

Table 33 - Rental Housing Cost Estimates

Data Source: Zumper Research (accessed 2/24/2020)

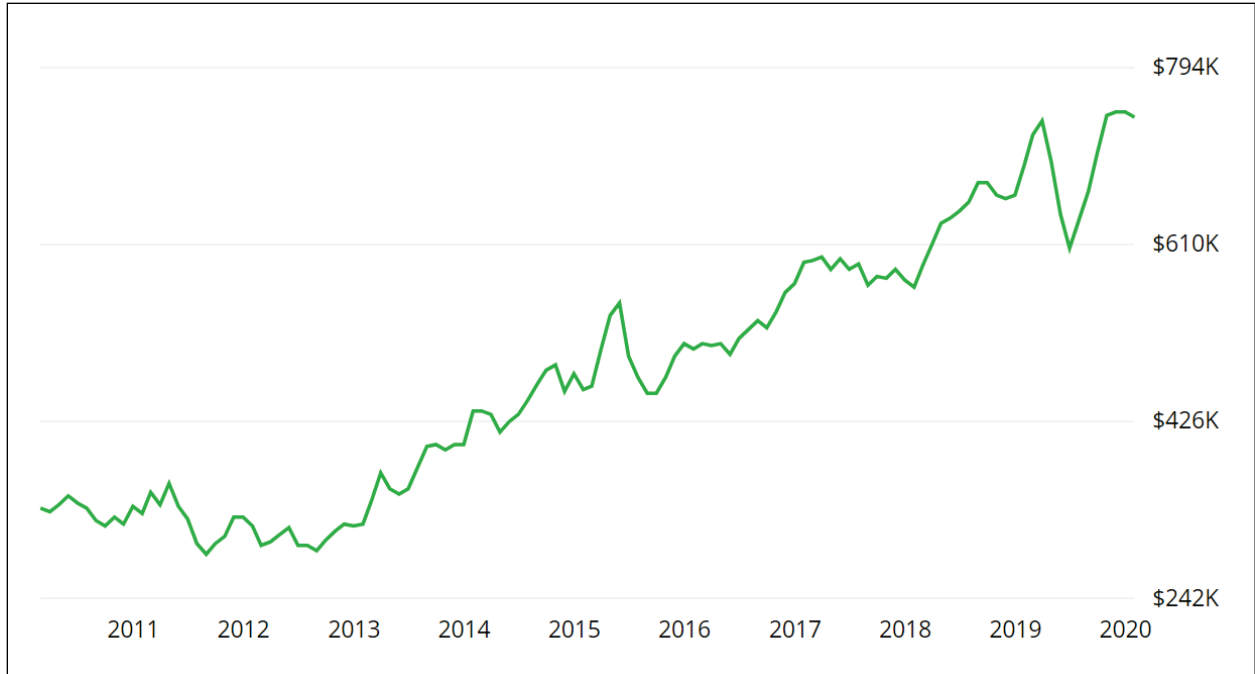


Figure 26 - Change in Median Sales Price

Data Source: Zillow Research (accessed 2/24/2020)

	Base Year: 2009	Most Recent Year: 2015	% Change
Median Home Value	515,000	404,900	(21%)
Median Contract Rent	894	988	11%

Table 34 – Cost of Housing

Data Source: 2005-2009 ACS (Base Year), 2011-2015 ACS (Most Recent Year)

Rent Paid	Number	%
Less than \$500	790	3.7%
\$500-999	10,520	49.1%
\$1,000-1,499	8,215	38.4%
\$1,500-1,999	1,325	6.2%
\$2,000 or more	565	2.6%
Total	21,415	100.0%

Table 35 - Rent Paid

Data Source: 2011-2015 ACS



## Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	385	No Data
50% HAMFI	1,865	240
80% HAMFI	14,975	480
100% HAMFI	No Data	1,158
Total	17,225	1,878

Table 36 – Housing Affordability

Data Source: 2011-2015 CHAS

## Monthly Rent

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,067	1,284	1,663	2,231	2,467
High HOME Rent	1,067	1,163	1,397	1,605	1,771
Low HOME Rent	848	909	1,091	1,260	1,406

Table 37 – Monthly Rent

Data Source: HUD FMR and HOME Rents

### Is there sufficient housing for households at all income levels?

According to the 2011-2015 ACS data in Table 7, there are 19,050 extremely-low and low-income households in Hawthorne who earn less than 80 percent of AMI. According to CHAS data in Table 34, there are 17,945 housing units in the City that are affordable to extremely-low- and low-income households. Subtracting the 17,945 units that are affordable to extremely-low and low-income households from the 19,050 extremely-low- and low-income households in the City indicates a need for approximately 1,105 additional housing units that are affordable to households earning less than 80 percent of AMI.

Approximately 6,275 households earning less than 30 percent of AMI reside in the City; however, there are only approximately 385 dwelling units affordable to those at this income level. Similarly, the City has 5,785 households earning between 31 and 50 percent of AMI and only 2,105 housing units affordable to those at this income level. The shortage of affordable units is most prevalent for households with the lowest incomes, unlike households earning between 50 and 80 percent AMI where there is ample housing available. The City is home to 6,990 households earning between 50 and 80 percent AMI with 15,455 housing units being affordable to those at this income level.

Although a housing unit may be considered affordable to a particular income group, this does not necessarily mean that the unit is actually occupied by a household in that income group. Therefore, the affordability mismatches are likely to be more severe than presented by the CHAS data.

### How is affordability of housing likely to change considering changes to home values and/or rents?

The data presented in Tables 34 and 35 was sourced from 2011-2015 during a period of recovery in the housing market that is making housing less affordable in the City. As the housing market has recovered during the last five years, home values and rents increased, which will further exacerbate housing problems such as cost burden, severe cost burden and overcrowding—particularly for low- and moderate-income renter households who generally do not benefit from the historically affordable single-family home values.

### How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

According to ACS data, High HOME rents that are intended to be affordable to households earning 51-80 percent of AMI are generally lower than Fair Market Rents, except for efficiency units where the two values are identical. The median contract rent in Hawthorne of \$988 is in line with the Fair Market Rent for an efficiency unit, indicating that rents in Hawthorne are generally more affordable than the market rents charged throughout Los Angeles County, where rents charged are generally higher as exhibited by the Fair Market Rents. Based on this information and the supply of housing that is affordable to households earning more than 30 percent of AMI, the City could either subsidize rents for extremely-low income households or subsidize development of units targeted at the extremely-low income level.

## Discussion

In the decade between 2000 and 2011, the median home price in Hawthorne increased by 150 percent from \$184,800 to \$461,800 and the median contract rent increased by 60 percent from \$594 to \$951 as median income increased by only 43% percent. Data from 2015 shows that while the median contract rent continues to rise (\$988 as of 2015) the median price of single-family ownership housing is \$404,900, 20 percent lower than the peak value of \$515,000 in 2009. However, Zumper and Zillow indicate that in the past five years, rent has increased approximately 50 percent and the average cost to purchase a home has increase nearly \$200,000. As a result, Hawthorne's renter households have become increasingly cost-burdened while homeownership has become less affordable.

## MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

### Introduction

Assessing housing conditions in the City provides the basis for developing strategies to maintain and preserve the quality of the housing stock. The ACS defines a “selected condition” as owner- or renter-occupied housing units having at least one of the following conditions: 1) lacking complete plumbing facilities; 2) lacking complete kitchen facilities; 3) more than one occupant per room; and 4) selected monthly housing costs greater than 30 percent of household income. Based on the definition of selected conditions, Table 38 shows that 41 percent of owner-occupied households in the City have at least one selected condition and 51 percent of all renter-occupied households in the City have at least one selected condition.

### Definitions

A substandard condition is one that affects the health and safety of a resident’s habitability. As defined by California Health and Safety Code, a substandard condition exists to the extent that it endangers the health and safety of its occupants or the public. Following is a list of substandard conditions:

- Inadequate sanitation.
- Structural hazards.
- Any nuisance which endangers the health and safety of the occupants or the public.
- All substandard plumbing, wiring, and/or mechanical equipment, unless it conformed to all applicable laws in effect at the time of installation and has been maintained in a good and safe condition.
- Faulty weather protection.
- The use of construction materials not allowed or approved by the health and safety code.
- Fire, health and safety hazards (as determined by the appropriate fire or health official).
- Lack of, or inadequate fire-resistive construction or fire-extinguishing systems as required by the health and safety code, unless the construction and/or systems conformed to all applicable laws in effect at the time of construction and/or installation and adequately maintained.
- Inadequate structural resistance to horizontal forces.
- Buildings or portions thereof occupied for living, sleeping, cooking, or dining purposes which were not designed or intended to be used for such occupancies.
- Inadequate maintenance which causes a building or any portion thereof to be declared unsafe.

‘Standard’ housing condition in the City of Hawthorne is defined as being in conformance with the California State Health and Safety Codes. For the purposes of the Consolidated Plan grant programs, a unit in substandard condition is considered suitable for rehabilitation provided that the estimated cost of rehabilitation does not exceed the estimated cost of reconstructing the unit.

## Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	3,140	41%	11,000	51%
With two selected Conditions	360	5%	2,805	13%
With three selected Conditions	0	0%	60	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	4,245	55%	7,550	35%
Total	7,745	101%	21,415	99%

Table 38 - Condition of Units

Data Source: 2011-2015 ACS

## Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	715	9%	465	2%
1980-1999	1,120	14%	6,195	29%
1950-1979	4,365	56%	12,625	59%
Before 1950	1,535	20%	2,130	10%
Total	7,735	99%	21,415	100%

Table 39 – Year Unit Built

Data Source: 2011-2015 CHAS

## Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	5,900	76%	14,755	69%
Housing Units build before 1980 with children present	2,133	28%	323	2%

Table 40 – Risk of Lead-Based Paint

Data Source: 2011-2015 ACS (Total Units) 2011-2015 CHAS (Units with Children present)

City	2009	2010	2011	2012	2013	Total
EBLL's*	2	2	2	1	2	9
Cases	0	0	0	0	0	0

Table 41 - Number of Elevated Blood Lead Levels and Cases

LOS ANGELES: [http://publichealth.lacounty.gov/lead/reports/leaddata\\_new.htm](http://publichealth.lacounty.gov/lead/reports/leaddata_new.htm)

**Note:** EBLL's are defined as  $\geq 9.5$   $\mu\text{g/dL}$ , and are "Uniquely Identified" by year. Only the highest BLL is displayed per year per child. A child may be reported more than once across years, but only once per year. BLL's  $<10$   $\mu\text{g/dL}$  not displayed.

### Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 42 - Vacant Units

**Data Source:** No data available.

### Need for Owner and Rental Rehabilitation

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, electrical 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)

According to CHAS data, 46 percent of Hawthorne’s owner-occupied households experience some form of housing problem. HUD defines housing problems as housing overcrowding, housing cost burden, or units that are lacking adequate kitchen or plumbing facilities. In numbers, there are 7,745 owner-occupied households, of which 4,500 have a housing problem. Sixty-four percent of Hawthorne’s renter-occupied households experience some form of housing problem. In numbers, there are 21,415 renter-occupied households, of which 13,805 have a housing problem.

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.

### Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

Residents of any housing built before 1978 are considered to be at risk of containing some amount of lead-based paint. Older housing is more likely to have lead-based paint and the amount of lead pigment in the paint tends to increase with the age of the housing. The vast majority of Hawthorne’s housing stock (70.86 percent) was built prior to 1979, putting at risk the residents of these homes from lead-based paint hazards. Lead can cause severe damage in young children. It attacks the central nervous system, the neurological system, and can cause brain damage, IQ reduction, learning disabilities, decreased attention span, hyperactivity, growth inhibition, comas, seizures, and in some cases, death.

The most common source of child lead poisoning is exposure to lead-based paint (and lead-contaminated dust) in the child’s home. Housing built before 1978 may contain some lead-based paint since the use of lead-based paint became illegal that year. Since the amount of lead pigment in the paint tends to increase with a home’s age, older housing is more likely to have lead-based paint hazards.

There are 20,655 housing units built before 1980 that may contain lead-based paint, of which 5,900 are owner-occupied units and 14,755 are renter-occupied units. There are 2,456 units built before 1980 with children present, including 2,133 owner-occupied units and 323 renter-occupied units. According to data presented in Table 7, 65 percent of Hawthorne’s households are low- and moderate income households. By extension, it could be estimated that 1,024 housing units with lead-based paint hazards may be estimated to be occupied by low- and moderate-income families. However, the majority of low- and moderate-income households live in the eligible CDBG Census Tract/Block Groups where the housing stock is generally older than that of the balance of the City.

### Number of Children with Elevated Blood Levels of Lead and Cases

The State of California mandates lead screening for all children who participate in publicly funded health programs. In California, screening typically occurs at ages one and two years. A blood level of 10 µg/dL or higher was previously referred to as an “elevated blood level (EBL).” However, as it is now recognized that there is no safe level of lead, and adverse effects occur at levels below 10 µg/dL, an “elevated” blood lead level

is no longer defined at a particular cut point. Therefore, categories indicating increased levels of exposure are presented here.

In accordance with State of California regulations, a “case” is defined as a child having a blood lead level equal to or greater than 20 µg/dL, or persistent levels between 15-19 µg/dL. Once a case is reported, the Los Angeles County Childhood Lead Poisoning Prevention Program is involved in the case management, as described below under the heading “Childhood Lead Poisoning Prevention Program (CLPP).”

Table 41 provides data for 2009-2013, the most recent five years for which data was available through the CLPPP. Consultation with the CLPPP in 2019 revealed that data collection and aggregation responsibilities have changed and that the medical professionals are responsible for collecting the data; however, there is not an entity designated to receive and aggregate reports on this data at the Countywide level.

## **Discussion**

As noted in the needs assessment, a large share of owner and renter households experience at least one substandard housing condition. Based on the results of the Needs Assessment, the most prevalent condition is cost-burden – indicating that the housing stock is not generally suitable for habitation. However, based on the age of the housing stock, a significant need exists for the preservation of older housing units occupied by low- and moderate-income households. The City will continue to address this need through the implementation of programs designed to preserve the stock of affordable housing.

## MA-25 Public and Assisted Housing – 91.210(b)

### Introduction

As indicated in section NA-35, the Hawthorne Housing Authority administers Section 8 and does not own HUD Public Housing. Hawthorne is within the service area of the Los Angeles County Development Authority (LACDA) for the purposes of Section 8 and Public Housing. The data presented in the tables below is for Hawthorne and the narrative responses address the needs for the entire county, with specific references to the City of Hawthorne.

### Totals Number of Units

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project-based	Tenant-based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of Hawthorne units vouchers available	0	261	2,962	21,798	1	21,797	1,264	1,357	558
# of County units vouchers available	405	1,208	6,921	46,611	1,530	45,081	8,032	862	1,173
# of accessible units									

Table 43 – Total Number of Units by Program Type

\*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition

Data Source: PIC (PIH Information Center)



**Describe the supply of public housing developments:**

Not applicable. There are no public housing developments in the City of Hawthorne.

**Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:**

Not applicable. There are no public housing developments in the City of Hawthorne.

**Public Housing Condition**

Public Housing Development	Average Inspection Score
N/A	N/A

Table 44 - Public Housing Condition

**Describe the restoration and revitalization needs of public housing units in the jurisdiction:**

Not applicable. There are no public housing developments in Hawthorne.

**Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:**

CHA and LACDA's primary goal is to fulfill the immediate needs of public housing residents: living in safe, decent and sanitary housing; and achieving self-sufficiency. The PHAs meets these needs by providing the following services to residents year round:

**Educational Partnerships:** This program supports the residents in a variety of ways including English as a Second Language instruction, homework assistance, arts and crafts activities, and more. Students are able to receive real-life experiences in a variety of fields including after-school education, social services, criminal justice, the arts, human resources, information technology, and various fields of research.

**Family Learning Centers:** Address the need for education, literacy, and after-school programming in public housing. The centers, located at several large public housing developments provide after-school programs, adult education, training, technology, and other classes.

**Resident Opportunities and Self-Sufficiency (ROSS):** Program grants from HUD have allowed LACDA to offer several programs including family self-sufficiency grants.

**Capital Fund Program (CFP):** Provides for rehabilitation, repair, and physical and management improvements of County-owned public housing developments throughout the year. The CFP program requires that a physical and management needs assessment be done every six years, allowing work items to be identified and prioritized. A Five-Year Plan is then developed to identify which projects will be funded in each year.

**Community Policing Program (CPP):** Provides onsite Community Policing Teams throughout the County of Los Angeles. The CPP ensures that LACDA's housing developments are safe for our residents. A fulltime Los

Angeles Sheriff's Department (LASD) Sergeant, four Deputies, and a part-time Operations Assistant implement the community policing program at all LACDA sites, along with two fulltime Long Beach Police Department (LBPD) officers. The result has been a 72 percent reduction in crime at the sites and an increase in the quality of life for public housing residents, since program inception.

The **Juvenile Justice Crime Prevention Act (JJCPA)**: Provides prevention and intervention services for at-risk youth and their families at the four large housing sites: Carmelitos, Nueva Maravilla, Harbor Hills, and South Scattered Sites including summer programs and back-to-school events such as camping, other outdoor adventures, and a summer reading program.

**Family Resource Center (FRC)** provides clinical/case management services to public housing residents. Frequent problems at the sites include domestic violence, child abuse, mental illness, aging-related issues, and general crisis intervention. Special support is provided for the homeless and emancipated youth housed at the sites and the clinician is on-call to conduct emergency mental health assessments.

### **Discussion:**

According to HUD, City of Hawthorne Housing Authority is designated as Medium High, meaning it administers 500 - 1,249 Section 8 vouchers. LACDA administers Section 8 to provide rental assistance to low-income families, senior citizens, and disabled individuals. The Hawthorne Housing Authority is currently administering 1,124 Section 8 voucher units (includes County and City of Los Angeles portable vouchers) that are located within Hawthorne. The HHA also manages approximately 138 Section 8 Housing Choice Vouchers that ported into City of Hawthorne.

## MA-30 Homeless Facilities and Services – 91.210(c)

### Introduction

The 2019 Greater Los Angeles Homeless Count identified 58,936 homeless people in Los Angeles County. Although, this was a 12% increase from the prior year count of 52,765 homeless persons, since 2017, Los Angeles County’s system of homeless services resulted in twice the number of people moving from homelessness into housing and tripled homeless prevention, outreach, and engagement services.

During 2018-2019, the Los Angeles County’s Continuum of Care (CoC), known as Los Angeles Homeless Services Authority (LAHSA), assisted 21,631 people move into permanent housing. Ninety-two percent of those permanently placed stayed housed through the end of 2018 and did not return to homelessness. Compared to 2015, services provided by LAHSA resulted in twice as many people placed into permanent homes, prevented three times as many people from falling into homelessness (5,643), and provided outreach to three times as many people (34,110). In the past year, 75,796 people were helped through programs and services of Los Angeles County’s homeless services system. Conversely, 23% (approximately 9,200 persons) of unsheltered persons experienced homelessness for the first time. Most reported (53%) economic hardship as the cause.

### Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	6,209	4,341	1,273	5,343	0
Households with Only Adults	5,845	13	2,123	14,876	0
Chronically Homeless Households	0	0	0	6,665	0
Veterans	175	0	472	6,071	0
Unaccompanied Youth	39	0	0	0	0
Youth*	344	0	714	242	0

Table 45 - Facilities and Housing Targeted to Homeless Households

Data Source

2019 Housing Inventory Count\_LACoC Totals (Countywide)\_LAHSA \*Includes transition age youth (ages 18-24)

## Describe mainstream services, such as health, mental health, and employment services to the extent those services are used to complement services targeted to homeless persons

In California, the primary programs for assisting families in poverty are CalWORKs, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, child care, and cash payments to meet basic needs such as housing, health care and transportation. A short description of each is provided below.

### CalWORKs

The California Work Opportunities for Kids (CalWORKs) program is a public assistance program that provides cash aid and services to eligible families that have a child or children in the home. Through this program, eligible families receive immediate short-term help with housing, food, utilities, clothing or medical care. Child care is also available through this program.

### CalFresh Program

CalFresh, known federally as the Supplemental Nutrition Assistance Program or SNAP, provides monthly food benefits to low-income individuals and families. CalFresh benefits encourage families to purchase more nutritious food, including fruit, vegetables and other healthy foods. The amount of benefits a household receives is dependent on a household size's countable income, and monthly expenses, such as housing and utilities. The program issues monthly benefits on an Electronic Benefit Transfer (EBT) card. Food may be purchased at any grocery store or farmers market that accepts EBT cards.

### Medi-Cal

The California Medical Assistance Program (Medi-Cal or MediCal) serves low-income individuals, including families, seniors, persons with disabilities, children in foster care, pregnant women, and childless adults with incomes below 138% of federal poverty level. Benefits include ambulatory patient services, emergency services, hospitalization, maternity and newborn care, mental health and substance use disorder treatment, dental (Denti-Cal), vision, and long term care.

## CDBG, HOME, and ESG Activities

Congress designed the CDBG, HOME and ESG programs to serve low-income people, some of which may meet the federal poverty definition, and at least 51 percent of whom are low- and moderate-income individuals and families. At least 70% of all CDBG funds must be used for activities that are considered under program rules to benefit low- to moderate-income persons. Additionally, every CDBG activity must meet one of three national objectives: 1) benefits low- and moderate-income persons (at least 51 percent of the beneficiaries must be low- to moderate-income; 2) addresses slums or blight, or 3) meets a particularly urgent community development need.

Under the HOME Investment Partnerships Program (HOME), households must earn no more than 80 percent of the Area Median Income (AMI), adjusted for household size, to be eligible for assistance. Furthermore, 90

percent of a HOME Participating Jurisdiction's (PJ's) annual HOME allocation that is invested in affordable rental housing must go to assist households earning no more than 60 percent of AMI.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. It can assist with the operational costs of the shelter facility, and for the administration of the grant. ESG also provides short-term homeless prevention assistance to persons at imminent risk of losing their own housing due to eviction, foreclosure, or utility shutoffs. The County's ESG program is administered through its Continuum of Care provider Los Angeles Homeless Services Authority (LAHSA), LAHSA provides leadership, advocacy, planning and management of program funding for a vast network of local, non-profit agencies with missions to help people leave homelessness permanently. This network of agencies are dedicated to providing as much assistance as possible, including a variety of support services that assist with health, mental health, and employment training and opportunities.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

For many Los Angeles County residents, the first entry into the CoC is through the County's Coordinated Entry System (CES). The CES facilitates the coordination and management of resources and services through a crisis response system. CES efficiently and effectively connects people to interventions that aim to rapidly resolve housing crises. In SPA 3, Volunteers of America and Union Station Homeless Services are two examples of points of entry for individuals and families seeking emergency housing and supportive services directed to getting people off the streets and into a safe environment.

Other components of the CoC is transitional housing, designed as short-term housing for up to two years, where persons move into a more stabilized housing arrangement than an emergency shelter. The final component of the CoC is permanent housing, both with and without supportive services. The ultimate goal of the CoC system is to move people toward housing alternatives where they are able to reside permanently in safe and sanitary housing.

## MA-35 Special Needs Facilities and Services – 91.210(d)

### Introduction

Special needs populations consist of persons who are not homeless but due to various reasons are in need of services and supportive housing. Persons with special needs include, but are not limited to, the elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence. The City of Hawthorne will consider allocating CDBG public service funding to various programs that provide services to special needs populations, including but not limited to those serving the elderly, frail elderly, developmentally disabled, physically disabled, mentally disabled, persons with HIV/AIDS and victims of domestic violence.

HUD defines elderly as a person who is 62 years of age or older. A frail elderly person is an elderly person who is unable to perform at least three activities of daily living including eating, bathing, or home management activities. Based on 2011-2015 CHAS data, of the 6,335 households containing at least one elderly person, 59 percent (3,760) households earn less than 80 percent of the Area Median Income in Hawthorne.

HUD defines a disabled person as having a physical or mental impairment that substantially limits major life activities. Additionally, persons with disabilities have high dependency on supportive services and may require accessibility modifications to accommodate their unique conditions. Based on ACS data, of the total Civilian Noninstitutionalized Population (86,231) in Hawthorne, 6,897 persons have a disability. Of these 6,897 disabled persons, a total of 75.7% are 65 years and over.

Drug abuse or substance abuse is defined as the use of chemical substances that lead to an increased risk of problems and an inability to control the use of the substance. According to the Centers for Disease Control and Prevention, there were 70,237 drug overdose deaths in the United States in 2017 and that of those deaths, 47,600 involved opioids. According to the CDC, the national 'opioid epidemic' began in the 1990s with increased prescribing of opioids such as Methadone, Oxycodone, and Hydrocodone. Beginning in 2010, CDC reported rapid increases in overdose deaths involving heroin. The third wave began in 2013 with increases in overdose deaths involving synthetic opioids such as the illicitly manufactured fentanyl, often found in combination with heroin, counterfeit pills, and cocaine. Although California was among 10 states with the lowest drug overdose mortality in each year from 2014-2017, the proliferation of fentanyl is a significant and relatively new issue requiring increased public awareness and services.

Human immunodeficiency virus infection (HIV) is a virus that weakens one's immune system by destroying important cells that fight diseases and infection. Acquired Immune Deficiency Syndrome (AIDS) is the final stage of the HIV infection. According to the 2017 Annual HIV Surveillance Report for Los Angeles County, there were 51,438 persons living with HIV.

Domestic Violence includes, but is not limited to felony or misdemeanor crimes of violence committed by a current or former spouse of the victim or by a person who is cohabitating with or has cohabited with the victim as a spouse. In 2018, the Hawthorne Police Department responded to a total of 302 calls related to domestic violence. Of these calls, 157 of these domestic incidents did not involve a weapon. However, 145 calls involved a weapon of which 1 involved a firearm, 8 involved a knife or cutting instrument, 25 involved other dangerous weapons and 111 involved personal weapons such as feet or hands.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

To determine the level of need and types of services needed by special needs populations, including elderly, frail elderly, severe mentally ill, developmentally disabled, physically disabled, persons with alcohol or other drug addictions, persons with HIV/AIDS and victims of domestic violence, the City conducted surveys, consulted with local service providers and reviewed ACS data. Supportive services required for special needs populations include case management, medical or psychological counseling and supervision, childcare, transportation and job training provided for the purpose of facilitating a person's stability and independence. In housing, accessibility modifications to accommodate persons with mobility disabilities elderly persons and frail elderly persons may include, but are not limited to, wider doorways, no step thresholds, installation of ramps, grab bars, lowered countertops and accessible hardware. The needs of residents with sensory disabilities are different from those with mobility disabilities. Individuals with hearing disabilities require visual adaptations for such items as the telephone ringer, the doorbell and smoke alarms. Residents who are blind may require tactile marking of changes in floor level and stair edges and braille markings on appliances and controls. People with low vision may require large print markings and displays, contrasting colors to distinguish changes in level or transition from one area to another, proper lighting, and reduced glare from lighting and windows.

For persons with special needs, the high cost of living in Los Angeles County makes it very difficult for to maintain a stable residence. Often these segments of the population rely on support services from various non-profit organizations to avoid becoming homeless or institutionalized.

**Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing**

Persons with special needs, such as the elderly and those with disabilities, must also have access to housing in the community. Community care facilities provide a supportive housing environment to persons with special needs in a group setting. According to the California Department of Social Services Community Care Licensing Division, the majority of community care beds in Hawthorne (171) are for elderly persons ages 60 or above. There are also (522) community care beds for adults between ages 18-59 and (15) for youth below the age of 18 at small family homes and group homes.

**Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)**

The question is specific to State grantees. For response by entitlement grantee, see below.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

During the 2020-2024 Consolidated Plan period, the Strategic Plan does not call for the City to use CDBG funds to provide special needs services. Instead, the City will use other funding sources to assist persons with special needs including, but not limited, to those concerned with disabilities, domestic violence, and substance abuse and HIV/AIDS.



## MA-40 Barriers to Affordable Housing – 91.210(e)

### Negative Effects of Public Policies on Affordable Housing and Residential Investment

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.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Hawthorne and throughout Southern California in general. Based on evaluation of 2007-2011 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. Consistent with available data, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Hawthorne.

In the last five years, the elimination of local Redevelopment Agencies by the State of California 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 tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

## MA-45 Non-Housing Community Development Assets – 91.215 (f)

### Introduction

The City places a high priority on non-housing community development needs including those associated with neighborhood services such as graffiti removal and public facilities improvements such as park and community center rehabilitation or ADA improvements and infrastructure improvements including sidewalks, curbs, gutters, driveway approaches, alleys and pedestrian crossings. During the implementation of the 2020-2024 Consolidated Plan, the City will use CDBG funds to address some of these needs and provide a suitable living environment for low- and moderate-income people living in the CDBG low- and moderate-income areas.

To expand economic opportunities for low- and moderate-income people and provide a pathway out of poverty, the Strategic Plan and the 2020-2021 Annual Action Plan include public service programs that support family self-sufficiency, such as the youth after school program. This approach fulfills several needs in the community including ensuring that all students have the opportunity to succeed without regard to family economic status.

### Economic Development Market Analysis

#### Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	253	3	1	0	-1
Arts, Entertainment, Accommodations	5,090	1,919	16	9	-7
Construction	994	766	3	4	1
Education and Health Care Services	5,519	3,713	17	17	0
Finance, Insurance, and Real Estate	1,846	566	6	3	-3
Information	1,185	195	4	1	-3
Manufacturing	2,704	5,680	8	26	18
Other Services	1,371	548	4	3	-2
Professional, Scientific, Management Services	2,511	683	8	3	-5
Public Administration	0	0	0	0	0
Retail Trade	3,908	3,820	12	18	6
Transportation and Warehousing	2,426	1,391	7	6	-1
Wholesale Trade	1,547	1,245	5	6	1
Total	29,354	20,529	--	--	--

Table 46 - Business Activity

Data Source: 2011-2015 ACS (Workers), 2015 Longitudinal Employer-Household Dynamics (Jobs)

## Labor Force

Total Population in the Civilian Labor Force	45,410
Civilian Employed Population 16 years and over	40,875
Unemployment Rate	9.96
Unemployment Rate for Ages 16-24	35.00
Unemployment Rate for Ages 25-65	5.65

Table 47 - Labor Force

Data Source: 2011-2015 ACS

Occupations by Sector	Number of People
Management, business and financial	6,690
Farming, fisheries and forestry occupations	2,145
Service	6,045
Sales and office	11,015
Construction, extraction, maintenance and repair	3,130
Production, transportation and material moving	2,475

Table 48 – Occupations by Sector

Data Source: 2011-2015 ACS

## Travel Time

Travel Time	Number	Percentage
< 30 Minutes	22,400	58%
30-59 Minutes	12,125	31%
60 or More Minutes	4,210	11%
Total	38,735	100%

Table 49 - Travel Time

Data Source: 2011-2015 ACS

## Education

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	7,770	580	3,335
High school graduate (includes equivalency)	8,080	755	2,560
Some college or Associate's degree	10,840	900	2,915
Bachelor's degree or higher	7,780	420	990

Table 50 - Educational Attainment by Employment Status

Data Source: 2011-2015 ACS

## Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	150	615	1,310	4,000	1,885
9th to 12th grade, no diploma	1,445	1,705	2,340	1,715	625
High school graduate, GED, or alternative	2,660	3,740	3,330	4,320	1,905
Some college, no degree	4,210	4,495	2,355	4,615	1,210
Associate's degree	355	1,130	855	1,200	520
Bachelor's degree	605	2,560	1,965	2,430	700
Graduate or professional degree	35	745	685	820	430

Table 51 - Educational Attainment by Age

Data Source: 2011-2015 ACS

## Educational Attainment – Median Earnings in the Past 12 Months

Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	20,950
High school graduate (includes equivalency)	25,373
Some college or Associate's degree	31,915
Bachelor's degree	43,485
Graduate or professional degree	63,359

Table 52 – Median Earnings in the Past 12 Months

Data Source: 2011-2015 ACS

**Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?**

According to 2011 Longitudinal Employer Household Dynamics (LEHD) data, the major employment sectors in the City of Hawthorne include Manufacturing (3,864 jobs), Retail Trade (3,479 jobs), Education and Health Care Services (2,303 jobs), Transportation and Warehousing (2,064 jobs) and Arts, Entertainment, Accommodations (1,668 jobs).

**Describe the workforce and infrastructure needs of the business community:**

The business community in Hawthorne relies on a highly educated workforce, starting with the Hawthorne Unified School District and continuing with 7 colleges and universities located within a 10 mile radius and over 30 additional colleges and universities in the surrounding region. A diverse group of leading employers in arts and entertainment, retail trade, healthcare, professional services, education and research in Hawthorne benefit from the ever growing opportunities and expansion that the City offers. However, it should be noted that based on the number of jobs available far exceeds the number of workers in the City. As a result, residents must go outside of the City for employment opportunities.

**Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.**

The City is currently working with the owner/developer of the Hawthorne Plaza to transform the plaza into a destination outlet mall. The Plaza is located on Hawthorne Boulevard and was once home to a thriving regional retail shopping center. The Plaza has been closed since 1999. Plans are being developed for a retail center that will house everything from a high-end to the standard outlet stores.

In response, the City will invest approximately \$14 million dollars into street improvements to boost curb appeal and invite business that will also provide much needed jobs. These improvements will have a positive impact on job and business growth opportunities toward the end of the 2020-2024 Consolidated Plan period.

The workforce throughout the region is undergoing changes and as such, there is a need to accommodate the needs of the new workforce. Specific programs need to be rolled out to address the millennial and independent worker. In addition, younger workers are used to social networks and digital communications. Younger workers are project oriented. Younger workers are not used to hierarchical organizations and prefer to work in teams. New workforce training programs need to address the independent workforce – this type of worker prefers to work flexible hours, work from home or in co-working spaces, and prefers to negotiate a rate based on skills and experience in lieu of market dynamics.

In addition, the senior's workforce (ages 60+) is a willing and untapped resource for employers. This workforce is active, reliable, and willing to work in sometimes less than desirable jobs. They are experienced and are often times looking for a way to engage with a community.

Economic Developers need to be aware of all levels of the changing workforce in addition to promoting vocational programs, internships, and foreign work visa programs.

## How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

The majority of employees in the civilian labor force have a post-secondary education, which is beneficial considering some of the faster growing occupational sectors offer jobs that require higher education and training. Generally, the skills and education of the current workforce in Hawthorne correspond to the employment opportunities in the City. Although there are a variety of job opportunities available in the City, 54 percent of the workforce commutes more than 30 minutes to work each day according to Table 49.

## Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

The El Camino College Business Training Center (BTC) office located at 13430 Hawthorne Boulevard contributes to economic vitality by providing training, education, and community based programs that lead to success, employment and positive growth. The office provides services that includes the Workforce Training Program. BTC is a resource and conduit for businesses who are in need of customized training, assistance with SBA loan information, workforce development and skills upgrade. BTC also assist individuals that would like to start or build a business, or those seeking to improve their career opportunities. The BTC programs are available to assist low- and moderate-income people with regard to business assistance skills and vocational training along with various other forms of assistance.

In addition, El Camino Community College Student Services Center provides students the opportunity to apply for CalWORKs. CalWORKs is the community portion of the California Work Opportunity and Responsibility to Kids Act: the welfare reform program established by Assembly Bill (AB) 1542. CalWORKs funds assist single or two-parent families who are receiving Temporary Assistance for Needy Families (TANF), and those in transition off welfare, to achieve long-term self-sufficiency through coordinated student services. The on campus program offering these services is the CalWORKs Program.

CalWORKs provides support to eligible students to obtain their educational degrees and certificates while gaining work experience leading to sustainable employment. The CalWORKs program works to provide quality career training and degree programs. A wide array of services are offered to help you achieve your goals.

## Does your jurisdiction participate in a Comprehensive Economic Development Strategy (CEDS)?

Yes

If so, what economic development initiatives are you undertaking that may be coordinated with the Consolidated Plan? If not, describe other local/regional plans or initiatives that impact economic growth.

The City of Hawthorne was included as part of the CEDS prepared by the Los Angeles County Workforce Investment Board (LAWIB) for 2013-2018. Every five years, LAWIB develops the CEDS for the region with the assistance of the South Bay Workforce Investment Board (SBWIB) to present the current condition of the Los Angeles County economy and its impact on residents and businesses. The analysis identifies economically vulnerable areas suitable for economic development investment by considering indicators such as unemployment, income and education as well as infrastructure, business activity and economic competitiveness relative to other markets

## **Discussion**

Hawthorne's location at the hub of the south bay, adjacent to the Los Angeles Airport and in near proximity to the San Pedro Harbor makes it a highly desirable location for a wide variety of businesses. In addition, Hawthorne's infrastructure and skilled workforce make it an ideal place for small and large companies to call home.

## **MA-50 Needs and Market Analysis Discussion**

**Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")**

Based on a review of CPD Maps, there is one area of the City where multiple housing problems are concentrated. One Census Tract in the City experience cost burden in excess of 73 percent of all households paying more than 30 percent of their monthly income for housing costs. This was located on the southwestern part of the City to the east of the 405 freeway. Evaluation of maps showing housing overcrowding and substandard housing revealed discernable concentrations on the northern part of the City along the 105 freeway.

## Definitions of Concentration

### Low-Income

Threshold: A Census tract is deemed to have a concentration of low-income residents if the poverty rate of a given Census tract has 20 percentage points or more than the average poverty rate for the jurisdiction.

How to Determine:

1. Use ACS Table DP03 to identify poverty rate
2. In CPD Maps, using the Map Query Tool, select “Poverty Rate” as the data element
3. Set the minimum bound of the parameters to 20 percentage points over the City’s poverty rate
4. Identify the Census tracts that meet the threshold

### Minority

Threshold: A Census tract is deemed to have a concentration of minority residents if the share of minority residents of a given Census tract has 20 percentage points or more than the average minority concentration for the jurisdiction.

How to Determine:

1. Use ACS Table DP05 to identify share of White Alone (not Hispanic) population
2. Subtract 20 percentage points from the share of White Alone (not Hispanic)
3. In CPD Maps, using the Map Query Tool, select “White Alone” as the data element
4. Set the maximum bound of the parameters to the number determined in Step 2
5. Identify the Census tracts that meet the threshold

### Multiple Housing Problems

Threshold: A Census tract is deemed to have a concentration of multiple housing problems if a Census tract has 20 percentage points or more than the share of households experiencing cost burden AND overcrowding in the jurisdiction.

How to Determine:

1. From the NA/MA Calculation Sheet – identify total share of households experiencing cost burden and overcrowding
2. Add 20 percentage points to each figure
3. In CPD Maps, using the Map Query Tool select both Housing Cost Burden and Overcrowding data elements
4. Set the minimum bounds of each parameter to the numbers determined in Step 2
5. Identify the Census tracts that meet the threshold



Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

According to Figure 19, at least 24 percent of the households in each of the Census Tracts within the CDBG low- and moderate-income areas are Hispanic. In addition, low-income household concentrations can be found in the majority of the Census Tracts located east of the 405 freeway, which represents a majority of the Census Tracts in the City.

What are the characteristics of the market in these areas/neighborhoods?

According to demographic data generated through CPD Maps for the Census Tracts noted in the question above, the Census Tracts are considered low- and moderate-income areas in accordance with CDBG requirements. As noted above, these Census Tracts are over 46 percent Hispanic with an income below the median income for the City. These Census Tracts contain the highest level of unemployment for the City at over 12 percent of the residents in the area. In addition, the poverty in this areas is also the highest in the City at a level above 7 percent.

Are there any community assets in these areas/neighborhoods?

There are numerous community assets in the CDBG low- and moderate-income areas, including:

- Hawthorne City Hall
- Hawthorne Historic Civic Center
- Hawthorne Public Library
- Hawthorne Plaza
- Numerous parks and recreational facilities

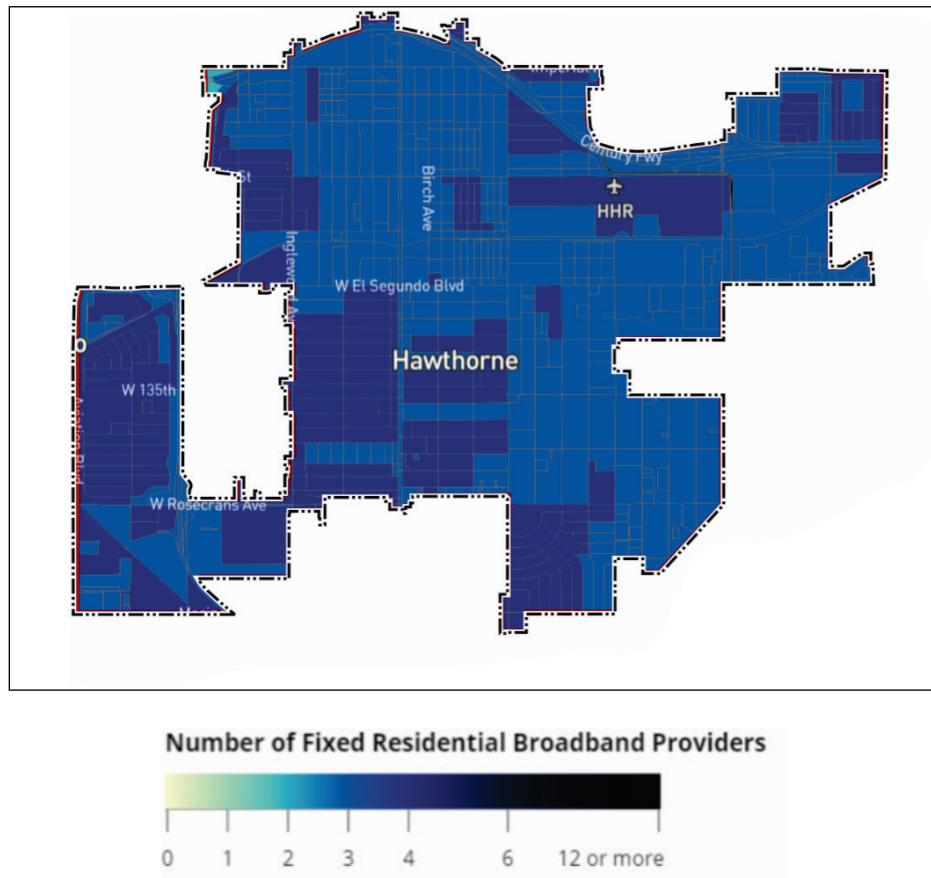
Are there other strategic opportunities in any of these areas?

The redevelopment of the Hawthorne Plaza will increase economic opportunity in the CDBG low- and moderate-income areas for the future and will likely bring additional diversity to the area in terms of race, ethnicity and income.

## **MA-60 Broadband Needs of Housing occupied by Low- and Moderate-Income Households - 91.210(a)(4), 91.310(a)(2)**

**Describe the need for broadband wiring and connections for households, including low- and moderate-income households and neighborhoods.**

Throughout the City of Hawthorne, residents have consistent and multiple options to access broadband, high-speed internet. For broadband download speeds of 25 megabytes per second (mbps), 100% of residents are serviced by at least three internet service providers. For download speeds of 100 mbps, 71% of residents are serviced by two internet service providers and 28% of residents are serviced by one provider. According to broadbandnow, the average download speed in Hawthorne is 70.91 mbps which is 119.3% faster than the average internet speed in California.



Of those who participated in the community outreach survey, 87% indicated that they had access to broadband internet.

Hawthorne complies with HUD's [\*Narrowing the Digital Divide Through Installation of Broadband Infrastructure in HUD-Funded New Construction and Substantial Rehabilitation of Multifamily Rental Housing\*](#) (81 FR 92626) rule (effective January 19, 2017). Through this rule, all new HUD-funded multi-family construction or substantial rehabilitation has included broadband infrastructure including cables, fiber optics, wiring and wireless connectivity to ensure that each unit has the infrastructure to achieve at least 25 mbps download and 3 mbps upload speeds.

Describe the need for increased competition by having more than one broadband Internet service provider serve the jurisdiction.

Throughout the city, residents are serviced by two, oftentimes at least three internet service providers who offer high speed internet. The three primary service providers in Hawthorne are Spectrum, ATT and Earthlink. While broadband is available through multiple providers, residents who participated in the community outreach survey, identified that access to broadband was the highest public infrastructure need in Hawthorne.

### **MA-65 Hazard Mitigation - 91.210(a)(5), 91.310(a)(3)**

**Describe the jurisdiction's increased natural hazard risks associated with climate change.**

Climate change has increased the prevalence and severity of natural hazard risks including drought, flash floods/storms, and extreme heat events in Hawthorne. To help counter the impact of these risks, and complies

with CAL Green building standards. Through both of these initiatives, the City promotes multiple strategies to mitigate the impact of climate-related hazards by promoting green building, reducing water usage/ storm water run off, improving weatherization of residential properties, and promoting alternative transportation and permeable pavement and landscaping.

**Describe the vulnerability to these risks of housing occupied by low- and moderate-income households based on an analysis of data, findings, and methods.**

Low- and moderate-income residents and special needs populations are especially vulnerable to the risks of climate-related hazard risks. The residences of low- and moderate-income households are more often in worse condition and thus are more susceptible to external weather conditions such as extreme heat. Likewise, elderly residents are at a greater risk to weather conditions such as extreme heat.

# Strategic Plan

## SP-05 Overview

### Strategic Plan Overview

The Strategic Plan is a guide for the City of Hawthorne to establish its housing and community development priorities, objectives and strategies for the investment of Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds from the U.S. Department of Housing and Urban Development (HUD) over the next five years, beginning July 1, 2020 and ending June 30, 2025. The priority needs and goals established in this Strategic Plan (Plan) are based on analysis of information including the results of the City's 2020-2024 Consolidated Plan Needs Assessment Survey and housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite) from the 2011-2015 American Community Survey (ACS) 5-Year Estimates and the Comprehensive Housing Affordability Strategy (CHAS) covering the same time period. Additional sources of information used to identify needs and establish priorities were obtained through consultation with local nonprofit agencies involved in the development of affordable housing and the delivery of public services to children, families, elderly persons and persons with special needs throughout the community.

In consideration of community input and available data, the eight (8) priority needs listed below are established as part of this Plan.

- 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
- COVID-19 impact
- Promote economic opportunities

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 seven (7) measurable Strategic Plan goals:

- Affordable Housing Preservation
- Affordable Housing Development
- Fair Housing Services
- Public Services
- Public Facilities and Infrastructure Improvements
- COVID-19 response

- Economic development opportunities

Historically, the City of Hawthorne has used the CDBG and HOME programs to support activities that meet one of the seven (7) aforementioned goals or similar goals established in prior Consolidated Plans. The City is able to provide these programs through its collaboration with its local nonprofit agencies that provide direct services to the City of Hawthorne residents. Over the next five years, the City will continue this emphasis and will also use these resources to support City sponsored programs and activities that support the goals and objectives of this Plan.

## SP-10 Geographic Priorities – 91.215 (a)(1)

### Geographic Area

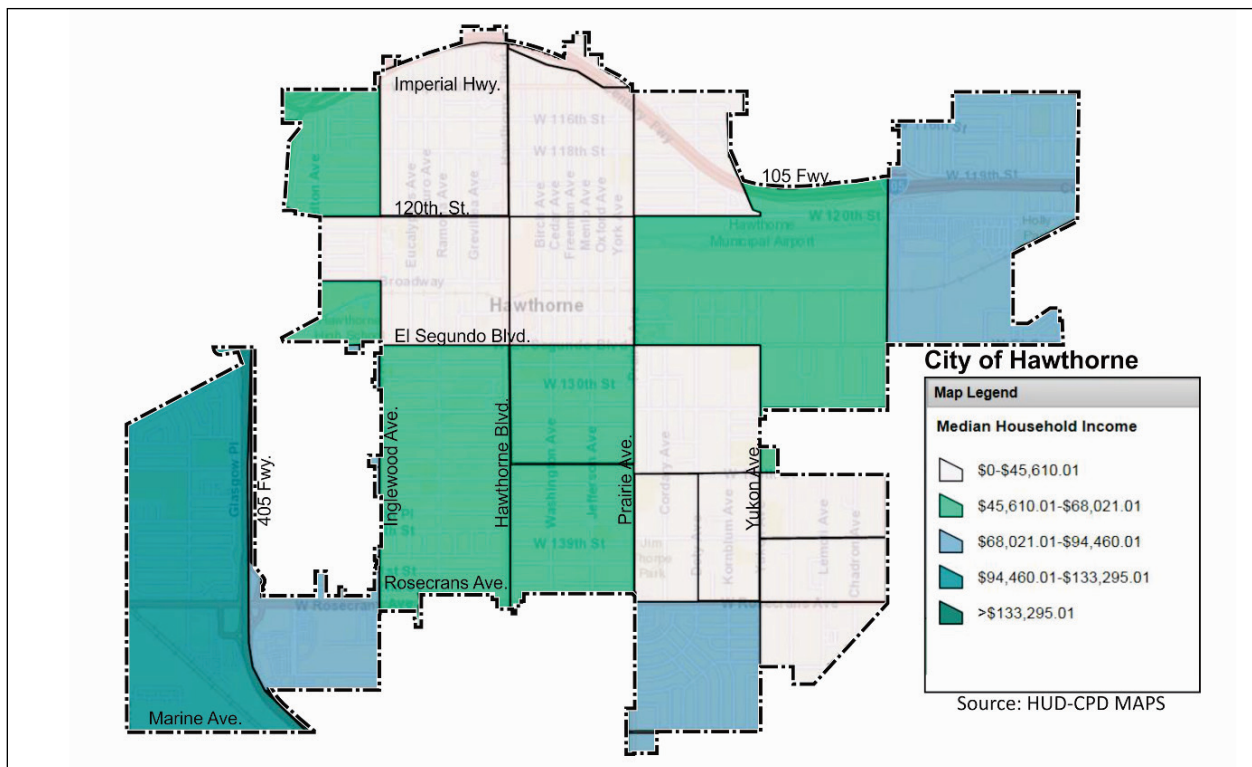
	Target Area	Descriptions
1	Citywide	Hawthorne will allocate resources across the City based on need and eligibility

**Table 53 - Geographic Priority Areas**

### General Allocation Priorities

According to data from the 2011-2015 American Community Survey 5-Year Estimates in HUD’s eCon Planning Suite for the 2020-2024 Consolidated Plan, the City’s household median income is \$45,610. Evaluation of maps generated through HUD’s Community Planning and Development mapping system (CPD Maps) reveals that approximately 11 of the Census Tracts in the City of Hawthorne have a median household income of \$45,610 or less. Based on the data, the Census Tracts having a median household income below \$45,610 occur on the north and lower east side of the City.

Based on the evaluation of CPD Maps data, the majority of the city with the exception of the western part of the City exhibits a greater level of need for services for low- and moderate-income residents; therefore, no geographic priorities are being established within the Consolidated Plan and efforts for allocation priorities in will be made primarily based on the CDBG low- and moderate-income areas or low- and moderate income persons.



## SP-25 Priority Needs - 91.215(a)(2)

### Priority Needs

1	Priority Need Name	Preserve the supply of affordable housing
	Priority Level	High
	Population	Extremely Low Low Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Preservation
	Description	<p>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 home owners who are generally not in a financial position to properly maintain their homes.</p> <p>Currently, over 70% percent of the City of Hawthorne existing housing stock is over 35 years old. 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.</p> <p>According to CHAS data showing the year that housing units were built categorized by owner and renter tenure:</p> <ul style="list-style-type: none"> <li>• 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)</li> <li>• 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)</li> <li>• 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)</li> <li>• 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)</li> </ul> <p>Only 715 or 9 percent of the 7,735 owner-occupied housing units were built after 2000.</p> <p>In addition, for low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Hawthorne and throughout Southern California in general. 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</p>



		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. Consistent with available data, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Hawthorne.
	<b>Basis for Relative Priority</b>	<p>To specifically address housing needs of the most vulnerable populations, the City is placing a high priority on rental assistance, and may, subject to funding availability, allocate HOME funding for Tenant-Based Rental Assistance projects in Action Plans during the 2020-2024 planning period. Pursuant to HUD regulations at 24 CFR 91.225(d), the City of Hawthorne certifies as part of its Action Plan(s) from 2020-2024 that the use of HOME funds for tenant-based rental assistance is an essential element of the 2020-2024 Consolidated Plan for the affordability and availability of decent, safe, sanitary and affordable housing.</p> <p>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 allows economically disadvantaged segments of the community to the means to ensure that their property meets local standards and that all Hawthorne residents have the opportunity to live in decent housing. Housing preservation is rated as a high priority need based on the demand for service reported by the City's Community Development Department and responses to the 2020-2024 Consolidated Plan Needs Assessment Survey.</p>
2	<b>Priority Need Name</b>	<b>Expand the supply of affordable housing for low-income individuals, families, persons with special needs and person experiencing homelessness</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Families with Children Public Housing Residents
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Affordable Housing Development
	<b>Description</b>	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.
	<b>Basis for Relative Priority</b>	The acquisition and rehabilitation of additional housing units affordable for low- and moderate-income households is rated as a high priority need due to the number of severely cost burdened households in Hawthorne, especially rental households.

		Additionally, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey support the development of additional affordable housing units in Hawthorne.
3	<b>Priority Need Name</b>	<b>Provide Public Services to low-and moderate-income residents</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Elderly Frail Elderly Persons with Physical Disabilities Victims of Domestic Violence Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Services
	<b>Description</b>	According to 2011-2015 American Community Survey 5-Year Estimates data, there are 19,050 or 65% low- and moderate-income households earning less than 80 percent of AMI.  Consultation with organizations that provide a range of public services targeted to low- and moderate-income residents revealed the need for public services addressing a variety of needs including those associated with youth and senior services for eligible residents living in Hawthorne.
	<b>Basis for Relative Priority</b>	Consistent with the City of Hawthorne Strategic Plan and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the provision of a range of public services for low- and moderate-income residents is a high priority.
4	<b>Priority Need Name</b>	<b>Ensure Equal Access for Housing Opportunities</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Frail Elderly Persons with Mental Disabilities Persons with Physical Disabilities Persons with Developmental Disabilities Other
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Fair Housing Services

	<b>Description</b>	HUD mandates that all recipients of federal housing and community development assistance such as CDBG and HOME take actions to affirmatively further fair housing choice within their communities. The City of Hawthorne will certify its compliance with HUD’s requirement to affirmatively further fair housing choice in each Annual Action Plan requesting an annual allocation of CDBG and HOME funds.
	<b>Basis for Relative Priority</b>	Affirmatively furthering fair housing choice by ensuring equal access to housing opportunities is a high priority for HUD and the City of Hawthorne. In accordance with HUD requirements, this priority will be addressed using CDBG funds.
5	<b>Priority Need Name</b>	<b>Improve Public Facilities and Infrastructure</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Low- and Moderate-Income Census Tract/Block Group
	<b>Associated Goals</b>	Public Facilities and Infrastructure Improvements
	<b>Description</b>	Assessments of City public facilities, parks and infrastructure improvements prepared by the City of Hawthorne Public Works and the Recreation and Community Services Department revealed the need for various park enhancements and infrastructure improvements, street reconstruction, located in primarily residential and eligible census tracts and block groups.
	<b>Basis for Relative Priority</b>	Based on need and available resources and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the improvement of public facilities, parks and infrastructure owned and operated by the City of Hawthorne is rated as a high priority need for CDBG funds.
6	<b>Priority Need Name</b>	<b>Address material barriers to accessibility</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Public Facilities and Infrastructure Improvements
	<b>Description</b>	Assessments of City public facilities, parks and infrastructure improvements prepared by the City of Hawthorne Public Works and the Recreation and Community Services Department revealed a need for the installation of accessibility features to ensure that public buildings, parks and sidewalks are accessible to all persons. Barriers to accessibility were identified at various public facilities, parks and sidewalks.
	<b>Basis for Relative Priority</b>	Based on need and available resources and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the improvement of public facilities, parks and infrastructure owned and operated by the City of Hawthorne is rated as a high priority need for CDBG funds.
7	<b>Priority Need Name</b>	<b>COVID-19 Impact</b>
	<b>Priority Level</b>	High
	<b>Population</b>	Non-housing Community Development
	<b>Geographic Areas Affected</b>	Citywide

	<b>Associated Goals</b>	COVID-19 Response
	<b>Description</b>	The City received CDBG-CV funds to prevent, prepare for, and respond to the impact of COVID-19.
	<b>Basis for Relative Priority</b>	Based on need and available resources, a response to the impact of COVID-19 is a high priority need.
7	<b>Priority Need Name</b>	Promote economic opportunities
	<b>Priority Level</b>	High
	<b>Population</b>	Non-Housing Community Development
	<b>Geographic Areas Affected</b>	Citywide
	<b>Associated Goals</b>	Economic development opportunities
	<b>Description</b>	Assessments revealed the need for the City to promote economic and job opportunities for local low- and moderate-income residents through the implementation of programs that support businesses in Hawthorne.
	<b>Basis for Relative Priority</b>	Based on need and available resources and results of the 2020-2024 Consolidated Plan Needs Assessment Survey, the improvement of business services offered via the provision of a wide range of economic opportunities for low- and moderate-income residents is a high priority.

Table 54 – Priority Needs Summary

## SP-30 Influence of Market Conditions – 91.215 (b)

### Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	<p>The City of Hawthorne will use HOME-ARP funds to provide Tenant-Based Rental Assistance qualified populations.</p> <p>As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Hawthorne households are cost burdened and in need of rental assistance. Of the 5,510 severely cost burdened households, 5,035 are renters. Of those severely cost burdened renter households, 4,480, households earn less than 50 percent of AMI and are considered the most at risk of becoming homeless. Section 8 vouchers administered by City's Housing Authority will continue to be a critical resource for low-income families and individuals.</p>
TBRA for Non-Homeless Special Needs	<p>The City of Hawthorne will use HOME-ARP funds to provide Tenant-Based Rental Assistance to extremely low and low-income seniors experiencing housing cost burden or severe housing cost burden.</p>
New Unit Production	<p>As documented in the Needs Assessment and Market Analysis, the need for affordable housing is high throughout Hawthorne. Due to resource scarcity, investments will focus on the acquisition of affordable housing (owner and renter occupied) and not the creation of new housing units.</p>
Rehabilitation	<p>The City will invest CDBG and HOME funds in the Residential Rehabilitation Program as a cost effective means of preserving the supply of both ownership and rental housing. 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 provided 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.</p>

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Acquisition, including preservation	As the Needs Assessment and Market Analysis in this document have clearly shown, thousands of Hawthorne households are cost burdened and likely eligible for acquisition and rehabilitation of existing affordable housing units if sufficient resources existed to develop an adequate supply to address the need. Typically the City's resources are only sufficient to leverage other larger sources such as low income housing tax credits. In addition, costs for labor and materials affect the overall rehabilitation costs and the number of units that the City can support in any given year. Another critical issue that influences the use of funds to acquire properties for the preservation of affordable units is the lack of a permanent source of take-out/capital financing. Affordable housing financing deals are comprised of a number of financing sources, all dependent on each other to move forward and result in the completion of a project.

Table 55 – Influence of Market Conditions

## **SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)**

### **Introduction**

During the five-year period of the Consolidated Plan from July 1, 2020 to June 30, 2025, the City of Hawthorne anticipates investing an estimated \$9.5 million of CDBG and HOME funds to support the goals of this Strategic Plan. The annual allocation of CDBG and HOME funds is 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 economic conditions.

The table on the following page provides more detail on anticipated funding.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,311,270	0	0	1,311,470	5,245,880	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	595,700	0	2,472,825	3,068,674	2,383,396	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
CDBG-CV	Public - federal	Other: Prevent, prepare for and respond to coronavirus	1,712,974	0	0	1,712,974	0	The City received CDBG-CV funds to prevent, prepare for, and respond to the impact of COVID-19.

Table 56 - Anticipated Resources



## 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.

### 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)
- 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, the 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.

## 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.)
- Community Center

Assuming continued level funding of the CDBG program, the City does not expect to spend 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. The City will fund these activities through other funding sources.

## SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
HAWTHORNE	Government	<ul style="list-style-type: none"> <li>• Planning and Administration</li> <li>• Rehabilitation</li> <li>• Housing Development</li> <li>• Public facilities</li> <li>• Infrastructure improvements</li> <li>• Public services</li> </ul>	Jurisdiction

Table 57 - Institutional Delivery Structure

### Assess of Strengths and Gaps in the Institutional Delivery System

The institutional delivery system in Hawthorne is high-functioning and collaborative—particularly the relationship between local government and the non-profit 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.

### Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
<b>Homelessness Prevention Services</b>			
Counseling/Advocacy	X		
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
<b>Street Outreach Services</b>			
Law Enforcement	X		
Mobile Clinics			
Other Street Outreach Services	X	X	
<b>Supportive Services</b>			
Alcohol & Drug Abuse			
Child Care	X		
Education	X		

Street Outreach Services			
Employment and Employment Training	X		
Healthcare	X		
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X		
Transportation	X		

Table 58 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

The City of Hawthorne’s public service programs focus on the provision of services to address the needs of homeless persons, particularly chronically homeless individuals, families with children, victims of domestic violence and their families and unaccompanied youth through funding sources other than CDBG or HOME that are awarded to local non-profit service providers. Homelessness prevention and supportive services are high priority needs within this Strategic Plan and although will not be funded as part of the Annual Action Plan, the City will work with the County CoC to address these needs.

Often, the primary obstacle to delivering services to homeless populations is the homeless individual's willingness to seek assistance and housing. To address this problem, the City provides direct outreach and engagement with linkages to available resources in the City and the region.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Hawthorne has a long track record of successful partnerships among public and private sector entities. The delivery system for the HUD grant programs is no exception. Communication and cooperation between the City of Hawthorne’s Housing Department and partnered agencies and organizations that administer activities is effective. City staff continues to work closely with the other organizations to improve regulatory compliance, monitoring, cooperation and partnerships among agencies and technical capacity of organizations involved in project delivery.

The single most significant gap in the service delivery system remains the lack of available funding to support local programs in Hawthorne for special needs populations and persons experiencing homelessness. In Hawthorne, this funding is limited to 15 percent of the annual allocation of CDBG funds. The City is not a direct recipient of Emergency Solutions Grant (ESG) funds; therefore, most of the HUD funding to address homelessness is available through the Los Angeles County Department of Social Services and the CoC. State funding has been drastically reduced by several years of fiscal challenges for the State of California; private sources have been reduced as foundation endowments and corporate profits have shrunk in recent years; and City funds for this purpose are limited. Finally, as the City’s HUD grants have declined over the last several years, it has been difficult to accommodate increasing levels of need in the community and increases in the cost of providing services to homeless and special needs populations.

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

To address the lack of non-profit agencies providing services to persons experiencing homelessness, the City is working with The Los Angeles Homeless Service Authority (LAHSA) and its nonprofit service providers to explore alternate funding sources.

## SP-45 Goals Summary – 91.215(a)(4)

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Affordable Housing Preservation	2020	2025	Affordable Housing	Citywide	Preserve the supply of affordable housing	CDBG: \$650,000 HOME: \$2,500,000	Homeowner housing rehabilitated: 30 Housing Unit Rental housing rehabilitated: 18 housing units
2	Affordable Housing Development	2021	2025	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: \$2,500,000	Affordable housing: 1 Housing Unit / 4 Households
3	Public Services	2020	2025	Non-Housing Community Development	Citywide	Provide Public Services to low-and moderate-income residents	CDBG: \$675,000	Public service activities other than Low/Moderate Income Housing Benefit: 1,500 Persons
4	Fair Housing Services	2020	2025	Affordable Housing	Citywide	Ensure Equal Access for Housing Opportunities	CDBG: \$150,000	Other: 1,750 Persons
5	Public Facilities and Infrastructure Improvements	2020	2025	Non-Housing Community Development	Citywide	Improve Public Facilities and Infrastructure; Address material barriers to accessibility	CDBG: \$4,570,880	Public facility or infrastructure activities other than Low/Mod Income Housing: Benefit: 10,000 People

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	COVID-19 Response	2020	2025	Non-Housing Community Development	Citywide	COVID-19 Impact	CDBG-CV: \$1,712,974	Homeless Prevention: 10 persons assisted; 15 temporary non-congregate shelter units.  Emergency Housing Assistance: 105 households assisted  Business Assistance: 2 jobs created/retained; 7 microenterprises assisted
7	Economic Development Opportunities	2020	2025	Non-Housing Community Development	S/B Target Area	Promote economic opportunities	CDBG: \$870,000	Commercial Façade Improvements: 2 businesses assisted
					Citywide		CDBG: \$420,000	Commercial Façade Improvements: 2 jobs created / retained

Table 59 – Goals Summary



## Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing Preservation</b>
	<b>Goal Description</b>	Preserve the quality of existing owner-occupied & renter-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. Provide short- and medium-term rental assistance to individuals and families experiencing economic distress and at-risk of homelessness.
2	<b>Goal Name</b>	<b>Affordable Housing Development</b>
	<b>Goal Description</b>	Increase the supply of affordable housing for low-income individuals, families, persons with special needs and person experiencing homelessness
3	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	Provide low- and moderate- income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
4	<b>Goal Name</b>	<b>Fair Housing Services</b>
	<b>Goal Description</b>	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
5	<b>Goal Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
	<b>Goal Description</b>	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.
6	<b>Goal Name</b>	<b>COVID-19 Response</b>
	<b>Goal Description</b>	The City received CDBG-CV funds to prevent, prepare for, and response to the impact of COVID-19.
7	<b>Goal Name</b>	<b>Economic Development Opportunities</b>
	<b>Goal Description</b>	Promote business services and economic development opportunities for local low- and moderate-income residents through programs that support businesses such as Commercial Rehabilitation.

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 91.315(b)(2)

In accordance with Goal 1 and 2 above, the City anticipates assisting 32 low-and moderate-income families during the 2020-2024 Consolidated Plan period. Additionally, in accordance with Goal 1 above, the City anticipates rehabilitating and preserving 30 owner housing units for low-and moderate-income households during the 2020-2024 Consolidated Plan period. HOME assisted units shall meet the requirement of 24 CFR 92.254. The City anticipates using HOME funds to increase the supply of affordable housing as defined in the HOME program regulations.

## **SP-50 Public Housing Accessibility and Involvement – 91.215(c)**

### **Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)**

Not applicable.

#### **Activities to Increase Resident Involvements**

HHA and LACDA actively encourage residents to be involved in the organization through resident councils and active participation in housing authority decisions via surveys and other forms of engagement. HHA encourages residents to explore homeownership opportunities. In addition, LACDA currently administers Family Self-Sufficiency (FSS) program for public conventional housing and Housing Choice Voucher program residents. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership.

To support this effort, HHA and LACDA utilize marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

Additionally, HHA and LACDA provides residents with information on homeownership programs.

#### **Is the public housing agency designated as troubled under 24 CFR part 902?**

No

#### **Plan to remove the 'troubled' designation**

Not applicable. Neither PHA is designated as a troubled PHA.

## SP-55 Barriers to affordable housing – 91.215(h)

### Barriers to Affordable Housing

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.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing in Hawthorne and throughout Southern California in general. 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. Consistent with available data, responses to the 2020-2024 Consolidated Plan Needs Assessment Survey indicate a high need for additional affordable housing in Hawthorne.

Data collected by the National Low-Income Housing Coalition in the 2019 *Out of Reach* Report indicates that the median wage needed to afford a two-bedroom apartment in Los Angeles County is \$71,640. A minimum wage earner must work 131 hours per week to afford that same two-bedroom unit. Even if a household can earn the necessary amount for rent, many families do not have safety-net resources such as savings or local family to support them through a financial crisis. A job loss, sudden illness or rent increase can often push the family beyond their financial limits and result in the loss of their home.

In past years, the elimination of local Redevelopment Agencies by the State of California 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 tied to the former Redevelopment Agencies may be utilized today, these resources are finite and scarce.

### Strategy to Remove or Ameliorate the Barriers to Affordable Housing

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,

develop 2 affordable rental housing units, and the provision of tenant-based rental assistance to 150 low-income households 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.

## **SP-60 Homelessness Strategy – 91.215(d)**

### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

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 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.

According to the Ten-Year Plan to End Homelessness, the CoC is in the process of implementing several regional strategies that will enhance local coordination to more effectively assist people in need. To more rapidly identify and assess people experiencing homelessness, the CoC is working to create regional homeless access centers that will offer fully coordinated systems of outreach and will facilitate universal assessment, intake, referral and transportation to resources. The CoC is also developing resources of information (such as 2-1-1) to better serve individuals who are homeless or at risk of becoming homeless. In addition, the CoC is working to implement a database using real time information from intake and assessment that is housed in the Homeless Management Information System (HIMS). Collectively these strategies will help minimize duplication of effort and better connect the most vulnerable individuals and families, chronically homeless, and people at risk of becoming homeless to appropriate resources.

Since the adoption of the Ten-Year Plan, the CoC has taken initial steps toward fully coordinated systems of outreach and assessment. With the assistance of 2-1-1, residents are provided a comprehensive informational and referral system. To better understand the nature and extent of homelessness, every two years during the last 10 days of January, HUD requires communities across the country to conduct a comprehensive count of their homeless population. The CoC also conducts informational outreach presentations concerning homelessness in Los Angeles County throughout the community.

### **Addressing the emergency 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.

Los Angeles County has implemented policy and program changes aimed at ensuring homeless persons in Los Angeles County are rapidly housed and offered an appropriate level of support services to meet their circumstances and keep them stably housed.

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.

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, the city will use other funds to support activities implemented by local nonprofit organizations that provide services to help prevent and eliminate homelessness, including families at risk of homelessness, victims of domestic violence and their families. The City will also use HOME funds to expand the supply of affordable housing in Hawthorne.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and 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.

## SP-65 Lead based paint Hazards – 91.215(i)

### Actions to address LBP hazards and increase access to housing without LBP hazards

The Residential Lead Based Paint Hazard Reduction Act of 1992 (Title X) emphasizes prevention of childhood lead poisoning through housing-based approaches. This strategy requires the City to implement programs that protect children living in older housing from lead hazards.

Overall, the City has a relatively old housing stock; therefore, lead-based paint hazards are an extensive issue in Hawthorne. According to ACS data, approximately a vast majority of Hawthorne's housing stock (76.31 percent) was built on or prior to 1979, meaning that the residents of these homes may possibly be at risk of lead-based paint hazards. Only those units constructed prior to January 1, 1978 are presumed to have the potential to contain lead-based paint. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City of Hawthorne's Housing Rehabilitation (HRP) Program, a typical lead-based paint screening survey costs approximately \$450. To reduce lead-based paint hazards, the City of Hawthorne takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built prior to January 1, 1978.
- Monitor the lead-poisoning data maintained by the County of Los Angeles Department of Public Health Environmental Health. According to LA Department of Public Health, there were 9 incidents of Hawthorne children with elevated blood lead levels greater than 9.5 micrograms per deciliter and 10 documented cases with elevated blood levels great than 20 micrograms per deciliter from 2009-2013.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through organizations such as the Fair Housing Foundation and the City's residential rehabilitation activities.

### How are the actions listed above related to the extent of lead poisoning and hazards?

Over time, the actions listed above will promote greater awareness of the hazards of lead-based paint to children and will also address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

### How are the actions listed above integrated into housing policies and procedures?

The City of Hawthorne's Housing Rehabilitation Program (HRP) Implementation Guidelines require the dissemination of brochures provided by the U.S. Environmental Protection Agency to all applicants as part of the transmittal of the program application. Any unit receiving assistance through the program that was built prior to January 1, 1978 is tested for lead-based paint. If lead-based paint is present, appropriate abatement procedures are implemented as part of the rehabilitation contract consistent with the requirements of 24 CFR Part 35.

## SP-70 Anti-Poverty Strategy – 91.215(j)

### Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Similar to other communities in Los Angeles County and across the nation, poverty continues to be a significant challenge. According to the 2011-2015 American Community Survey 5-Year Estimates, there are 14,368 Hawthorne residents living in poverty. In an effort to meaningfully address this challenge, all five (5) goals of the 2020-2024 Strategic Plan are aligned to support activities that promote the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Plan, the City will prioritize funding for activities that most effectively address the Plan goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

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

- Supporting activities that increase the supply of affordable housing for low- and moderate-income households;
- Supporting housing preservation programs that assure low-and moderate-income households have a safe, decent and appropriate place to live;
- Supporting public services through the non-profits funded by CDBG that serve the community's youth, seniors, families and those with special needs; and
- Supporting a continuum of housing and public service programs funded by CDBG and HOME to prevent and eliminate homelessness.

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 a pathway 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.

### How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan?

Hawthorne and much of Los Angeles County is a high housing cost area relative to household income. Although housing costs temporarily declined and became more affordable during the recent economic recession, rents in Hawthorne have since surpassed their pre-recession levels and are currently out of reach for many individuals and families. National funding limitations on Section 8 Housing Choice Vouchers and long application wait lists for both conventional public housing and City sponsored affordable housing limit the number of families in poverty that can benefit from these programs.



The goals of the Consolidated Plan are aligned to benefit low- and moderate-income residents in an effort to reduce the number of poverty-level families. The Affordable Housing Preservation goal will include activities targeted to families who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City's codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The Public Services for low- and moderate-income families will fund activities targeted to families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services allows children and families in Hawthorne appropriate support and resources to rise from poverty and become more self-sufficient.

## SP-80 Monitoring – 91.230

### **Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements**

To ensure that CDBG and HOME funds are used efficiently and in compliance with applicable regulations, the City provides technical assistance to all subrecipients at the beginning of each program year and monitors subrecipients throughout the program year.

#### Technical Assistance

To enhance compliance with federal program regulations, the City provides an annual Notice of Funding Availability (NOFA) workshop to review the Plan goals, program requirements and available resources with potential applicants. Subsequent to the approval of the Annual Action Plan, a mandatory subrecipient workshop is held to review program regulations in detail, to provide useful forms and resources for documenting compliance and to review the City's compliance procedures and requirements. Additionally, individualized technical assistance is provided on an as-needed basis throughout a program year.

#### Activity Monitoring

All activities are monitored, beginning with a detailed review upon receipt of an application to determine eligibility, conformance with a National Objective and conformance with a Plan goal. This review also examines the proposed use of funds, eligibility of the service area, eligibility of the intended beneficiaries and likelihood of compliance with other federal requirements such as the National Environmental Policy Act, the System for Award Management (SAM) debarment list, prevailing wage, Minority and Women Business Enterprise, Section 3 and federal acquisition and relocation regulations, as applicable.

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the

affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

## Expected Resources

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

#### Introduction

The strategic plan goals included in this Consolidated 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, 2020 through June 30, 2025. The actual resources available to support activities during the implementation of this 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 economic conditions.

#### August 2020 Amendment

The CARES Act allocation from HUD includes \$771,494 of CDBG-CV funds. The period of performance for these grants under law is from March 1, 2020 to September 30, 2022. The City is also allocating \$1,194,706 of prior year unused HOME funds. If HUD authorizes additional resources, the City will further amend this Action Plan.

#### April 2021 Amendment

For the special allocation of CDBG resources, the City received two allocations that amounted to a total of \$1,712,974. Should HUD authorize additional resources, the City will further amend this Action Plan.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,311,270	0	0	1,311,270	5,245,080	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	595,700	0	2,472,825	3,068,525	2,382,800	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
CDBG-CV	Public - federal	Admin and Planning Housing Public Services	1,712,974	0	0	1,712,974	0	CARES Act allocation of CDBG-CV funds to prepare, prevent and respond to COVID-19.

Table 60 - 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 (HAcLA)
- 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.

## 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.)
- Homeless Center

Assuming continued level funding of the CDBG program, the City does not expect to spend 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. The City will fund these activities through other funding sources.



## 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 Preservation	2020	2021	Affordable Housing	Citywide	Preserve the supply of affordable housing	HOME: \$1,686,366	Homeowner housing rehabilitated: 6 Housing Unit
2	Public Services	2020	2021	Non-Housing Community Development	Citywide	Provide Public Services to low- and moderate-income residents	CDBG: \$135,000	Public service activities other than Low/Moderate Income Housing Benefit: 100 Persons
3	Fair Housing Services	2020	2021	Affordable Housing	Citywide	Ensure Equal Access for Housing Opportunities	CDBG: \$30,000	Other: 350 Persons
4	Public Facilities and Infrastructure Improvements	2020	2021	Non-Housing Community Development	L/M Census Tract/ Block Group	Improve Public Facilities and Infrastructure; Address material barriers to accessibility	CDBG: \$914,016	Other: 10,000 persons
5	Program Planning and Administration	2020	2021	Non-Housing Community Development	Citywide	All	CDBG: \$232,254 HOME: \$97,155	N/A

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	COVID-19 Response	2020	2023	Non-Housing Community Development	Citywide	COVID-19 Impact	CDBG-CV: \$1,712,974	Homeless Prevention: 10 persons assisted; 15 temporary non-congregate shelter units.  Emergency Housing Assistance: 105 households assisted  Business Assistance: 2 jobs created/retained and 7 microenterprises assisted

Table 61 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Affordable Housing Preservation</b>
	<b>Goal Description</b>	Preserve the quality of existing owner-occupied dwellings housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. Provide short- and medium-term rental assistance to individuals and families experiencing economic distress and at-risk of homelessness.
2	<b>Goal Name</b>	<b>Affordable Housing Development</b>
	<b>Goal Description</b>	Increase the supply of affordable housing for low-income individuals, families, persons with special needs and persons experiencing homelessness
3	<b>Goal Name</b>	<b>Public Services</b>
	<b>Goal Description</b>	Provide low- and moderate- income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
4	<b>Goal Name</b>	<b>Fair Housing Services (includes Program Administration)</b>
	<b>Goal Description</b>	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.
5	<b>Goal Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
	<b>Goal Description</b>	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.
6	<b>Goal Name</b>	<b>COVID-19 Response</b>
	<b>Goal Description</b>	The City received CDBG-CV funds to prevent, prepare for, and respond to the impact of COVID-19. Subject to the CARES Act and emerging policy from HUD, including program regulations and waivers, CDBG-CV funds will be used to provide vital public services designed to prevent, prepare for, and respond to the COVID-19 pandemic. This includes activities administered by the City of Hawthorne and its nonprofit partners to address, health, housing, and safety needs of Hawthorne residents.

# Projects

## 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, CDBG-CV and HOME funds in projects that preserve affordable housing, provide fair housing services, provide services to low- and moderate-income residents, provide services to residents with special needs, prevent homelessness, preserve neighborhoods, improve public facilities and infrastructure and facilitate the creation or expansion of small businesses. 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	Affordable Housing Preservation
2	Public Services
3	Fair Housing Services
4	Section 108 Loan Repayment
5	Capital Improvements
6	Program Administration
7	CV Administration
8	CV Public Services
9	CV Public Facilities
10	CV Small Business Assistance
11	CV Microenterprise Assistance

Table 62 – 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 2020-2021 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 Public Facilities and Infrastructure Improvements are 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 2020-2021 Action Plan in projects that provide loans to low- and moderate-income homeowners for home improvements 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	<b>Affordable Housing Preservation</b>
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	
	Description	Preserve the quality of existing owner-occupied dwellings through rehabilitation including lead-based paint education, inspection, testing and abatement.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Low- and moderate-income families 6 Households
	Location Description	Citywide
	Planned Activities	Housing Rehabilitation Program
2	Project Name	<b>Public Services</b>
	Target Area	Citywide
	Goals Supported	Public Services for low-and moderate-income families
	Needs Addressed	Provide Public Services to low- and moderate-income residents
	Funding	CDBG: \$135,000
	Description	Provide low- and moderate-income families with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	100 people
	Location Description	Citywide
	Planned Activities	Teen Center, Mychal's Learning Center, New Star Family Justice Center
3	Project Name	<b>Fair Housing Services</b>
	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	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	350 People
	Location Description	Citywide
	Planned Activities	Housing Rights Center

4	Project Name	Section 108 Loan Repayment
	Target Area	N/A
	Goals Supported	N/A
	Needs Addressed	N/A
	Funding	CDBG: \$395,042
	Description	Section 108 Loan Repayment
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Other - 1
	Location Description	N/A
Planned Activities	Section 108 Loan Repayment	
5	Project Name	Capital Improvements
	Target Area	Low - and Moderate-income Census Tracts/Block Groups
	Goals Supported	Improve public facilities and Infrastructure; Address material barriers to accessibility
	Needs Addressed	Improve public facilities and infrastructure; Address material barriers to accessibility
	Funding	
	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.
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	Other: 10,000 people
	Location Description	Low - and Moderate-income Census Tracts/Block Groups
Planned Activities	Community Center (cancelled)	
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$232,294 HOME: \$59,584
	Description	Administration services of the CDBG and HOME program
	Target Date	6/30/2021
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	4455 W. 126 <sup>th</sup> Street, Hawthorne, CA 90250
Planned Activities	CDBG and HOME Program Administration	

7	<b>Project Name</b>	<b>CV Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$243,557.93
	<b>Description</b>	CDBG-CV funds will be used to pay for the City's costs to plan for the use of CDBG-CV funds, process all required grant administration documents, forms, agreements, and payments, and to monitor and report to HUD concerning implementation of activities in compliance with federal regulations.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	4455 W. 126 <sup>th</sup> Street, Hawthorne, CA 90250
	<b>Planned Activities</b>	CDBG-CV Program Administration - \$243,557.93
8	<b>Project Name</b>	<b>CV Public Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$555,598.98
	<b>Description</b>	CDBG-CV funds will be used for two (2) public service activities. The Emergency Housing Assistance project will provide up to three (3) months assistance with rent to prevent eviction. Applicants must submit evidence of current gross annualized household income that is below 80 percent of AMI adjusted for household size as published by HUD and demonstrate loss of income because of the COVID-19 pandemic. The Homelessness Prevention activity will provide services to Hawthorne residents that are either experiencing homelessness or at risk of experiencing homelessness.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Homeless Prevention: 10 Persons Emergency Housing Assistance: 105 Households
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CV Homeless Prevention - \$19,643.98 CV Emergency Housing Assistance - \$535,955.00
9	<b>Project Name</b>	<b>CV Public Facilities</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$804,491.09



	<b>Description</b>	CDBG-CV funds will be used to acquire and install 15 temporary pre-fabricated pallet shelters to house individuals experiencing homelessness who are at risk of contracting and spreading COVID-19. This also includes the installation of handwashing stations, ADA compliant showers and portable bathrooms to ensure the people living at this facility have regular access to bathrooms and the ability to wash their hands. Lastly, one temporary trailer will be used to administer the provision of on-site wrap around services and the second trailer will be at the Community Center and utilized as a socially-distant homeless intake facility to prevent the current and future spread of the coronavirus.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that the City will acquire 15 pre-fabricated pallet shelters to house 15 households.
	<b>Location Description</b>	3200 W 131 <sup>st</sup> S. & 3901 W. El Segundo Blvd.
	<b>Planned Activities</b>	Homeless Center - \$804,491.09
10	<b>Project Name</b>	<b>CV Small Business Assistance</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$49,326.00
	<b>Description</b>	Through this project, the City will provide local small businesses that were adversely impacted by COVID-19 with immediate assistance via grants of up to \$25,000 for rents, utilities (excluding City-owned utilities), business services, and supplies.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 2 jobs will be created/retained within small businesses as a result of this project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CV Small Business Assistance - \$49,326.00
11	<b>Project Name</b>	<b>CV Microenterprise Assistance</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	COVID-19 Response
	<b>Needs Addressed</b>	COVID-19 Impact
	<b>Funding</b>	CDBG-CV: \$60,000.00
	<b>Description</b>	Through this project, the City will provide local microenterprises that were adversely impacted by COVID-19 with immediate assistance via grants of up to \$10,000 for rents, utilities (excluding City-owned utilities), business services, and supplies.
	<b>Target Date</b>	6/30/24
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	It is estimated that 7 microenterprises will be assisted as a result of this project.
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	CV Microenterprise Assistance - \$60,000.00

## 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 the CDBG low- and moderate-income areas are 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	73 %
Low- and Moderate-Income Census Tract/Block Groups	27 %

Table 63 - Geographic Distribution

#### Rationale for the priorities for allocating investments geographically

For the 2020-2021 program year, the City will invest \$1,311,470 of CDBG funds and \$595,849 of HOME funds for a total of \$1,907,319 that will benefit low- and moderate-income people throughout the City. Of this amount, at least \$519,134 or 27 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 Community Center are 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 2020-2021 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 Public Facilities and Infrastructure Improvements are 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.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

Three high priority affordable housing needs are identified in the 2020-2024 Consolidated Plan and three 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	15
Non-Homeless	0
Special-Needs	0
Total	15

Table 64 - 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	6
Acquisition of Existing Units	0
Total	6

Table 65 - 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 2020-2021 program year, the City of Hawthorne will invest CDBG funds in the preservation of affordable housing units. Specifically, CDBG funds will be used to support affordable housing preservation projects including the City of Hawthorne Housing Rehabilitation Program. In addition, the City is prioritizing the investment of HOME funds in support of the Affordable Housing Development CHDO project.

## 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 2020-2021 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

N/A, 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 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 2020-2021 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 2020-2021, the City will continue to support local agencies that provide rental assistance services for the homeless that provide critical rental assistance for unsheltered persons.

### 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.

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 HOME 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.

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 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 2020-2021 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 2020-2021 Action Plan in projects that provide loans to low- and moderate-income homeowners for home improvements 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 2020-2021 to projects and activities that benefit low- and moderate-income people.

### Actions planned to foster and maintain affordable housing

In the implementation of the 2020-2021 Annual Action Plan, the City will invest HOME funds to preserve and maintain affordable housing through the City of Hawthorne Housing Rehabilitation Program that will provide up to 30 grants between \$5,000 and \$10,000 and loans of up to \$35,000 to low- and moderate-income owners of single-family 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. To 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 2020-2021 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 2020-2021 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(I)(1,2,4)

#### Introduction:

In the implementation of programs and activities under the 2020-2021 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.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(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
<b>Total Program Income:</b>	<b>0</b>

#### 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 2020-2021 program year, the City of Hawthorne will not implement any HOME-assisted homebuyer activities.

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 2020-2021 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

### **Discussion:**

In the implementation of programs and activities under the 2020-2021 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.



# APPENDIX A

Alternate / Local Data Sources

## Appendix A - Alternate/Local Data Sources

1	<b>Data Source Name</b> Homeless Point-In-Time Count & Survey Report
	<b>List the name of the organization or individual who originated the data set.</b> Los Angeles Homeless Services Authority (LAHSA)
	<b>Provide a brief summary of the data set.</b> The data provides the sheltered and unsheltered count of homeless people in Los Angeles County by Service Provision Area (SPA).
	<b>What was the purpose for developing this data set?</b> The data originated from the Homeless Point-In-Time Count, a congressionally mandated action for all communities that receive U.S. Department of Housing and Urban Development (HUD) funding for homeless programs.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> Countywide
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> January 2019
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete
2	<b>Data Source Name</b> HACoLA Public Housing and Section 8 Data
	<b>List the name of the organization or individual who originated the data set.</b> Housing Authority of the County of Los Angeles (HACoLA)
	<b>Provide a brief summary of the data set.</b> Data supplied for public housing and Section 8 in Hawthorne.
	<b>What was the purpose for developing this data set?</b> To comply with HUD Consolidated Plan requirements.
	<b>How comprehensive is the coverage of this administrative data? Is data collection concentrated in one geographic area or among a certain population?</b> The data is comprehensive for the City of Hawthorne.
	<b>What time period (provide the year, and optionally month, or month and day) is covered by this data set?</b> The data reflects 2018 information.
	<b>What is the status of the data set (complete, in progress, or planned)?</b> Complete.



# APPENDIX B

Citizen Participation and Consultation



# APPENDIX C

Grantee Unique Appendixes





# APPENDIX D

Grantee SF-424s & Certifications