



# Draft Substantial Amendment Annual Action Plan PY24-25



## Public Review & Comment

August 27, 2024



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## Version History

No.	Summary of Changes			
1	<b>Published Draft for Public Comment:</b>	3/21/24	<b>Sent to HUD for Approval:</b>	5/15/24
	<b>Conducted Public Hearing:</b>	4/23/24	<b>Approved by HUD:</b>	6/18/24
	Original 24-25 Action Plan.			
2	<b>Published Draft for Public Comment:</b>	7/18/24	<b>Sent to HUD for Approval:</b>	8/29/24
	<b>Conducted Public Hearing:</b>	8/27/24	<b>Approved by HUD:</b>	TBD
	<p>Amendment 1 (Substantial): The Action Plan was amended to revise the following CDBG activities:</p> <ul style="list-style-type: none"> <li>• 24-25 COH: Acquisition and Rehabilitation (\$602,814.38) was cancelled</li> <li>• 21-22 COH: Commercial Rehabilitation Program (decreased by \$708,264 to \$582,829)</li> <li>• 24-25 COH: Acquisition of Real Property (\$1,311,708.38) was added</li> </ul> <p>Additionally, the Action Plan was modified to revise the following HOME activities:</p> <ul style="list-style-type: none"> <li>• COH: Homebuyer Assistance (\$254,710.41) was cancelled.</li> <li>• COH: Acquisition, Rehabilitation, and Resale Project (\$1,600,000) was cancelled</li> <li>• COH: Rental Rehabilitation Project (increased by \$800,000 to \$3,440,781.12)</li> <li>• COH: Affordable Housing Development (\$1,054,710.41) was added</li> </ul>			

# Executive Summary

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

### 1. Introduction

On May 12, 2020, the Hawthorne City Council adopted the 2020-2024 Consolidated Plan, which described the City's housing and community development needs, strategies, and activities to address those needs over a five-year period using entitlement grant funds provided by the U.S. Department of Housing and Urban Development (HUD). The 2024-2025 Action Plan is the fifth and final of five annual plans implementing the 2020-2024 Consolidated Plan Strategic Plan goals via the investment of annual allocations of Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) funds from HUD. The Action Plan identifies available resources, annual goals, projects and activities for the period beginning July 1, 2024, 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 non-profit, for-profit or public organizations for programs and projects in furtherance of this Plan. The CDBG and HOME programs generally provide for a wide range of eligible activities for the benefit of low- and moderate-income Hawthorne residents, as discussed below.

#### Community Development Block Grant (CDBG)

The Housing and Community Development Act of 1974 created the CDBG Program. The primary objective of the CDBG program is the development of viable urban communities by providing decent housing, a suitable living environment, and expanding economic opportunities, principally for persons of low- and moderate-income. The CDBG regulations require that each activity meet one (1) 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.

**2024-2025 Program Year**

During the 2024-2025 program year, the City will receive \$1,177,964 of CDBG and \$508,759.41 of HOME funds from HUD. The 2024-2025 Action Plan will invest the City’s current year CDBG and HOME allocations and \$1,515,174.13 in prior year unprogrammed CDBG funds and \$4,490,956.12 in prior year unprogrammed HOME funds to the following program activities to be implemented from July 1, 2024 to June 30, 2025.

**August 2024 Amendment**

: The Action Plan was amended to revise the following CDBG activities:

- 24-25 COH: Acquisition and Rehabilitation (\$602,814.38) was cancelled
- 21-22 COH: Commercial Rehabilitation Program (decreased by \$708,264 to \$582,829)
- 24-25 COH: Acquisition of Real Property (\$1,311,708.38) was added

Additionally, the Action Plan was modified to revise the following HOME activities:

- COH: Homebuyer Assistance (\$254,710.41) was cancelled.
- COH: Acquisition, Rehabilitation, and Resale Project (\$1,600,000) was cancelled
- COH: Rental Rehabilitation Project (increased by \$800,000 to \$3,440,781.12)
- COH: Affordable Housing Development (\$1,054,710.41) was added

**2024-2025 CDBG PROGRAM**

**Public Service Activities**

South Bay Workforce Investment Board: Teen Center	\$93,217.00
New Star Family Center: Domestic Violence Services	\$21,813.00
Family Promise of the South Bay: Shelter and Supportive Services	\$19,390.00
Catholic Charities of Los Angeles: St. Margaret’s Emergency Assistance	\$21,915.00
The Richstone Family Center: Behavioral Health Services	\$20,359.00
<i>Sub-Total:</i>	<i>\$176,694.00</i>

**Capital Activities**

City of Hawthorne: Section 108 Loan Repayment	\$339,773.75
City of Hawthorne: Housing Rehabilitation Program	\$430,000.00
City of Hawthorne: Public Housing Modernization	\$200,000.00
City of Hawthorne: Acquisition and Rehabilitation (cancelled)	\$0.00
City of Hawthorne: Real Property Acquisition	\$1,311,708.38
<hr/>	
	<i>Sub-Total: \$2,280,852.13</i>

**Program Administration Activities**

City of Hawthorne: CDBG Program Administration	\$205,592.00
Fair Housing Foundation: Fair Housing Services	\$30,000.00
<hr/>	
	<i>Sub-Total: \$235,592.00</i>
<hr/>	
<b>CDBG TOTAL:</b>	<b>\$2,693,138.13</b>

**2024-2025 HOME PROGRAM**

**Housing Activities**

City of Hawthorne: Acquisition, Rehab, Resale (cancelled)	\$0.00
City of Hawthorne: Homebuyer Assistance (cancelled)	\$0.00
City of Hawthorne: Rental Rehabilitation (includes PY23)	\$3,440,781.12
City of Hawthorne: Affordable Housing Development	\$1,054,710.41
CHDO: Set-Aside PY 20, 21, 22, 23, & 24	\$453,349.00
<hr/>	
	<i>Sub-Total: \$4,948,840.53</i>

**Program Administration Activities**

City of Hawthorne: HOME Program Administration	\$50,875.00
<hr/>	
	<i>Sub-Total: \$50,875.00</i>
<hr/>	
<b>HOME TOTAL:</b>	<b>\$4,999,715.53</b>

In addition, the City is requesting up to \$5,740,140 in Section 108 Loan Guarantee funds to assist with various public facility improvements. To facilitate a more streamlined process, the City is including the anticipated use of funds as part of this Action Plan. However, it should be noted that the following activities will only be carried out upon approval of the City's Section 108 Loan application by HUD.

## 2024-2025 SECTION 108 LOAN PROGRAM

### Capital Activities

City of Hawthorne: Senior Center	\$3,300,000.00
City of Hawthorne: Ramona Park	\$700,000.00
City of Hawthorne: Jim Thorpe Baseball Field	\$500,000.00
City of Hawthorne: Eucalyptus Park	\$1,240,140.00
	<hr/>
	<i>Sub-Total: \$5,740,140.00</i>
	<hr/>
	<b>SECTION 108 TOTAL: \$5,740,140.00</b>

## 2. Summarize the objectives and outcomes identified in the Plan

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

The high priority needs include:

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

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



Goal Name	Category	Need(s) Addressed	Goal Outcome Indicator
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	Homeowner housing rehabilitation: 30 housing units Rental housing rehabilitation: 18 housing units
Affordable Housing Development	Affordable Housing	Increase the supply of affordable housing	Affordable housing: 2 housing units; 2 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: 1,200 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: 15,000 people
COVID-19 Response	Non-Housing Community Development	COVID-19 Impact	Homelessness Prevention: 10 people; 15 temporary non-congregate shelter units. Housing Assistance: 105 households Business Assistance: 2 jobs created/retained and 7 microenterprises assisted
Economic Development Opportunities	Non-Housing Community Development	Promote Economic Opportunity	Commercial Facade Improvements: 2 businesses assisted; 1 jobs created/retained

Table 1 - Strategic Plan Summary

### 3. Evaluation of past performance

The City is currently implementing the projects and activities included in the 2023-2024 Action Plan. As of this writing, all projects and activities are underway.

The investment of HUD resources during the 2022-2023 program year 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 accomplish the following:

- **Affordable Housing Preservation:** The City of Hawthorne Housing Rehabilitation Program completed four (4) housing rehabilitation projects to address deficient housing conditions and preserve the existing housing stock that is affordable to low- and moderate-income homeowners.
- **Fair Housing Services:** The Fair Housing Foundation provided 232 Hawthorne residents with fair housing and landlord-tenant mediation services.
- **Public Services:** Three (3) non-profit organizations provided a range of services to Hawthorne residents including but not limited to providing after-school enrichment activities for 137 low- and

moderate-income school children, case management and emergency assistance to 164 extremely low- and low-income residents, and domestic violence services for 35 Hawthorne residents.

- **Public Facilities and Infrastructure Improvements:** The City of Hawthorne continued repayment of its Section 108 Loan.
- **COVID-19 Response:** CDBG-CV funds were used to address housing and economic development needs of Hawthorne residents. The housing component of these activities included short-term rental and utility assistance to 123 income eligible households. The economic development components included financial assistance in the form of grants to 2 small businesses and 6 microenterprises. Lastly, the City included a homelessness component to provide transitional housing for 12 homeless residents.

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

#### 4. Summary of Citizen Participation Process and consultation process

The Consolidated Plan regulations at 24 CFR Part 91 provide the citizen participation and consultation requirements for the development of the Consolidated Plan. Chief among those requirements is the need to consult with the Continuum of Care (CoC) to address homelessness, Public Housing Authorities (PHA), business leaders, civic leaders and public or private agencies that address housing, health, social service, survivor 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 during the Five-Year Consolidated Plan cycle.

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

To satisfy the federal requirements at 24 CFR 91.105(e)(1)(ii), the City held two public hearings to obtain residents' views on housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance. The City of Hawthorne convened the first public hearing on September 12, 2023, to receive comments regarding program performance. A draft of the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review and comment from August 24, 2023 to September 12, 2023. No public comments were received.

Subsequently, the City made the draft 2024-2025 Action Plan available for public review and comment from March 21, 2024 to April 23, 2024. Residents were invited to review the draft Action Plan and to attend the second Public Hearing on April 23, 2024, or submit written comments concerning the housing and community development needs, proposed projects and activities in the Action Plan, as well as proposed strategies and actions for affirmatively furthering fair housing.

During the development of the 2024-2025 Action Plan, the City solicited applications from various non-profit organizations and City Departments for the provision of fair housing services, public services and community and economic development projects. Applications received by the January 26, 2024 deadline were evaluated for eligibility and funding recommendations.

### **August 2024 Amendment**

The City made the draft Substantial Amendment to the 2024-2025 Action Plan available for public review and comment from July 22, 2024 to August 27, 2024. Residents were invited to review the draft Substantial Amendment and to attend a Public Hearing on August 27, 2024, or submit written comments concerning the housing and community development needs, proposed projects and activities in the Action Plan, as well as proposed strategies and actions for affirmatively furthering fair housing.

### **5. Summary of public comments**

As required by HUD regulations, all comments received, and responses to said comments by the City are summarized in section AP-12 of this Action Plan.

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

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

### **7. Summary**

The 2024-2025 Action Plan addresses four (4) of the seven (7) Strategic Plan Goals from the 2020-2024 Consolidated Plan by allocating a total of \$2,693,138.13 in CDBG funds and \$4,999,715.53 of HOME funds towards eligible activities that are to be implemented from July 1, 2024 to June 30, 2025. Activities submitted for consideration in response to any solicitation of Notice of Funding Availability (NOFA) process must conform with one (1) of the seven (7) Strategic Plan strategies and the associated action-oriented, measurable goals to be considered to receive CDBG or HOME funds.

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

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

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

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

Table 2 – Responsible Agencies

### Narrative

The City of Hawthorne's Housing Department is the lead agency responsible for the administration of the CDBG and HOME programs. The City contracted with LDM Associates, Inc. to prepare the 2024-2025 Annual Action Plan.

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

In the implementation of the 2024-2025 Annual Action Plan and each of the five (5) Annual Action Plans, the Housing Department shall be responsible for all grants planning, management, and monitoring duties necessary to comply with HUD regulations and City policy.

### Consolidated Plan Public Contact Information

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

## **AP-10 Consultation – 91.100, 91.200(b), 91.215(I)**

### **1. Introduction**

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

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

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups and organizations concerning the housing, community and economic development needs of the community. Each of the agencies, groups or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan. The City also provided each agency with an opportunity to comment on the draft 2024-2025 Action Plan during the public review and comment period.

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

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

The City further recognizes the importance of continued coordination and alignment during the preparation of the 2024-2025 Action Plan with these organizations and agencies. The City will reinforce these partnerships through the implementation of the Notice of Funding Availability (NOFA) process for CDBG funds each year and through technical assistance provided to subrecipients.

**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.

To address the City's homeless population, the City utilizes CDBG funds to provide public and supportive services to prevent homelessness and/or aid those who are homeless or at risk of becoming homeless. Homeless supportive and prevention services funded through the City's 2024-2025 CDBG program include:

- Family Promise of the South Bay (FPOSB) – Provides shelter (transitional housing) and case management for individuals experiencing homelessness.
- New Star Family Center (NSFC) – Provides case management, education, counseling and legal services to survivors of domestic violence who are at risk of homelessness.
- The Richstone Family Center (RFC) – Provides behavioral health services to families affected by domestic violence who are at risk of homelessness.
- Catholic Charities of Los Angeles (CCLA) – Provides emergency housing and utility assistance to low-income Hawthorne residents.
- Fair Housing Foundation (FHF) – Addresses fair housing mediation and landlord-tenant dispute resolution services, which helps prevent homelessness.

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	<b>Agency/Group/Organization</b>	<b>LAHSA</b>
	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	<b>Agency/Group/Organization</b>	<b>Legal Aid Society of Orange County</b>
	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	<b>Agency/Group/Organization</b>	<b>Los Angeles County Development Authority</b>
	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	<b>Agency/Group/Organization</b>	<b>Children's Dental Health Clinic</b>
	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	<b>Agency/Group/Organization</b>	<b>The Children's Clinic</b>
	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	<b>Agency/Group/Organization</b>	<b>Hawthorne Veteran Affairs Commission</b>
	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	<b>Agency/Group/Organization</b>	<b>Steelworkers Oldtimers Foundation</b>
	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	<b>Agency/Group/Organization</b>	<b>Harbor Regional Center</b>
	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	<b>Agency/Group/Organization</b>	<b>Watts Health Center</b>
	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	<b>Agency/Group/Organization</b>	<b>County Public Health Department</b>
	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	<b>Agency/Group/Organization</b>	<b>Volunteers of America</b>
	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	<b>Agency/Group/Organization</b>	<b>South Bay Workforce Investment Board, Inc.</b>
	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	<b>Agency/Group/Organization</b>	<b>C-H #4 Residential Facility</b>
	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	<b>Agency/Group/Organization</b>	<b>Champions of Caring</b>
	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	<b>Agency/Group/Organization</b>	<b>El Nido Family Centers</b>
	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	<b>Agency/Group/Organization</b>	<b>Advantage</b>
	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	<b>Agency/Group/Organization</b>	<b>Ashley's Place Adult Residential II</b>
	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	<b>Agency/Group/Organization</b>	<b>EPI Center</b>
	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	<b>Agency/Group/Organization</b>	<b>Piety and Emenogu-Work Skill Center</b>
	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	<b>Agency/Group/Organization</b>	<b>Rosecrans Villa Residential Care</b>
	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	<b>Agency/Group/Organization</b>	<b>Moneta Gardens Improvements</b>
	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	<b>Agency/Group/Organization</b>	<b>Woodyear Home</b>
	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	<b>Agency/Group/Organization</b>	<b>Los Angeles County Development Authority</b>
	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
24	<b>Agency/Group/Organization</b>	<b>New Star Family Center</b>
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Housing Community 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 NOFA
25	<b>Agency/Group/Organization</b>	<b>Family Promise of the South Bay</b>
	Agency/Group/Organization Type	Housing Services – Housing Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Homeless Needs – Chronically Homeless Homeless Needs – Families with Children Homelessness Strategy
	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 NOFA
26	<b>Agency/Group/Organization</b>	<b>Catholic Charities of Los Angeles</b>
	Agency/Group/Organization Type	Services – Housing Services - Homeless
	What section of the Plan was addressed by Consultation?	Non-Housing Community 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 NOFA
27	<b>Agency/Group/Organization</b>	<b>The Richstone Family Center</b>
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and NOFA
<b>28</b>	<b>Agency/Group/Organization</b>	<b>WeeCare</b>
	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?	E-mail and NOFA
<b>28</b>	<b>Agency/Group/Organization</b>	<b>Fair Housing Foundation</b>
	Agency/Group/Organization Type	Services-Fair Housing Services-Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment Market Analysis
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	E-mail and NOFA
<b>29</b>	<b>Agency/Group/Organization</b>	<b>FEMA</b>
	Agency/Group/Organization Type	Agency – Managing Flood Prone Areas Agency – Emergency Management
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey
<b>30</b>	<b>Agency/Group/Organization</b>	<b>FCC</b>
	Agency/Group/Organization Type	Agency – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Hazard Mitigation
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	The organization was consulted by email outreach and the web-based survey

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. All agencies were strongly encouraged to attend community meetings and participate in surveys.

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 in the Housing Department at (310) 349-1603.

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

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	Los Angeles Homeless Services Authority (LAHSA)	The goals included in the Strategic Plan are consistent with the County of Los Angeles 10-Year Strategy to End Homelessness.
City of Hawthorne 2021-2029 Housing Element	City of Hawthorne	The goals included in the Strategic Plan are consistent with the City of Hawthorne's Housing Element with respect to affordable housing, housing preservation, and furthering fair housing choice
City of Hawthorne 2020-2024 Analysis of Impediments to Fair Housing Choice (AI)	City of Hawthorne	The AI was adopted on May 12, 2020 to accompany the City's Consolidated Plan to ensure the goals were properly aligned to address fair housing issues and ensure equal access to housing for all residents.

**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.

**Narrative**

**Broadband**

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.

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.

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

### Resilience

The City prepared its Local Hazard Mitigation Plan (LHMP) in coordination with other City departments, community stakeholders, partner jurisdictions, agencies, and organizations, and members of the public. The purpose of the LHMP is to focus on optimizing the mitigation phase of harm caused by a disaster. Mitigation involves making a community more resilient so that when hazard events do ultimately occur, the community suffers less damage and can recover more quickly and effectively. It differs from preparedness, which involves advanced planning for how to best respond when a disaster occurs or is imminent. The following new key goals were identified through consultation to increase resiliency:

- Protect life, property, and reduce potential injuries from natural caused hazards.
- Improve public understanding, support, and need for hazard mitigation measures.
- Promote disaster resistance for Hawthorne's natural, existing, and future built environment.
- Strengthen partnerships and collaboration to implement hazard mitigation activities.
- Enhance the City's ability to effectively and immediately respond to disasters.

## **AP-12 Participation – 91.105, 91.200(c)**

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

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

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

Two (2) 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.

To satisfy the federal requirements at 24 CFR 91.105(e)(1)(ii), the City held two (2) public hearings to obtain residents' views on housing and community development needs, development of proposed activities, proposed strategies and actions for affirmatively furthering fair housing, and a review of program performance. The City of Hawthorne convened the first public hearing on September 12, 2023, to receive comments regarding program performance. A draft of the 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review and comment from August 24, 2023 to September 12, 2023. No public comments were received.

The City made the draft 2024-2025 Action Plan available for public review and comment from March 21, 2024 to April 23, 2024. Residents were invited to review the draft Action Plan and to attend the Public Hearing on April 23, 2024, or submit written comments concerning the housing and community development needs, proposed projects and activities in the Action Plan, as well as proposed strategies and actions for affirmatively furthering fair housing.

During the development of the 2024-2025 Action Plan, the City solicited applications from various non-profit organizations and City Departments for the provision of fair housing services, public services and community and economic development projects. Applications received by the January 26, 2024 deadline were evaluated for eligibility and funding recommendations.

### **August 2024 Amendment**

The City made the draft Substantial Amendment to the 2024-2025 Action Plan available for public review and comment from July 22, 2024 to August 27, 2024. Residents were invited to review the draft Substantial Amendment and to attend a Public Hearing on August 27, 2024.

Citizen Participation Outreach

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



Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted / broad community  Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2020-2024 Consolidated Plan, 2020-2021 Annual Action Plan and Analysis of Impediments to Fair Housing Choice. The public notice invited interested residents to review the draft documents and where they were available. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on May 12,2020 at 6:00 p.m.	Not Applicable	Not Applicable	
4	Public Hearing	Non-targeted/broad community	Public hearing for the draft 2020-2024 Consolidated Plan	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)
			and the 2020-2021 Annual Action Plan before the Hawthorne City Council on May 12, 2020 at 6:00 p.m.			
5	Newspaper Ad	Minorities  Persons with disabilities  Non-targeted / broad community  Residents of Public and Assisted Housing	Notice of the 15-day public review and comment period for the draft 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER). The public notice invited interested residents to review the draft documents. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on September 12, 2023 at 6:00 p.m.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
6	Public Hearing	Non-targeted/board community	Public hearing for the draft 2022-2023 Consolidated Annual Performance and Evaluation Report (CAPER) before the Hawthorne City Council on September 12, 2023 at 6:00 p.m.	No public comments were received.	Not applicable.	
7	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft 2024-2025 Action Plan. The public notice invited interested residents to review the draft documents. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on April 23, 2024 at 6:00 p.m.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
8	Public Hearing	Non-targeted/board community	Public hearing for the draft 2024-2025 Action Plan before the Hawthorne City Council on April, 23, 2024 at 6:00 p.m.	No public comments were received.	Not applicable.	
9	Newspaper Ad	Minorities Persons with disabilities Non-targeted / broad community Residents of Public and Assisted Housing	Notice of the 30-day public review and comment period for the draft Substantial Amendment to the 2024-2025 Action Plan. The public notice invited interested residents to review the draft documents. Residents were invited to a public hearing to provide oral comments before the Hawthorne City Council on August 27, 2024 at 6:00 p.m.	Not Applicable	Not Applicable	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
10	Public Hearing	Non-targeted/board community	Public hearing for the draft Substantial Amendment to the 2024-2025 Action Plan before the Hawthorne City Council on August 27, 2024 at 6:00 p.m.	TBD	Not applicable.	

Table 5 – Citizen Participation Outreach

## Expected Resources

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

#### **Introduction**

The projects and activities included in the 2024-2025 Action Plan are based on resources that are reasonably anticipated to be available to the City from federal, state, local and private sources from July 1, 2024 through June 30, 2025. The actual resources available to support activities during the implementation of the remainder of the 2020-2024 Consolidated Plan may vary significantly due to factors outside of the City's control. For example, HUD formula grant allocations are subject to change each year based on several factors such as the amount of the national appropriation, changes in ACS population data applied to the CPD grant formulas, statutory changes to the CPD grant formulas, the addition or removal of entitlements receiving a particular CPD grant and the availability of reallocated funds. Additionally, state, local and private resources will vary significantly depending on the economic conditions.

For the 2024-2025 Program Year, the City will receive \$1,177,964 in CDBG and \$508,759.41 in HOME funds. In addition, the City will be reallocating \$1,515,174.13 in prior year unprogrammed CDBG funds and \$4,490,956.12 in prior year unprogrammed HOME funds during the 2024-2025 program year.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 5				Expected Amount Available Remainder of Con Plan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	\$1,177,964	\$0	\$1,515,174.13	\$2,693,138.13	\$0	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	\$508,759.41	\$0	\$4,490,956.12	\$4,999,715.53	\$0	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.

Table 6 - Expected Resources – Priority Table

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

As a City with substantial housing and community development needs, Hawthorne needs to leverage its CDBG and HOME entitlement grants with a variety of funding resources in order to maximize the effectiveness of available funds. The City's former Redevelopment Agency was the City's primary non-federal source of leveraged funds. With the elimination of the City's Redevelopment Agency, the City's ability to leverage federal funds has been substantially reduced. The City is currently seeking new opportunities to leverage federal funds, such as the Low Income Housing Tax Credit (LIHTC) program and U.S. Department of Housing and Urban Development Community Project Funds (CPF) 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, ARP Act, the Small Business Administration (SBA), and Federal Emergency Management Agency (FEMA) that may be leveraged to maximize the impact of the CDBG and HOME 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
- HUD Community Project Funding (CPF)

### **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
- State Permanent Local Housing Allocation (PLHA)

### **Local Resources**

- Los Angeles Homeless Services Authority (LAHSA)
- Los Angeles County Development Agency (LACDA)



- Los Angeles County Community Development Commission (LACDC)
- Southern California Home Financing Authority (SCHFA) Funding

### **Private Resources**

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

### **HOME Matching Requirements**

HUD requires HOME Participating Jurisdictions (PJ's) to match 25 percent of their HOME annual allocation. In accordance with 24 CFR 92.222, PJ's satisfying the distress criteria established by the HOME Program regulations are provided a match reduction. As of November 2023, City of Hawthorne received a 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.

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

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

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

### **Discussion**

During the 2024-2025 program year, the City anticipates that these funds will be leveraged with other public and private funding. Along with leveraged dollars, the City expects to spend approximately \$1,984,874.13 of CDBG and \$4,999,715.53 of HOME funds during the program year on public services, housing development, and public facility and infrastructure improvement activities that promote a suitable living environment and decent housing.

# Annual Goals and Objectives

## AP-20 Annual Goals and Objectives

### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Program Planning and Administration	2024	2025	N/A	Citywide	N/A	CDBG: \$205,592  HOME: \$50,875	Other: 2
2	Fair Housing Services (subject to 20% Admin cap)	2024	2025	Affordable Housing	Citywide	Ensure Equal Access to Housing Opportunities	CDBG: \$30,000	Other: 250 persons
3	Public Services	2024	2025	Non-Housing Community Development	Citywide & CDBG Eligible Areas	Provide Public Services to low-and moderate-income residents	CDBG: \$176,694	Public service activities other than Low/Moderate Income Housing Benefit: 291 Persons
4	Public Facilities and Infrastructure Improvements (includes Section 108 Loan Repayment)	2024	2025	Non-Housing Community Development	Citywide & CDBG Eligible Areas	Improve public facilities and infrastructure; Address material barriers to accessibility	108 Loan: \$5,740,140  CDBG: \$339,773.75	Public facility or infrastructure activity other than Low/Mod Income Housing Benefit: 90,310 persons  Other: 1
5	Affordable Housing Development	2024	2025	Affordable Housing	Citywide	Increase the supply of affordable housing for low- and moderate-income residents	CDBG: \$1,311,078.38  HOME: \$1,508,059.41	Homeowner Housing: 2 Household Housing Units
6	Affordable Housing Preservation	2024	2025	Affordable Housing	Citywide	Preserve the supply of affordable housing for low- and moderate-income residents	CDBG: \$630,000  HOME: \$3,440,781.12	Homeowner Housing Rehabilitated: 10 Household Housing Units  Rental Modernization: 18 Tenant Occupied Housing Units

Table 7 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	<b>Program Planning and Administration</b>
	<b>Goal Description</b>	CDBG and HOME Program Planning and Administration.
2	<b>Goal Name</b>	<b>Fair Housing Services (subject to 20% admin cap)</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.
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>Public Facilities and Infrastructure Improvements (Includes Section 108 Loan Repayment)</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. Includes Section 108 Loan Repayment.
5	<b>Goal Name</b>	<b>Affordable Housing Development</b>
	<b>Goal Description</b>	Expand the supply of affordable housing for low- and moderate-income Hawthorne homeowners and tenants.
6	<b>Goal Name</b>	<b>Affordable Housing Preservation</b>
	<b>Goal Description</b>	Preserve the quality of existing affordable housing stock occupied by low- and moderate-income Hawthorne homeowners and tenants through rehabilitation activities.

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

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

- City of Hawthorne: Homeowner Housing Rehabilitation Program - \$430,000 (10 homeowner household housing units)
- City of Hawthorne: Rental Rehabilitation Program - \$3,440,781.12 in HOME funds and \$200,000 in CDBG funds (18 tenant occupied housing units)
- City of Hawthorne: Acquisition and Affordable Housing Development- \$1,054,710.41 in HOME funds and \$1,311,078.38 in CDBG funds (2 homeowner household housing units)

## AP-35 Projects – 91.220(d)

### Introduction

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

### Projects

#	Project Name
1	Program Administration
2	Fair Housing Services
3	Public Services
4	Public Facilities and Infrastructure Improvements
5	Affordable Housing Development
6	Affordable Housing Preservation

Table 8 - Project Information

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

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 loan repayment and CDBG administration) as well as HOME funds for 2024-2025 projects and activities that benefit low- and moderate-income people. Due to the nature of the projects and activities to be undertaken, investments in public service activities may be limited to the CDBG low- and moderate-income areas while other 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 2024-2025 Action Plan in projects that develop and preserve affordable housing, provide public services to low- and moderate-income residents, and improve public facilities and infrastructure.

# AP-38 Project Summary

## Project Summary Information

1	<b>Project Name</b>	<b>Program Administration</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	All
	<b>Needs Addressed</b>	All
	<b>Funding</b>	CDBG: \$205,592 HOME: \$50,875
	<b>Description</b>	Overall administration of the CDBG and HOME program which includes preparation and submission of the Annual Action Plan and CAPER, IDIS data input, provision of technical assistance, monitoring of all projects, and overall fiscal management.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	City of Hawthorne: CDBG Program Administration (\$205,592) City of Hawthorne: HOME Program Administration (\$50,875)
2	<b>Project Name</b>	<b>Fair Housing Services</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Fair Housing Services
	<b>Needs Addressed</b>	Ensure equal access to housing opportunities
	<b>Funding</b>	CDBG: \$30,000
	<b>Description</b>	Fulfill obligation to affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination, and landlord-tenant mediation services.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	250 persons assisted
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	Fair Housing Foundation: Fair Housing Services (\$30,000 - 250 persons assisted)
3	<b>Project Name</b>	<b>Public Services</b>
	<b>Target Area</b>	Citywide/CDBG Eligible Areas
	<b>Goals Supported</b>	Public services for low- and moderate-income residents
	<b>Needs Addressed</b>	Provide public services to low- and moderate-income residents
	<b>Funding</b>	CDBG: \$176,694
	<b>Description</b>	Provide low- and moderate-income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	291 persons assisted

	<b>Location Description</b>	Citywide/CDBG Eligible Areas
	<b>Planned Activities</b>	South Bay Workforce Investment Board: Teen Center (\$93,217 – 90 persons assisted) New Star Family Justice Center: Domestic Violence Program (\$21,813 – 22 persons assisted) Family Promise of the South Bay: Shelter and Supportive Services (\$19,390 – 15 persons assisted) Catholic Charities of Los Angeles: St. Margaret’s Center Emergency Assistance Program (\$21,915 – 140 persons assisted) The Richstone Family Center: Behavioral Health Services (\$20,359 – 24 persons assisted)
4	<b>Project Name</b>	<b>Public Facilities and Infrastructure Improvements</b>
	<b>Target Area</b>	Citywide/CDBG Eligible Areas
	<b>Goals Supported</b>	Public Facilities and Infrastructure Improvements
	<b>Needs Addressed</b>	Improve public facilities and infrastructure; Address material barriers to accessibility
	<b>Funding</b>	CDBG: \$339,773.75 Section 108 Loan: \$5,740,140
	<b>Description</b>	Improve City of Hawthorne public facilities and infrastructure to benefit low- and moderate-income people or those presumed under HUD regulations to be low- and moderate-income such as elderly people and disabled adults as well as residents of low- and moderate-income housing. This strategy includes the improvement of alleyways and repayment of the City’s section 108 loan is included under this project.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	90,310 persons assisted  Other: 1
	<b>Location Description</b>	Citywide/CDBG Eligible Areas
	<b>Planned Activities</b>	City of Hawthorne: Eucalyptus Park Project (\$1,240,140 – 29,210 persons assisted) City of Hawthorne: Jim Thorpe Park Project (\$500,000 – 36,735 persons assisted) City of Hawthorne: Ramona Park Project (\$700,000 – 18,030 persons assisted) City of Hawthorne: Senior Center Project (\$3,300,000 - 6,335 seniors assisted) City of Hawthorne: Section 108 Loan Repayment: (\$339,773.75)
5	<b>Project Name</b>	<b>Affordable Housing Development</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Development
	<b>Needs Addressed</b>	Increase the supply of affordable housing
	<b>Funding</b>	CDBG: \$1,311,078.38 HOME: \$1,508,059.41

	<b>Description</b>	Expand the supply of affordable owner-occupied dwellings through acquisition, rehabilitation, and resale of housing units to eligible households as well as homebuyer assistance to eligible households.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 Households/Housing Units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	TBD: CHDO Set-Aside (\$453,349) City of Hawthorne: Acquisition & Affordable Housing Development (\$2,365,788.79 – 2 household housing units)
6	<b>Project Name</b>	<b>Affordable Housing Preservation</b>
	<b>Target Area</b>	Citywide
	<b>Goals Supported</b>	Affordable Housing Preservation
	<b>Needs Addressed</b>	Preserve the supply of affordable housing
	<b>Funding</b>	CDBG: \$630,000 HOME: \$3,440,781.12
	<b>Description</b>	The City has an existing Housing Rehabilitation Program geared towards the preservation of the quality of existing affordable housing stock occupied by low- and moderate-income homeowners and tenants.
	<b>Target Date</b>	6/30/2025
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	10 Homeowner Households/Housing Units 18 Tenant-occupied housing units
	<b>Location Description</b>	Citywide
	<b>Planned Activities</b>	City of Hawthorne: Homeowner Housing Rehabilitation (\$430,000 – 10 Household Housing Units) City of Hawthorne: Public Housing Modernization/Rental Rehabilitation (\$3,640,781.12 – 18 Tenant Occupied Housing Units)

## 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 activities that serve low- and moderate-income residents. During the 2024-2025 program year, three (3) public facility and infrastructure projects and one (1) public service activity rely on the established low- and moderate-income area.

The low- and moderate-income census tract/block groups are shown on the map included in Section NA-10 of the Consolidated Plan and Appendix B of this Action Plan. According to data from the 2011-2015 American Community Survey (ACS) provided in HUD's eCon Planning Suite, a total of 86,440 residents live in these

Census Tract Block Groups, of which 62,945 or 73% are predominantly comprised of members of low- and moderate-income households. Based on available data and mapping, the CDBG low- and moderate-income areas are primarily Hispanic.

**Geographic Distribution**

Target Area	Percentage of Funds
Citywide	94%
CDBG Eligible Areas	6%

Table 9 - Geographic Distribution

**\*Rationale for the priorities for allocating investments geographically**

For the 2024-2025 program year, the City will invest \$1,177,964 of CDBG funds and \$508,759.41 of HOME funds for a total of \$1,686,723.41 that will benefit low- and moderate-income people throughout the City. Of this amount, \$96,150, or 6 percent, of all resources will be invested in public service activities that exclusively benefits residents of the L/M Income Census Tract/Block Groups. Due to the nature of the projects and activities to be undertaken, investments in activities such as the Teen Center are generally limited to the eligible low- and moderate-income areas, while other projects and activities that benefit low- and moderate-income limited clientele are available citywide.

The City has applied for a Section 108 Loan that will result in an investment of \$5,740,140 towards four (4) public facility and infrastructure improvement projects. Of this amount, \$2,440,140, or 43 percent, of all Section 108 resources will be invested in three (3) public facility improvement projects that exclusively benefit residents of the L/M Income Census Tract/Block Groups. Due to the nature of these projects, investments in activities such as the Ramona Park, Jim Thorpe Park, and Eucalyptus Park are generally limited to the eligible low- and moderate-income areas, while other projects such as the Senior Center are available to elderly residents citywide.

**Discussion**

Based on the Strategic Plan, the City is allocating 100 percent of its CDBG funds (excluding Section 108 loan repayment and CDBG administration) as well as HOME funds for program year 2024-2025 to projects and activities that benefit low- and moderate-income people.



# Affordable Housing

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

### Introduction

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

### Expand the Supply of Affordable Housing

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

### Preserve the Supply of Affordable Housing

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

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

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

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

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

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	0
Non-Homeless	170
Special-Needs	0
<b>Total</b>	<b>170</b>

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

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	140
The Production of New Units	2
Rehab of Existing Units	28
Acquisition of Existing Units	0
<b>Total</b>	<b>170</b>

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

## Discussion

The Strategic Plan identifies a high priority need to expand the supply of affordable housing and a high priority need to preserve the supply of affordable housing. During the 2024-2025 program year, the City of Hawthorne will continue collaborating and coordinating with potential Community Development Housing Organizations (CHDO's) to invest HOME funds in the expansion and preservation of affordable housing units. The 2024-2025 Annual Action Plan allocates \$430,000 of CDBG funds to provide financial assistance to low- and moderate-income homeowners to help preserve their single-family homes in need of critical home improvements. In addition, the City intends to invest \$3,440,781.12 in HOME and \$200,000 in CDBG funds towards rehabilitating and modernizing its existing public housing stock. As it relates to expansion of affordable housing, the City plans to utilize \$1,311,078.38 in CDBG and \$1,054,710.41 of HOME funds to acquire and develop two (2) affordable owner-occupied housing units.

## **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 2024-2025 program year, LACDA will continue providing housing and public services to existing residents of the City of Hawthorne. LACDA takes in feedback of residents collected through resident surveys distributed throughout the City of Hawthorne to improve services.

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

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

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

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

### **Discussion**

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

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

### **Introduction**

Preventing and ending homelessness is a HUD priority addressed nationally through coordination of regional strategies carried out locally by government agencies and a wide variety of community-based organizations and faith-based groups. Consistent with this approach, the City of Hawthorne supports the efforts of The Los Angeles Homeless Service Authority (LAHSA), County Continuum of Care (CoC), and its member organizations that address homelessness throughout Los Angeles County. In alignment with this strategy, the City will use CDBG and HOME and other local funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Hawthorne for extremely low- and low-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 2024-2025 to add emergency and transitional shelter housing units through expedited construction or rehabilitation of facilities to accommodate homeless persons.

To reach out to unsheltered homeless persons and assess their individual needs for the purpose of connecting them with available emergency shelter and transitional housing resources, the City of Hawthorne, through its Housing Department provided information and referrals – primarily to LAHSA, United Way 2-1-1, and the organizations received CDBG funds for homelessness prevention activities.

During the 2024-2025 program year, the City will invest \$83,477 of CDBG funds to the following non-profit organizations that provide public services that prevent and eliminate homelessness:

- Family Promise of the South Bay: Transitional Shelter & Housing Case Management (15 persons assisted - \$19,390)
- New Star Family Center: Domestic Violence Services (22 persons assisted - \$21,813)
- The Richstone Family Center: Behavioral Therapy Services (24 persons assisted - \$20,359)
- Catholic Charities of Los Angeles: St. Margaret's Center Emergency Assistance (140 persons assisted - \$21,915)

## **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.

To address the emergency shelter and transitional housing needs of homeless persons, the City continues to support the Family Promise of the South Bay (FPOSB) which operates a transitional shelter for families that are homeless and provides case management services with the goal of helping 15 people to enter their own permanent housing.

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**

To address the needs of homeless families, families with children, veterans and their families, the City will continue to support the Family Promise of the South Bay (FPOSB) which operates a transitional shelter for families that are homeless and provides case management services with the goal of helping families enter their own permanent housing. Furthermore, the City intends to continue its support of Catholic Charities of Los Angeles' (CCLA) emergency assistance program that helps families that are at-risk of homelessness achieve stability by connecting them to the appropriate housing and utility resources based on their needs.

Additionally, the City's partnership with LAHSA provides intensive, field-based engagement services and support that meets clients and their families where they live. As a result, the City has been able to leverage its partnerships with the County agencies to bolster its homeless outreach efforts.

**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**

To help low-income individuals and families avoid becoming homeless, the City will continue its partnership with Catholic Charities of Los Angeles (CCLA) to connect residents at risk of becoming homeless to existing short-term housing and utility assistance programs based on their eligibility and need. In addition, the City intends to support both New Star Family Center (NSFC) and the Richstone Family Center (RFC) which provide a range of services to survivors of domestic violence and their children who are homeless or at-risk of homelessness after fleeing violent homes.

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or public systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting. Public institutions such as jails, hospitals, treatment facilities, mental health facilities, youth facilities, and foster care homes are central to limiting the creation of newly homeless persons upon discharge.

In California, discharge coordination and planning is largely unregulated unless county or municipal ordinances provide rules preventing public institutions from discharging people into homelessness. One of the goals included in the Los Angeles Ten Year Strategy to End Homelessness is to formalize protocols and improve the coordination of discharge planning among key institutional systems of care and supervision. The goal calls for the CoC to close the “revolving door” to homelessness so that new persons do not find themselves living in the community without the social and economic support necessary to access and maintain themselves in a safe environment.

The City coordinated with the CoC and other subrecipients receiving CDBG funds to ensure that its HUD-funded programs are targeted, to the greatest extent feasible, to address the discharge of persons from publicly funded institutions or systems of care so that these individuals and families have access to public services and affordable housing opportunities necessary to prevent homelessness. The City will continue to explore additional ways to prevent and address homelessness caused by discharge from public institutions.

## **Discussion**

The City will use CDBG, HOME and other local funds to support local service providers as well as City run programs to prevent homelessness and to expand the supply of affordable housing in Hawthorne for extremely low- and low-income residents

## 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 2021-2029 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 2021-2029 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.

The City's 2021-2029 Housing Element includes a goal to reduce or remove governmental and non-governmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible. More specifically, the following actions were identified:

- Review residential development standards, regulations, ordinances, departmental processing procedures, and permit fees related to construction and rehabilitation to determine any constraints on housing development and modify accordingly.
- Inform applicants on how to navigate the development review process and efficiently facilitate building permit and development plan processing for residential construction.
- Monitor state and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.
- Provide incentives and regulatory concessions for residential projects constructed specifically for low- and moderate-income households.
- Adopt plans and programs that support the provision of adequate infrastructure and public facilities

required to serve new housing.

## Discussion

To address housing affordability and the lack of monetary resources for affordable housing, the City will continue to leverage its CDBG and HOME funds to attract private and other available resources to incentivize the development of new affordable housing units and the preservation of existing affordable housing.

Through the City's Housing Rehabilitation Program, it will provide financial assistance to low- and moderate-income owners of single-family residences to help preserve homes that need critical home improvements. In addition, the City's Homebuyer Assistance program will provide financial assistance to income-eligible households to purchase a house. Lastly, the Acquisition, Rehabilitation, and Resale project will expand the supply of affordable housing for low- and moderate-income residents.



## **AP-85 Other Actions – 91.220(k)**

### **Introduction**

In the implementation of the 2024-2025 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 2024-2025 Action Plan in projects that provide public services to low- and moderate-income people and those with special needs, financial assistance to low- and moderate-income homeowners to preserve their residence, financial assistance to income eligible households to purchase a house, as well as projects that acquire, rehabilitate and resell housing units to low- and moderate-income residents. To address underserved needs, the City is allocating 100 percent of its non-administrative CDBG and HOME investments for program year 2024-2025 to projects and activities that benefit low- and moderate-income people or people presumed under HUD regulations to be low- and moderate-income.

### **Actions planned to foster and maintain affordable housing**

During the 2024-2025 program year, the City will invest CDBG funds to preserve and maintain affordable housing through the City's Housing Rehabilitation Program that will provide financial assistance to low- and moderate-income owners of single-family housing. In addition, the City will allocate CDBG and HOME funds to preserve and maintain affordable housing units for low- and moderate-income tenants. Lastly, CCLA's Emergency Assistance program furthers the aim of affordable housing by financially assisting low- to moderate-income residents who are at risk of experiencing homelessness through emergency rental and utility payments.

### **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 a continuum of housing and public service programs to prevent and eliminate homelessness; and
- Supporting public services for low- and moderate-income residents

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 CaWORKS, 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.

The Fair Housing Foundation (FHF) will assist low- and moderate-income households by providing guidance, services, and information regarding fair housing rights and help with addressing cases of housing discrimination. Additionally, FPOSB's program will be providing shelter (transitional housing) and case management services.

### **Actions planned to develop institutional structure**

The institutional delivery system in Hawthorne is high-functioning and collaborative—particularly the relationship between local government and the nonprofit sector comprised of a network of capable non-profit organizations that are delivering a full range of services to residents. Strong City departments anchor the administration of HUD grant programs and the housing, community and economic development activities that are implemented by the City support and enhance this existing institutional structure, the City of Hawthorne will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2024-2025 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. With improvements in technology, the City will

expand its outreach efforts to enhance coordination with public and private housing and social service agencies through social media platforms such as Facebook, Twitter, NextDoor, etc.

## **Discussion**

In the implementation of the 2024-2025 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

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

### Introduction

In the implementation of programs and activities under the 2024-2025 Annual Action Plan, the City of Hawthorne will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program and recapture requirements for the HOME program.

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

### Community Development Block Grant Program (CDBG) Reference 24 CFR 91.220(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 2024-2025 program year, the City of Hawthorne will implement homebuyer activities which will incorporate recapture requirements into written agreements and long-term affordability covenants as required by 24 CFR 92.254.

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

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

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

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

Periods of affordability. The HOME-assisted housing must meet the affordability requirements for not less than the applicable period specified in the following table, beginning after project completion. The per unit amount of HOME funds and the affordability period that they trigger are described in the table below:

Amount of HOME Assistance	Minimum Period of Affordability
Under \$15,000	5 years
\$15,000 to \$40,000	10 years
Over \$40,000	15 years

### Recapture

During the affordability period, if there is a property sale, transfer, or program default of the conditions of the promissory note or the Affordable Housing Restriction, the City will provide for the recapture of HOME funds in accordance with the following:

1. Upon the occurrence of a sale, transfer, or program default of the conditions of the promissory note or the Affordable Housing Restriction, the entire amount of the HOME Assistance provided by the City will be due to the City.
2. Notwithstanding the preceding, in the event that the Net Proceeds resulting from a sale are not sufficient to provide for the full return of the borrower's investment inclusive of the original down payment and capital improvements performed on the acquired property (subject to City verification and approval), then the borrower shall be entitled to recover their original down payment amount and City-approved capital improvement amounts before the City recapture of the HOME investment amount (the City HOME Assistance). For the purposes of this calculation, net proceeds shall mean the sales price minus the repayment of the Primary Loan undertaken to acquire the Property (other than HOME funds) and any closing costs. Capital improvements means those improvements legally made by Homeowner to the Property after the closing of Homeowner's purchase of the Property, with a minimum cost of Two Thousand Five Hundred Dollars (\$2,500) per item, and a useful remaining economic life of not less than five (5) years, as approved by the City and documented by invoices and receipts which the Homeowner certifies to be true and correct. In the event the net proceeds are not sufficient to repay the full amount of the HOME assistance plus enable the Qualified Homebuyer to recover their initial investment in the home and documented costs of any Capital Improvements, the Qualified Homebuyer shall share the Net Proceeds with the City. For the purpose of this provision, the "initial investment in the home" shall mean the Qualified Homebuyer's down payment. Share of Net Proceeds shall be calculated as set forth in the following mathematical formulas: [24 CFR 92.254\(a\)\(5\)\(ii\)\(A\)\(3\)](#)

$$\frac{\text{HOME investment}}{\text{HOME investment + homeowner investment}} \times \text{Net proceeds} = \text{HOME amount to be recaptured}$$

$$\frac{\text{homeowner investment}}{\text{HOME investment + homeowner investment}} \times \text{Net proceeds} = \text{amount to homeowner}$$

The affordability period will be evidenced by a promissory note, secured by a deed of trust or mortgage, which provides the affordability period and details the formula under which the HOME funds will be recaptured by the City.

The affordability period and recapture requirements will be evidenced by a deed restriction or covenant indicating the affordability period and restricting future sales.

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 2024-2025 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.

## Discussion



# APPENDIX A

## Citizen Participation





# APPENDIX B

Grantee Unique Appendices



# APPENDIX C

SF-424, SF-424D, & Certifications