



2025-2029 Consolidated Plan 2025-2026 Action Plan

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Executive Summary

ES-05 Executive Summary

Introduction

The City of Hawthorne has developed the 2025-2029 Consolidated Plan to guide the strategic investment of federal Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds. As required by the U.S. Department of Housing and Urban Development (HUD), the Consolidated Plan provides a comprehensive assessment of local housing and community development needs and establishes priorities, objectives, and strategies for addressing these needs over a five-year period from July 1, 2025 to June 30, 2030.

Each year, the City receives CDBG and HOME funds through a formula-based allocation from HUD. These funds are awarded to non-profit organizations, for-profit entities, and public agencies to support a variety of activities that align with the City's Consolidated Plan goals and address the high priority needs of low- and moderate-income residents.

Community Development Block Grant (CDBG)

The CDBG program, established under the Housing and Community Development Act of 1974, is a flexible federal funding source designed to address a wide range of housing and community development needs. HUD evaluates the City's Consolidated Plan and program performance based on three primary objectives: providing decent housing, creating suitable living environments, and expanding economic opportunities for low- and moderate-income households. To qualify for CDBG funding, each activity must meet one of the following national objectives:

- Benefit low- and moderate-income persons
- Prevent or eliminate slums and blight
- Address an urgent community development need (usually the result of a natural disaster or public health emergency)

HOME Investment Partnerships (HOME)

The HOME program, established under the Cranston-Gonzalez National Affordable Housing Act of 1990, is the largest federal program dedicated to affordable housing development. Designed to increase the supply of safe and affordable housing for low- and moderate-income households, the HOME program is often implemented in collaboration with non-profit housing developers, public agencies, and private entities. Eligible activities supported by HOME funds include new construction, acquisition, and rehabilitation of affordable housing, homebuyer assistance programs, and tenant-based rental assistance.

2025-2026 Program Year

For the 2025-2026 program year, the City anticipates receiving approximately \$1,177,964 in CDBG funds and \$508,759.41 in HOME funds. When combined with program income and available prior year resources, the 2025-2026 Action Plan will allocate a total of \$1,377,964 in CDBG funds and \$2,376,567.80 in HOME funds to support the following eligible activities to be implemented from July 1, 2025 through June 30, 2026.

2025-2026 CDBG Activities

Public Service Activities

Catholic Charities of Los Angeles: St. Margaret's Emergency Assistance	\$20,865.00
Family Promise of the South Bay: Shelter and Supportive Services	\$20,865.00
New Star Family Center: Domestic Violence Services	\$20,865.00
South Bay Workforce Investment Board: Teen Center	\$93,217.00
The Richstone Family Center: Behavioral Health Services	\$20,865.00
Sub-Total:	\$176,677.00

Capital Improvement Activities

City of Hawthorne: Alley Reconstruction	\$420,520.00
City of Hawthorne: Section 108 Loan Repayment	\$545,175.00
Sub-Total:	\$965,695.00

Program Administration Activities

City of Hawthorne: CDBG Administration	\$205,592.00
Fair Housing Foundation: Fair Housing Services	\$30,000.00
Sub-Total:	\$235,592.00

CDBG TOTAL: \$1,377,964.00

2025-2026 HOME Activities

Housing Activities

City of Hawthorne: Housing Rehabilitation Program	\$1,000,000.00
City of Hawthorne: Affordable Housing Development	\$885,384.80
Sub-Total:	\$1,885,384.80

Community Housing Development Organization (CHDO) Activities

TBD: CHDO Set-Aside <i>(includes PY21, 22, 23, 24, & 25)</i>	\$440,308.00
Sub-Total:	\$440,308.00

Program Administration Activities

City of Hawthorne: HOME Administration	\$50,875.00
Sub-Total:	\$50,875.00

HOME TOTAL: \$2,376,567.80

As of the date of the preparation of this draft document, HUD has not yet released the 2025-2026 Annual Allocations. For this reason, HUD has advised the City to prepare this draft document utilizing the current year annual allocation and include “contingency provision” language detailing how the City will adjust its proposed Plan once the actual allocation amounts become known. As such, the following methodology shall be employed if the City’s 2025-2026 annual allocation changes.

CDBG

- Should the CDBG allocation be greater than \$1,177,964:
 - The CDBG Administration budget will be increased to be compliant with the 20 percent cap for administrative activities
 - All public service activities will receive an equitable increase to be compliant with the 15 percent cap for public services activities
 - Balance of funds will be added to the City’s Alley Reconstruction activity
 - Funding levels for all outstanding activities will remain the same as proposed in the 2025-2026 Action Plan
- Should the CDBG allocation be less than \$1,177,964:
 - The CDBG Administration budget will be reduced to be compliant with the 20 percent cap for administrative activities
 - All public service activities will receive an equitable reduction to be compliant with the 15 percent cap for public services activities
 - Balance of funds will be deducted from the City’s Alley Reconstruction activity
 - Funding levels for all outstanding activities will remain the same as proposed in the 2025-2026 Action Plan

HOME

- Should the HOME allocation be greater than \$508,759.41:
 - The HOME Administration budget will be increased to be compliant with the 10 percent cap for administrative activities
 - The CHDO activity budget will be increased to be compliant with the 15% percent set-aside requirement
 - Balance of funds will be added to the City’s Housing Rehabilitation Program
- Should the HOME allocation be less than \$508,759.41:
 - The HOME Administration budget will be reduced to be compliant with the 10 percent cap for administrative activities
 - The CHDO activity budget will be reduced to be compliant with the 15 percent set-aside requirement
 - Balance of funds will be deducted from the City’s Affordable Housing Development project

Summary of the objectives and outcomes identified in the Plan needs assessment Overview

The 2025-2029 Consolidated Plan is grounded in a comprehensive, data-driven needs assessment and market analysis, combined with insights gathered from residents, community organizations, and other local stakeholders. This approach ensures that CDBG and HOME funds are directed toward high priority needs that align with the City’s goals.

Based on this, the City has identified six high priority needs, which will be addressed through six goals over the five-year period. These goals establish a clear framework for the allocation of CDBG and HOME funds which ensures that federal investments produce measurable and sustainable outcomes. Each goal is tied to specific outcome indicators which allow the City to track progress, assess performance, and evaluate the impact of HUD-funded activities. The following table summarizes the goals, priority needs, and expected five-year outcomes.

Goal Name	Category	Need(s) Addressed	Five Year Goal Outcome Indicator
Public Services	Non-Housing Community Development	Expand public services for LMI residents	Public service activities other than Low/Mod Income Housing Benefit: 1,525 Persons Assisted
Public Facilities & 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: 125,000 Persons Assisted Other: 5
Affordable Housing Preservation	Affordable Housing	Preserve the supply of affordable housing	Homeowner housing rehabilitated: 50 Households / Housing Units
Affordable Housing Development	Affordable Housing	Increase the supply of affordable housing	Homeowner housing added: 2 Households / Housing Units Rental housing rehabilitated: 2 Households / Housing Units
Fair Housing Services	Non-Housing Community Development	Ensure equal access to housing opportunities	Public service activities other than Low/Mod Income Housing Benefit: 1,250 Persons Assisted
Planning & Administration	All	All	Other: 5

Table 1 - Strategic Plan Summary

Evaluation of past performance

Over the 2020-2024 program years, the City successfully utilized CDBG and HOME funds to implement impactful housing and community development programs. All projects and activities included in the 2024-2025 Action Plan are underway and the final accomplishments will be reported as part of the City's Consolidated Annual Performance and Evaluation Report (CAPER). From 2020-2023, the investment of HUD funds, in combination with state and local resources, enabled the City and its partners to achieve the following:

- **Public Services:** Various non-profit organizations provided a range of services which assisted 1,245 Hawthorne residents.
- **Public Facilities & Infrastructure Improvements:** The City completed its alley reconstruction project which benefited 14,960 residents by providing them access to suitable alleyways that are used to access their properties and critical services such as the DMV.
- **Affordable Housing Preservation:** The City of Hawthorne's Housing Rehabilitation Program completed 17 projects to address deficient housing conditions and preserve the existing housing stock that is affordable to low- and moderate-income homeowners. In addition, the City renovated 18 rental units that are affordable to and occupied by low-income tenants.
- **Fair Housing:** The Fair Housing Foundation provided 810 residents with fair housing and landlord-tenant mediation services.
- **COVID-19 Response:** The City utilized CDBG-CV funds 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 component 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.

These efforts resulted in meaningful impacts for Hawthorne residents, particularly low- and moderate-income households. The successes and lessons learned from these programs serve as the foundation for the strategies outlined in the 2025-2029 Consolidated Plan.

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), businesses, civic leaders, and public or private agencies that address housing, health, social service, victim services, employment, or education needs of low-income individuals and families, homeless individuals and

families, youth and/or other persons with special needs. Information supplied by these community stakeholders, together with the data supplied by HUD resulted in a well-informed planning document that reflects the housing, community, and economic development needs and priorities for the City of Hawthorne over the next five years.

In accordance with the City's Citizen Participation Plan (CPP), residents and stakeholders were able to participate in the development of the 2025-2029 Consolidated Plan through surveys, community meetings, and public hearings. Efforts were made to encourage participation by low- and moderate-income persons, particularly those living in areas where HUD funds are proposed to be used, and by residents of predominantly low- and moderate-income neighborhoods. Efforts were made to encourage the participation of minorities and non-English speaking persons, as well as persons with disabilities. The consultation process included representatives of the CoC, PHA, and other specified groups who completed surveys, provided local data, and assisted the City to ensure practical coordination of strategies to maximize impact and to avoid duplication of effort.

Summary of public comments

As required by HUD regulations, all public comments received during the development of the 2025-2029 Consolidated Plan and 2025-2026 Action Plan are summarized in section PR-15 of this Plan as well as Appendix A.

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

The City considered and incorporated all feedback received throughout the planning process. No public comments were disregarded.

Summary

The 2025-2029 Consolidated Plan establishes a clear framework for the strategic use of CDBG and HOME funds to address high-priority community needs. All applications for funding through the City's Notice of Funding Availability (NOFA) process must align with at least one of the six Strategic Plan goals and their corresponding measurable objectives.

For the 2025-2026 program year, the City will allocate \$1,377,964 in CDBG and \$2,376,567.80 in HOME toward eligible activities designed to provide suitable affordable housing and improve the quality of life of its low- and moderate-income residents.

The Process

PR-05 Lead & Responsible Agencies

Describe agency/entity 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	Department of Housing
HOME Administrator	City of Hawthorne	Department of Housing

Table 2 – Responsible Agencies

Narrative

The City of Hawthorne Department of Housing serves as the lead agency responsible for the administration and oversight of the CDBG and HOME programs.

The Department of Housing ensures that CDBG and HOME investments align with community priorities, comply with HUD regulations, and are effectively managed to maximize impact. This includes planning, implementation, financial oversight, performance monitoring, and reporting. The department works closely with non-profit organizations, for-profit entities, and public agencies to administer funds in accordance with the City’s Consolidated Plan and Annual Action Plans.

To ensure strong governance and transparency, the City actively monitors funded activities, provides technical assistance to subrecipients, and conducts community engagement efforts to inform future funding priorities. This ongoing oversight ensures that CDBG and HOME funds are used to achieve measurable improvements in housing, infrastructure, and public services throughout Hawthorne.

Consolidated Plan Public Contact Information

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

PR-10 Consultation

Introduction

The City of Hawthorne conducted a comprehensive consultation process to ensure that the 2025-2029 Consolidated Plan reflects the needs and priorities of residents, service providers, and community stakeholders. In compliance with 24 CFR Part 91, the City engaged a wide range of public and private agencies, regional planning entities, and service providers that support low- and moderate-income residents, special needs populations, and individuals experiencing homelessness. The goal of this process was to enhance coordination among local government agencies, non-profits, housing developers, businesses, and service organizations to create a cohesive strategy for improving housing affordability, public services, public facilities, and infrastructure. To facilitate the consultation process, the City solicited feedback through the following methods:

- Community Survey (web-based and paper)
- Community meetings
- Stakeholder consultations
- Public hearings
- Receipt of written and oral comments

To gather the greatest breadth and depth of information, the City consulted with a wide variety of agencies, groups, and organizations concerning the housing, community, and economic development needs of the community.

Each of the agencies, groups, or organizations invited to consult and participate in the planning process is represented in Table 3. The input received from these consultations helped establish and inform the objectives and goals described in the Strategic Plan.

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

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

The City further recognizes the importance of continued coordination and alignment during the upcoming five-year planning period with these organizations and agencies. The City will reinforce these partnerships through the implementation of the Notice of Funding Availability (NOFA) process for CDBG and HOME 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

The Los Angeles County 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 regularly consults with the CoC to identify needs in the jurisdiction and its objectives to address the needs of different homeless populations, including chronically homeless families and individuals, families with children, veterans, unaccompanied youth, and persons at risk of homelessness. The City continues to coordinate with the CoC to clarify existing needs and objectives and identify opportunities for collaboration during the five-year planning process.

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

Although not a direct Emergency Solutions Grant (ESG) entitlement community, the City consulted with a number of housing, social services, governmental, and other entities involved in housing and community development in the City. Through these consultations, the City identified the holistic needs of the community, including those for extremely low-income households and homeless persons and how the City can continue to effectively coordinate with regional homeless service providers to best meet the needs of these populations. The CoC was consulted to discuss performance standards, outcome evaluation methodologies, and policies and procedures for the use of HMIS.

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

1	Agency/Group/Organization	Los Angeles Homeless Services Authority (LAHSA)
	Agency/Group/Organization Type	Continuum of Care; Services – Homeless; Regional Organization
	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 Anti-poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
2	Agency/Group/Organization	Los Angeles County Department of Child Protective Services
	Agency/Group/Organization Type	Child Welfare Agency; Services – Children; Services – Victims of Domestic Violence
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
3	Agency/Group/Organization	Los Angeles County Development Authority (LACDA)
	Agency/Group/Organization Type	PHA; Public Land Agency; Assisted Housing
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
4	Agency/Group/Organization	Children's Dental Health Clinic
	Agency/Group/Organization Type	Services – Children; Services – Health
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; 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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
5	Agency/Group/Organization	The Children's Clinic
	Agency/Group/Organization Type	Services – Children; Services – Health
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
6	Agency/Group/Organization	Hawthorne Veteran Affairs Commission
	Agency/Group/Organization Type	Services – Homeless Veterans
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy- Veterans; Non-Homeless Special Needs; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
7	Agency/Group/Organization	Steelworkers Oldtimers Foundation
	Agency/Group/Organization Type	Services-Elderly Persons Services-Persons with Disabilities

	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
8	Agency/Group/Organization	Harbor Regional Center
	Agency/Group/Organization Type	Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
9	Agency/Group/Organization	Watts Health Center
	Agency/Group/Organization Type	Services – Persons with HIV/AIDS; Services – Health
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
10	Agency/Group/Organization	County Public Health Department
	Agency/Group/Organization Type	Health Agency; Publicly Funded Institution; Services – Health; Lead-Based Paint
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
11	Agency/Group/Organization	Volunteers of America
	Agency/Group/Organization Type	Services – Homeless

	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
12	Agency/Group/Organization	South Bay Workforce Investment Board
	Agency/Group/Organization Type	Services – Employment; Regional Organization; Planning Organization; Services – Children
	What section of the Plan was addressed by Consultation?	Economic Development; 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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
13	Agency/Group/Organization	C-H #4 Residential Facility
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Non-Housing Community Development; Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
14	Agency/Group/Organization	Champions of Caring
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

15	Agency/Group/Organization	El Nido Family Centers
	Agency/Group/Organization Type	Services – Employment
	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
16	Agency/Group/Organization	Advantage
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
17	Agency/Group/Organization	Ashley's Place Adult Residential II
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
18	Agency/Group/Organization	EPI Center
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

19	Agency/Group/Organization	Piety and Emenogu-Work Skill Center
	Agency/Group/Organization Type	Services – Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
20	Agency/Group/Organization	Rosecrans Villa Residential Care
	Agency/Group/Organization Type	Services – Elderly Persons; Assisted Housing
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Housing Needs Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
21	Agency/Group/Organization	Moneta Gardens Improvements
	Agency/Group/Organization Type	Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
22	Agency/Group/Organization	Woodyear Home
	Agency/Group/Organization Type	Services – Elderly Persons; Services – Persons with Disability
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

23	Agency/Group/Organization	Los Angeles County Fire Department
	Agency/Group/Organization Type	County Government; Emergency Management Agency
	What section of the Plan was addressed by Consultation?	Non-Housing Community Development; Hazard Mitigation Plan
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
24	Agency/Group/Organization	New Star Family Center
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence
	What section of the Plan was addressed by Consultation?	Homeless Strategy; Non-Homeless Special Needs; 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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
25	Agency/Group/Organization	Family Promise of the South Bay
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Homelessness Strategy; Non-Homeless Special Needs;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
26	Agency/Group/Organization	Catholic Charities of Los Angeles
	Agency/Group/Organization Type	Services – Housing; Services – Homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy; Homelessness Strategy-Unaccompanied Youth; Anti-Poverty

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
27	Agency/Group/Organization	The Richstone Family Center
	Agency/Group/Organization Type	Services – Survivors of Domestic Violence; Services - Health
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
28	Agency/Group/Organization	WeeCare
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
28	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Services – Fair Housing; Civic Leader
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Market Analysis; Fair Housing Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
29	Agency/Group/Organization	Federal Emergency Management Agency (FEMA)
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
30	Agency/Group/Organization	FCC
	Agency/Group/Organization Type	Agency – Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
31	Agency/Group/Organization	Hawthorne School District
	Agency/Group/Organization Type	Publicly Funded Institution; Services – Education; Services – Children
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs; Homelessness Strategy; Anti-Poverty;
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
32	Agency/Group/Organization	Habitat for Humanity
	Agency/Group/Organization Type	Services – Housing
	What section of the Plan was addressed by Consultation?	Housing Needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
33	Agency/Group/Organization	Home Ownership for Personal Empowerment, Inc.

	Agency/Group/Organization Type	Assisted Housing; Services – Housing; Services – Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Needs assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
34	Agency/Group/Organization	County of Los Angeles Commission on HIV
	Agency/Group/Organization Type	Health Agency; Local Government; Services – Persons with HIV/AIDS
	What section of the Plan was addressed by Consultation?	Housing Needs Assessment; Non-Homeless Special Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
35	Agency/Group/Organization	Los Angeles County Regional Broadband Consortium
	Agency/Group/Organization Type	Narrowing the Digital Divide
	What section of the Plan was addressed by Consultation?	Broadband
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
36	Agency/Group/Organization	CA Department of Housing and Urban Development
	Agency/Group/Organization Type	State Government; Planning Organization; Regional Organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs

	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
37	Agency/Group/Organization	Hawthorne Office of Emergency Management
	Agency/Group/Organization Type	Emergency Management; Floodplain Management; Local Government
	What section of the Plan was addressed by Consultation?	Housing Need Assessment; Homelessness Strategy; Non-Housing Community Development Needs
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.
38	Agency/Group/Organization	Hawthorne Chamber of Commerce
	Agency/Group/Organization Type	Business Leader
	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?	To obtain a comprehensive assessment of the needs and priorities within the community, the Consolidated Plan process included consultation and engagement with City residents, service providers, and other stakeholders through surveys, meetings, and email.

Table 3 - Agencies, groups, and organizations who participated

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

The City maintains a list of agencies, organizations and other stakeholders that have expressed an interest in the City's CDBG and HOME programs and invited representatives from each entity to participate at multiple points in the planning process. All agencies were strongly encouraged to attend community meetings and participate in surveys.

Any agency or organization that was not consulted and would like to be included in the City's list of stakeholders, the agency or organization may contact the Department of Housing 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)	Consultation with the CoC indicates that the City’s Consolidated Plan goals are consistent with the CoC’s strategies.
City of Hawthorne 2021-2029 Housing Element	City of Hawthorne	The goals included in the Consolidated Plan are consistent with the Housing Element policies and objectives.

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(I))

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 and HOME 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 subrecipients, social service agencies, businesses, and housing developers to ensure that where there are job opportunities for low-income individuals in connection with HUD-assisted projects, information is disseminated through appropriate channels consistent with the objectives of Section 3 of the Housing and Community Development Act of 1968.

PR-15 Citizen Participation

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

Summarize citizen participation process and how it impacted goal setting

The City of Hawthorne conducted a comprehensive citizen participation process to ensure that the 2025-2029 Consolidated Plan accurately reflects community needs and priorities. The public engagement process was designed in accordance with the City's Citizen Participation Plan (CPP) and HUD regulations (24 CFR 91.105), ensuring that residents, local organizations, and community stakeholders had meaningful opportunities to participate in shaping the City's housing and community development strategies.

The Department of Housing led outreach efforts, emphasizing broad public engagement, particularly among low- and moderate-income residents, individuals with disabilities, racial and ethnic minorities, non-English-speaking populations, and public housing residents. The City also actively consulted with local and regional institutions, businesses, developers, non-profit and faith-based organizations, the Continuum of Care (CoC), and philanthropic entities to ensure a coordinated and holistic approach to addressing housing and community development needs.

To identify and prioritize community needs, the City developed and distributed a survey to gather input on housing, community, and economic development needs. The survey was available in English and Spanish, accessible online and in paper format, and posted at various public facilities to maximize accessibility.

The City hosted three community meetings on September 26, 2024, September 27, 2024, and November 19, 2024 where residents and stakeholders participated in interactive discussions and provided feedback on local housing and community development needs.

In compliance with 24 CFR 91.105(e)(1)(ii), the City conducted three public hearings at different stages of the planning process. The first public hearing was convened on September 10, 2024 and focused on reviewing program performance. A draft of the 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review from August 26, 2024 to September 10, 2024, but no public comments were received. The second public hearing on October 22, 2024 allowed residents to voice their priorities for funding allocation and the strategies the City should pursue in the 2025-2029 Consolidated Plan. No public comments were received.

Subsequently, the City made the draft 2025-2029 Consolidated Plan and 2025-2026 Action Plan available for public review and comment from March 21, 2025, to April 22, 2025. Residents were invited to review the draft documents and to attend the Public Hearing on April 22, 2025, or submit written comments concerning the housing and community development needs, proposed projects and activities, as well as proposed strategies and actions for affirmatively furthering fair housing.

Citizen Participation

	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	Internet Outreach	Non-targeted/broad community	The Community Survey was available online and in paper format at various City facilities from September 16, 2024, to January 15, 2025. The City advised residents and stakeholders of the availability of the survey via email, posting on social media channels, and announcements at City Council meetings.	The purpose of the survey was to allow all residents and stakeholders the opportunity to provide their assessment of the level of need in Hawthorne for a variety of housing, community and economic development activities. In total, 43 residents and 29 stakeholders completed the survey.	All survey responses were accepted and incorporated into the survey results.	N/A
2	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Community Meeting on September 26, 2024, at 6:00 pm via Microsoft Teams.	Stakeholders and residents in attendance participated in interactive discussions on priority housing and community development needs.	All comments were accepted.	N/A

	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	Public Meeting	Minorities Persons with disabilities Non-targeted/broad community	Community Meeting on September 27, 2024, at 10:00 am at City Hall.	Stakeholders and residents in attendance participated in interactive discussions on priority housing and community development needs.	All comments were accepted.	N/A
4	Newspaper Ad	Non-targeted/broad community	Notice of the 15-day public review and comment period for the draft 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER). The Public Notice was published on August 22, 2024, and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide oral comments.	No comments were received.	No comments were received.	N/A

	Mode of Outreach	Target of Outreach	Summary of Response/attendance	Summary of Comments received	Summary of comments not accepted and reasons	URL (If applicable)
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on September 10, 2024, to receive comments on the draft 2023-2024 Consolidated Annual Performance and Evaluation Report (CAPER) prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A
6	Newspaper Ad	Non-targeted/broad community	Notice inviting residents and stakeholders to a public hearing to provide comments concerning priority housing and community development needs and strategies.	No comments were received.	No comments were received.	N/A
7	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on October 22, 2024, at 6:00 p.m. to receive comments concerning priority housing and community development needs, review of program performance, and strategies for affirmatively furthering fair housing.	No comments were received.	No comments were received.	N/A

	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	Newspaper Ad	Non-targeted/broad community	Notice of the 30-day public review and comment period for the draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan. The Public Notice was published on March 20, 2025, and invited interested parties to review the draft documents. Residents and stakeholders were also invited to a public hearing to provide oral comments.	TBD	TBD	N/A
9	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on April 22, 2025, at 6:00 p.m. to receive comments on the draft 2025-2029 Consolidated Plan and 2025-2026 Annual Action Plan prior to adoption and submission to HUD.	TBD	TBD	N/A

Table 5 - Citizen Participation Outreach

Needs Assessment

NA-05 Overview

Needs Assessment Overview

The Needs Assessment section of the Consolidated Plan examines the housing, homelessness, non-homeless special needs, and non-housing community development needs of the City of Hawthorne. This analysis serves as the foundation for understanding the City's most pressing challenges and prioritizing the allocation of resources to address these needs over the next five years.

The **housing needs assessment** evaluates the prevalence of housing problems experienced by households across different income levels, tenures, and household types. It also identifies disproportionate housing needs among racial and ethnic groups and highlights the specific needs of public housing residents.

The **homeless needs assessment** describes the nature and extent of sheltered and unsheltered homelessness to inform the City's strategy to address homelessness.

The **non-homeless special needs assessment** focuses on residents who require supportive housing and services due to factors such as age, disability, and other vulnerabilities. These populations include elderly residents, individuals with disabilities, those recovering from substance use disorders, persons living with HIV/AIDS, and survivors of domestic violence.

The **non-housing community development needs assessment** evaluates the demand for public facilities, infrastructure improvements, and public services that primarily benefit low- and moderate-income residents.

Methodology

To assess community needs, the City of Hawthorne utilized a combination of quantitative data and qualitative input obtained through robust community engagement efforts. The key sources of data include:

- American Community Survey (ACS), 2016-2020 5-year estimates
- Comprehensive Housing Affordability Strategy (CHAS), 2016-2020 5-year estimates
- 2024 Point-In-Time (PIT) Homeless Count
- State of California Department of Justice (2022)
- National Crime Victimization Survey (2022)
- Consultations with local stakeholders, service providers, and housing authorities
- Feedback from residents through public meetings and surveys

This report utilizes the 2016-2020 ACS and CHAS 5-year estimates as they are the most current data sets supplied through HUD's eCon Planning Suite.

Consolidated Plan Survey for Residents and Stakeholders

The City of Hawthorne conducted a needs assessment survey to complement quantitative data with community input. The survey, available online in English and Spanish, was distributed through email and social media channels. A total of 43 residents and 29 organizations participated, providing valuable insights into priority needs across public facilities, infrastructure improvements, housing, public services, and economic development. These results are integrated throughout the Needs Assessment and Market Analysis of Consolidated Plan to ensure alignment with community priorities.

NA-10 Housing Needs Assessment

Summary of Housing Needs

When evaluating the housing needs of residents in the City of Hawthorne, the Consolidated Plan describes housing needs according to income level, tenure, and household types. This analysis is based on ACS and CHAS data, summarized in Tables 6-13 below.

An overview of the number of households by income level and household type is provided in Table 7. Household types include small families (2-4 related members), large families (5 or more related members), elderly households (at least one person aged 62 and older), and households with young children (at least one person aged 6 and under). Income levels correspond with HUD Adjusted Median Family Income (HAMFI), or Area Median Income (AMI), defined as follows:

- **Extremely low-income (0-30 percent of AMI):** 6,680 households
- **Low-income (31-50 percent of AMI):** 5,050 households
- **Moderate-income (51-80 percent of AMI):** 6,900 households
- **Middle-income (81-100 percent of AMI):** 3,060 households
- **Above Middle (>100 percent of AMI):** 6,370 households

Tables 8-13 detail the housing problems faced by households, categorized by tenure (renter or owner), income level, and household type. Housing problems are assessed based on cost burdens, overcrowding, and substandard housing conditions, as defined by HUD:

- **Cost Burden:** Households spending more than 30 percent of their gross income on housing costs (rent plus utilities for renters, and mortgage payments, taxes, insurance, and utilities for owners). Severe cost burdens occur when households spend more than 50 percent of their gross income on housing costs.
- **Overcrowding:** Households with more than 1 person per room, excluding bathrooms, porches, foyers, halls, or half-rooms. Severe overcrowding occurs when households have more than 1.5 persons per room.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.

Between 2010 to 2020, the City's population fell by 1 percent, from 86,565 to 85,410, while the number of households decreased by 4 percent, from 29,160 to 28,055. During this same period, the median income rose by 30 percent, from \$44,504 to \$57,849. Despite these economic gains, housing costs have risen more rapidly than income, making it increasingly difficult for many residents to secure adequate and affordable housing.

Of the 18,630 low- and moderate-income households (≤ 80 percent of AMI) in the City of Hawthorne, 14,350 households (77 percent) experience at least one housing problem, and 10,435 households (56 percent) are affected by one or more severe housing problems.

Housing cost burdens are the most prevalent housing problem, particularly among extremely low-income renters (≤ 30 percent of AMI). Of the 6,680 extremely low-income households, 5,975 are cost burdened, with 1,435 of these facing severe cost burdens.

Renters are disproportionately impacted, with 61 percent (880 households) experiencing severe cost burdens, compared to 39 percent of homeowners (555 households). Single-person households and elderly households represent the largest share of renters facing severe cost burdens.

Overcrowding is another significant housing problem, particularly for renters and large families. Among the 4,029 low- and moderate-income households (\leq 80 percent of AMI) that are overcrowded, 96 percent are renters (3,870 households). Large family households that rent are the most affected, accounting for 76 percent (3,065 households) of overcrowded low- and moderate-income households.

Although less common, substandard housing conditions remain a concern, affecting 1,020 renters. Addressing these challenges will require a coordinated and comprehensive approach to expand affordable housing options, preserve existing housing stock, and support vulnerable populations in the City of Hawthorne.

Demographics	Base Year: 2010	Most Recent Year: 2020	% Change
Population	86,565	85,410	-1%
Households	29,160	28,055	-4%
Median Income	\$44,504.00	\$57,849.00	30%

Table 6 – Housing Needs Assessment Demographics

Data Source: 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	>100% AMI
Total Households	6,680	5,050	6,900	3,060	6,370
Small Family Households	2,600	2,440	3,130	1,610	3,360
Large Family Households	705	785	1,025	390	720
Household contains at least one person 62-74 years of age	1,250	785	1,100	570	1,245
Household contains at least one-person age 75 or older	610	370	290	195	495
Households with one or more children 6 years old or younger	1,675	1,325	1,650	334	679

Table 7 – Total Households

Data Source: 2016-2020 CHAS

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	320	340	320	40	1,020	0	0	0	0	0
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	670	500	515	125	1,810	0	0	10	40	50
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	450	730	750	145	2,075	35	20	95	125	275
Housing cost burden greater than 50% of income (and none of the above problems)	3,595	930	55	0	4,580	525	355	230	110	1,220
Housing cost burden greater than 30% of income (and none of the above problems)	395	1,415	1,585	125	3,520	60	120	330	320	830
Zero/negative Income (and none of the above problems)	280	0	0	0	280	75	0	0	0	75

Table 8 – Housing Problems 1

Data Source: 2016-2020 CHAS

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	5,035	2,500	1,635	310	9,480	555	375	335	275	1,540
Having none of four housing problems	800	1,730	3,920	1,555	8,005	290	445	1,005	920	2,660
Household has negative income, but none of the other housing problems	0	0	0	0	0	0	0	0	0	0

Table 9 – Housing Problems 2

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	2,335	1,675	910	4,920	165	215	340	720
Large Related	540	455	200	1,195	135	70	80	285
Elderly	1,050	480	90	1,620	260	185	79	524
Other	1,435	855	765	3,055	55	10	75	140
Total need by income	5,360	3,465	1,965	10,790	615	480	574	1,669

Table 10 – Cost Burden > 30%

Data Source: 2016-2020 CHAS

	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	0	0	365	365	150	200	0	350
Large Related	0	0	75	75	135	30	10	175
Elderly	880	235	0	1,115	230	120	34	384
Other	0	1,340	440	1,780	40	0	0	40
Total need by income	880	1,575	880	3,335	555	350	44	949

Table 11 – Cost Burden > 50%

Data Source: 2016-2020 CHAS

	Renter					Owner				
	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	1,040	1,125	900	165	3,230	35	4	10	100	149
Multiple, unrelated family households	60	205	410	49	724	0	15	95	69	179
Other, non-family households	90	30	10	60	190	0	0	0	0	0
Total need by income	1,190	1,360	1,320	274	4,144	35	19	105	169	328

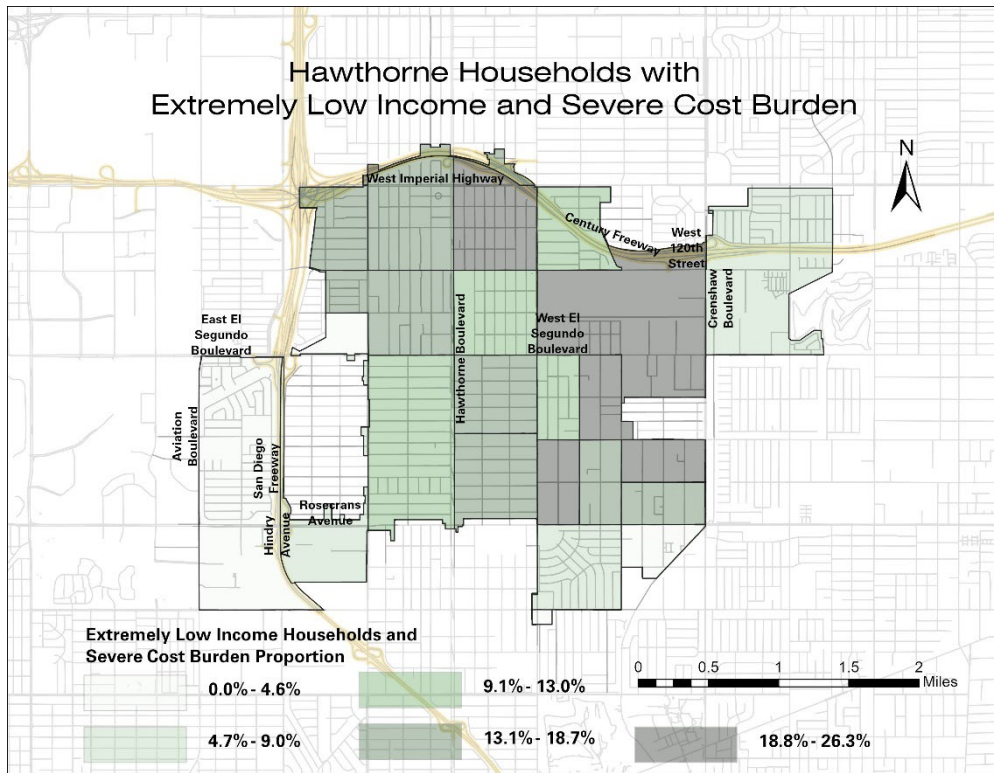
Table 12 – Crowding Information – 1/2

Data Source: 2016-2020 CHAS

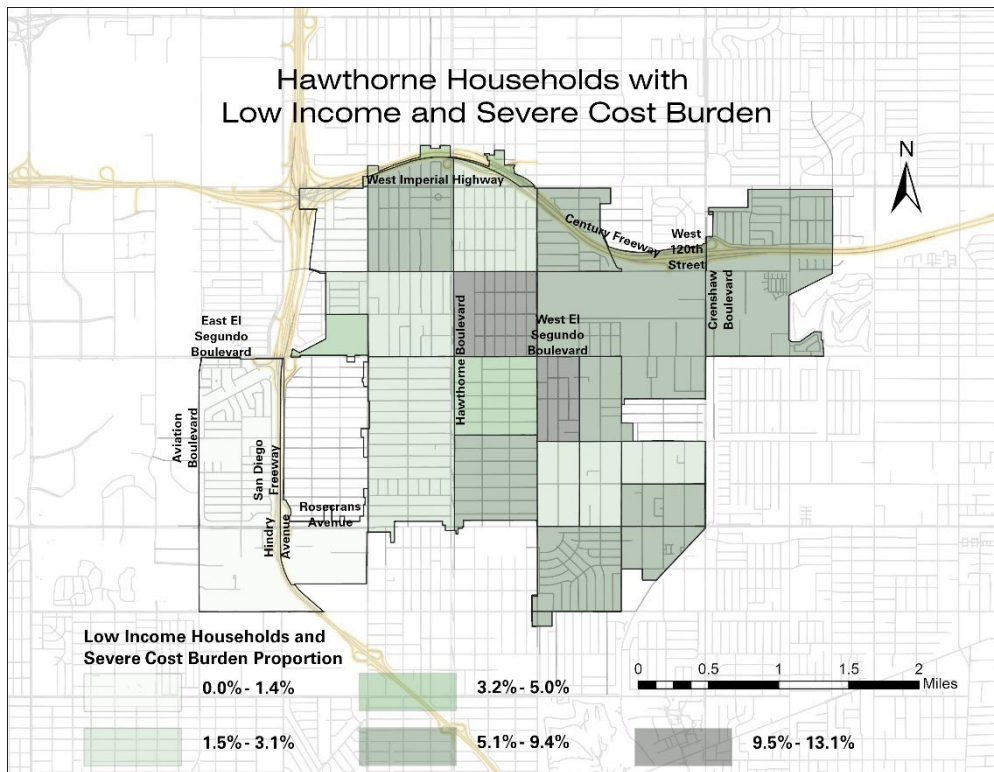
	Renter				Owner			
	0-30% AMI	30-50% AMI	50-80% AMI	Total	0-30% AMI	30-50% AMI	50-80% AMI	Total
Households with children 6 years of age or younger present	1,550	1,235	1,355	4,140	125	90	140	355

Table 13 - Households with children under the age of 6

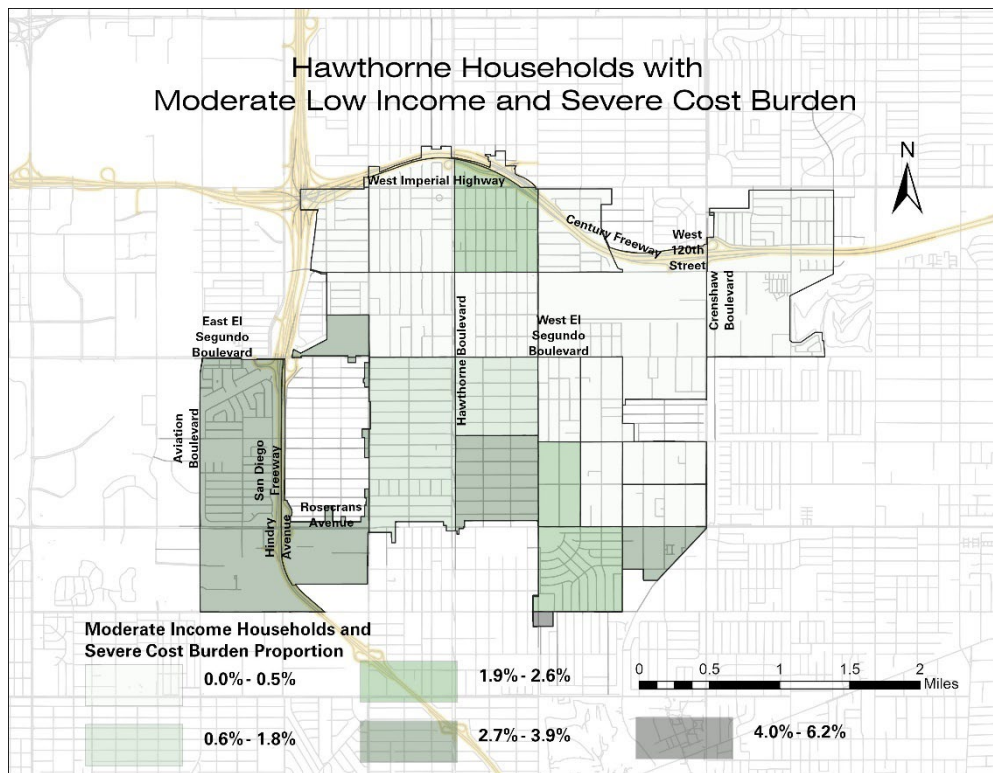
Data Source: 2016-2020 CHAS



Map 1 – Households with Extremely Low income and Severe Cost Burden



Map 2 – Households with Low Income and Severe Cost Burden



Map 3 – Households with Moderate income and Severe Cost Burden

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

Based on 2016-2020 ACS data (S2501), the City of Hawthorne has 7,553 single-person households, accounting for approximately 27 percent of all households. Among them, 20 percent are homeowners (1,509 households), while 80 percent are renters (6,044 households). Single-person households face distinct housing challenges, largely stemming from limited earning potential and a shortage of smaller, affordable housing options such as studios and one-bedroom apartments. Rising housing costs relative to their income exacerbates these issues, often leading to housing cost burdens.

Housing cost burdens represent the most pressing issue for single-person households. Table 10 reveals that 3,195 single-person households (categorized as “other”) experience cost burdens, with renters comprising 96 percent (3,055 households) and homeowners making up the remaining 4 percent (140 households). Severe cost burdens, as shown in Table 11, affect 1,820 single-person households, with renters again representing the majority at 98 percent (1,780 households) and homeowners 2 percent (40 households).

Extremely low- and low-income single-person renters (\leq 50 percent of AMI) are particularly vulnerable to housing instability due to their limited capacity to absorb rising rental costs, unexpected financial emergencies, or other economic pressures. Although single-person homeowners may also experience financial strain, their housing costs tend to be more stable and predictable, making them less susceptible to immediate displacement.

While single-person households, by definition, do not experience overcrowding, substandard housing conditions remain a concern. Table 8 shows that 1,020 renters lack complete plumbing or kitchen facilities. Although not explicitly broken down by household size, it is reasonable to infer that a portion of single-person households reside in substandard housing conditions.

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

Families with Disabled Members

According to the 2016-2020 ACS data (S1810), approximately 7,914 individuals in the City of Hawthorne have a disability, representing about 9 percent of the total population. Nearly one third (32 percent or 2,517 residents) of City's disabled population are 65 and older, demonstrating a strong correlation between age and disability, and highlighting the heightened vulnerability faced by elderly residents with disabilities.

Adults with disabilities encounter unique obstacles to independent living, including limited employment opportunities, high healthcare costs, and the need for housing with accessibility modifications. These factors leave families with disabled members particularly susceptible to housing cost burdens, especially those on fixed incomes or with limited earning potential. Additionally, these households often reside in housing units that lack adequate accessibility features such as ramps, widened doorways, and sensory adaptations, further compounding their housing challenges. Consequently, families with disabled members are more likely to experience at least one housing problem, including cost burdens, overcrowding, or substandard housing.

Survivors of Domestic Violence, Dating Violence, Sexual Assault, and Stalking

Survivors of domestic violence and related crimes often face immediate and life-threatening risks to housing stability. In 2022, the Hawthorne Police Department responded to 419 domestic violence related calls, signaling that housing assistance may be necessary for these households (State of California Department of Justice). However, this figure likely underrepresents the true scale of need, as the 2022 National Crime Victimization Survey indicates that only 53 percent of domestic violence incidents and 21 percent of sexual assaults are reported. Based on these trends, the actual need for housing assistance among survivors is likely much higher.

Survivors fleeing abusive relationships and violent homes face challenges such as loss of economic support, limited access to affordable housing, and the need for safe and stable living arrangements. These factors increase the likelihood of experiencing housing cost burdens and resorting to overcrowded or unsafe housing situations. As a result, this places survivors at elevated risk of homelessness and highlights the need for immediate access to emergency shelters, transitional housing, and permanent supportive housing solutions.

What are the most common housing problems?

The most prevalent housing problem in the City of Hawthorne is housing cost burden, which occurs when households spend more than 30 percent of their gross income on housing expenses. This issue is largely driven by a combination of rising housing costs and slower income growth for many residents. Table 10 reveals that 12,459 low- and moderate-income households (≤ 80 percent of AMI) experience cost burdens. Renters are disproportionately affected, representing 87 percent (10,790 households) of this group, while homeowners make up the remaining 13 percent (1,669 households). Among renters, individuals living alone (3,055 households) and small families (4,920 households) are most significantly impacted. Extremely low-income households (≤ 30 percent of AMI) face the highest prevalence of housing cost burdens, reflecting persistent affordability challenges.

Severe cost burdens, where households spend more than 50 percent of their gross income on housing, impact 4,284 low- and moderate-income households (≤ 80 percent of AMI). Table 11 shows that 2,455 extremely low- and low-income renters (≤ 50 percent of AMI) are most affected, with single-person households (1,340) and elderly households (1,115) disproportionately impacted. Among homeowners, elderly households face the highest incidence of severe cost burdens, with 384 households impacted. These financial challenges are particularly acute for seniors on fixed incomes, who often struggle to maintain or adapt their homes to meet their evolving needs.

Overcrowding, defined as a household with more than one person per room, is the second most common housing problem in the City. Table 12 indicates that 4,029 low- and moderate-income households (≤ 80 percent of AMI) experience overcrowding, with renters accounting for the majority (96 percent or 3,870 households). Single family renters (3,065 households) are particularly affected. Moreover, it is important to note that overcrowding exclusively impacts other, non-family renters, demonstrating that single-person renters are often compelled to share housing with unrelated individuals to reduce costs. This illustrates how the ongoing shortage of adequately sized housing options that are affordable forces families and individuals to reside in units that fail to meet their spatial needs.

Severe overcrowding, defined as more than 1.5 persons per room, impacts 1,695 low- and moderate-income households (≤ 80 percent of AMI). Table 8 shows this issue is especially pronounced among renters (1,685 households), who are often compelled to share housing with unrelated individuals to reduce housing costs. Overcrowded non-family households (190) being unique to renters only further illustrates the extent of this issue and highlights the challenges caused by the lack of affordable, adequately sized rental housing options.

Substandard housing, characterized by the lack of complete kitchen or plumbing facilities, is less common but remains a concern. Table 8 indicates that 1,020 households citywide are affected, with renters disproportionately impacted as they comprise 100 percent of these cases. Extremely low- and low-income households are particularly at risk, as they are less likely to have the financial means to afford necessary repairs or move to better housing.

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

Of the 18,630 low- and moderate-income households (\leq 80 percent of AMI) in the City of Hawthorne, 14,350 households (77 percent) experience at least one housing problem. Extremely low- and low-income households (\leq 50 percent of AMI) are the most affected, accounting for 73 percent (10,460 households) of all low- and moderate-income households with housing problems.

Extremely low- and low-income renters (\leq 50 percent of AMI) are particularly impacted by severe housing problems compared to homeowners. Of the 11,730 extremely low- and low-income households with at least one severe housing problem, 86 percent are renters (10,065 households), while 14 percent are homeowners (1,665 households).

Insights from Table 11 reveal that low- and moderate-income (\leq 80 percent of AMI) renters are over three times as likely to experience severe cost burdens. Of the 4,284 low- and moderate-income households facing severe cost burdens, 78 percent are renters (3,335 households), while 22 percent are homeowners (949 households). Among renters, non-related individuals (1,780 households) represent the largest share. For these households, limited financial resources and high housing costs relative to their income result in severe cost burdens. To reduce expenses, unrelated individuals often share undersized units, leading to overcrowded living arrangements.

Overcrowding is another major issue that primarily affects renters. Table 12 indicates that of the 4,029 low- and moderate-income households (\leq 80 percent of AMI) experiencing overcrowding, 96 percent are renters (3,870 households). Single family renters (3,065 households) are particularly at risk, often living in units that are too small to meet their needs or sharing housing to offset high rental costs. These families face additional challenges due to the lack of affordable multi-bedroom housing units, which leads to higher rates of overcrowding as they struggle to find appropriately sized housing within their financial means.

Elderly households and households with disabled members also face distinct challenges related to affordability and accessibility. Many in these groups rely on limited or fixed incomes, such as Social Security Income (SSI) or Social Security Disability Insurance (SSDI), which do not keep pace with the rising cost of living in Hawthorne. For example, in 2024 the maximum SSI payment for an individual was \$943 per month, while the average rent for a one-bedroom unit is approximately \$1,711. This means that SSI only covers about half of the cost of rent, which increases their likelihood of experiencing cost burdens. Table 7 indicates there are 4,405 low- and moderate-income elderly households, highlighting those that are most vulnerable to severe cost burdens. These financial constraints leave many elderly and disabled homeowners struggling to maintain or adapt their homes to meet their evolving needs, while renters in these groups face added difficulties finding accessible housing units that are also affordable.

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

Low-income individuals and families with children in Hawthorne face significant challenges in maintaining stable housing. The leading indicators of risk for homelessness include income constraints, severe cost burdens, and household type. Households at imminent risk of homelessness are often extremely low-income, relying on fixed incomes or inconsistent wages from part-time or low-wage jobs. Due to these financial constraints, these households frequently experience severe cost burdens, leaving little room for essential expenses like food, transportation, and healthcare. Single-person and single-parent households are particularly vulnerable, as they often lack financial reserves or shared income resources to cover unexpected costs such as medical bills or car repairs, which increase their likelihood of displacement.

According to Table 11, there are 3,360 extremely low- and low-income households (\leq 50 percent of AMI) in the City that experience severe cost burdens, with 73 percent being renters (2,455 households) and 27 percent homeowners (905 households). These renters are especially susceptible to rising rental costs, stagnating wages, and a limited supply of affordable housing. These pressures place many of these households at imminent risk of being evicted. While homeowners also face financial strain, their predictable housing costs make them slightly less vulnerable to immediate displacement.

Families with children, particularly single-parent households, face heightened risks due to limited earning potential and higher overall expenses, including childcare and education-related costs. As shown in Table 13, there are 3,000 extremely low- and low-income households with at least one child under six years old, with 93 percent being renters (2,785 households) and 7 percent homeowners (215 households). For these families, even minor financial setbacks, such as reduced work hours or unexpected medical expenses, can lead to eviction and increase their likelihood of entering emergency shelters or becoming unsheltered.

Formerly homeless individuals and families receiving rapid re-housing assistance face ongoing risks of returning to homelessness, especially as their assistance nears termination. While these programs play a vital role in providing short-term relief, they may not fully address the underlying factors that lead to homelessness. Many participants remain financially vulnerable, as they are employed in low-wage or part-time jobs. These households often transition into housing that is affordable only with assistance, leaving them unable to sustain their housing once subsidies end. Barriers such as poor credit, histories of evictions, and a lack of savings further exacerbate their risk of falling back into homelessness without continued support.

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

The City of Hawthorne utilized HUD-defined thresholds for income levels, household types, and housing problems to identify populations at risk of homelessness (as defined at 24 CFR 91.5). Estimates of households meeting these criteria were derived by using the ACS and CHAS data, supplemented by locally available information, to ensure a comprehensive and accurate assessment.

In Hawthorne, extremely low-income renters (≤ 30 percent of AMI) who are severely cost burdened are identified as the population most at-risk of homelessness. These households are particularly vulnerable due to their limited financial resources, which leaves them unable to absorb rising rental costs or handle unexpected financial setbacks. Furthermore, extremely low-income single-parent households and elderly individuals living alone face heightened risks, as these groups often have higher expenses and lack shared income resources to manage emergencies.

This methodology ensures that the operational definition of at-risk populations aligns with HUD guidelines and reflects local housing needs. By adopting a data-driven and localized approach, the City can prioritize resources effectively and develop targeted strategies to mitigate risks for its most vulnerable residents.

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

Several housing characteristics are strongly associated with housing instability and an elevated risk of homelessness. These factors include:

1. **Income Constraints:** Household income is a foundational determinant of housing stability. Extremely low-income households (≤ 30 percent of AMI) face inherent instability due to limited financial resources, often struggling to afford even the least expensive housing in the City's high-cost market. The shortage of affordable housing exacerbates this issue, compelling many of these households to live in overcrowded or substandard conditions, or pay rents they cannot sustainably afford. These households also frequently lack financial reserves to weather unexpected hardships such as job loss or medical expenses, which leaves them particularly vulnerable to eviction, displacement, and homelessness.
2. **Housing Tenure:** Renters experience significantly higher rates of housing problems compared to homeowners. The City's competitive rental market worsens these challenges by exposing renters to rising rents, stringent screening criteria, and limited availability of units. Renters with poor credit histories or prior evictions are disproportionately impacted, leaving them more susceptible to housing instability and homelessness. In contrast, homeowners typically benefit from more predictable housing costs, which reduce their risk of immediate displacement.
3. **Household Type:** Certain household types encounter unique challenges that elevate their risk of instability. Single-person households, often without financial safety nets

or shared income resources, are particularly vulnerable to sudden income shocks or rising housing costs. This issue is magnified for single-parent households who also face higher childcare costs, which makes maintaining stable housing especially difficult. Elderly residents and individuals with disabilities, especially those on fixed incomes, are also at risk when affordable housing options fail to meet their accessibility needs.

4. **Housing Cost Burden:** Severely cost burdened households spending more than 50% of their gross monthly income on housing are at heightened risk of instability. These households often struggle to cover basic needs like food, transportation, and healthcare and are particularly vulnerable to eviction or foreclosure when faced with unexpected expenses or income disruptions.
5. **Overcrowding:** Overcrowded housing conditions are common among low-income households, particularly renters and large families. Economic necessity often forces multiple families or unrelated individuals to share living spaces to offset high housing costs. Overcrowding can strain household dynamics, lower quality of life, and increase the likelihood of displacement due to conflicts or landlord actions.
6. **Substandard Housing Conditions:** Housing units lacking complete plumbing or kitchen facilities, or those with significant structural issues, contribute to housing instability. Homeowners with limited financial resources may struggle to afford necessary repairs, increasing their risk of displacement if the property becomes uninhabitable. Renters are especially vulnerable, as landlords may fail to address deficiencies, forcing tenants to relocate and destabilizing their housing situation.

Based on these characteristics, extremely low-income renters (≤ 30 percent of AMI) who are severely cost burdened are most at-risk of becoming homeless.

Discussion

Based on this analysis, the most significant housing needs exist for an estimated 4,284 low- and moderate-income households (≤ 80 percent of AMI) who are severely cost burdened, particularly 3,335 renters. Among these households, the 2,455 extremely low- and low-income renters (≤ 50 percent of AMI) who are severely cost burdened face the greatest risk of housing instability and becoming homeless. These findings emphasize the need to prioritize housing assistance for the most vulnerable populations in Hawthorne, particularly extremely low- and low-income renters that are severely cost burdened.

NA-15 Disproportionately Greater Need: Housing Problems

Introduction

This section evaluates whether specific racial and ethnic groups in the City of Hawthorne experience a disproportionately greater need for housing assistance by analyzing the prevalence of housing problems across various income levels. The analysis compares the rate of housing problems faced by racial and ethnic groups to determine if any group experiences these issues at significantly higher rates than the overall population within the same income category.

According to HUD, a disproportionately greater need exists when a racial or ethnic group experiences housing problems at a rate 10 percentage points or more above the average for all households at the same income level. For example, if 60 percent of all low-income households experience a housing problem, but 70 percent of low-income Hispanic households face the same issue, then low-income Hispanic households would be considered to have a disproportionately greater need.

Tables 14-17 provide information on the number of households experiencing housing problems by race, ethnicity, and income level. The housing problems analyzed in this section are defined by HUD as follows:

- **Cost Burden:** Households spending more than 30 percent of their gross income on housing costs. For renters, this includes rent plus utilities. For homeowners, it includes mortgage payments, taxes, insurance, and utilities.
- **Overcrowding:** Households with more than 1 person per room, excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.
 - Lacking complete kitchen facilities: Missing a sink with a faucet, a refrigerator, or a stove/range.
 - Lacking complete plumbing facilities: Missing hot and cold running water, a flush toilet, or a bathtub/shower.

Figures 1-4 illustrate the prevalence of housing problems among racial and ethnic groups at various income levels, highlighting disparities where they exist.

By understanding disparities in housing problems, the City can better allocate resources and tailor programs to address the needs of disproportionately impacted populations.

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	6,045	635	0
White	560	115	0
Black / African American	2,005	150	0
Asian	405	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,870	245	0

Table 14 – Disproportionally Greater Need 0 - 30% AMI

Data Source: 2016-2020 CHAS

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	4,410	640	0
White	310	80	0
Black / African American	1,575	105	0
Asian	150	55	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	2,355	390	0

Table 15 – Disproportionally Greater Need 30 - 50% AMI

Data Source: 2016-2020 CHAS

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,880	3,020	0
White	265	415	0
Black / African American	1,360	1,315	0
Asian	175	125	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,790	1,015	0

Table 16 – Disproportionally Greater Need 50 - 80% AMI

Data Source: 2016-2020 CHAS

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,030	2,030	0
White	180	275	0
Black / African American	370	785	0
Asian	60	75	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	380	800	0

Table 17 – Disproportionally Greater Need 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

The methodology for calculating disproportionately greater need provides a valuable framework for comparing the incidence of housing problems across racial and ethnic groups of varying sizes.

Extremely Low-Income (0-30% of AMI)

At the extremely low-income level, 91 percent of all households experience at least one housing problem. No racial or ethnic group within this income level surpasses HUD’s 10-percentage point threshold for disproportionately greater need.

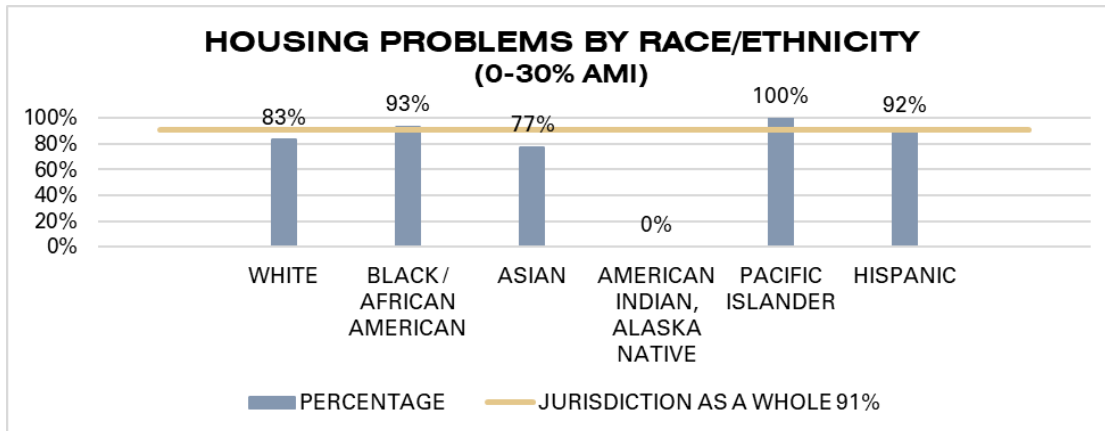


Figure 1 – Housing Problems by Race/Ethnicity (0-30% AMI)

Data Source: 2016-2020 CHAS

Low-Income (30-50% of AMI)

At the low-income level, 87 percent of all households face one or more housing problems. No racial or ethnic group exhibits disproportionately greater need within this income level.

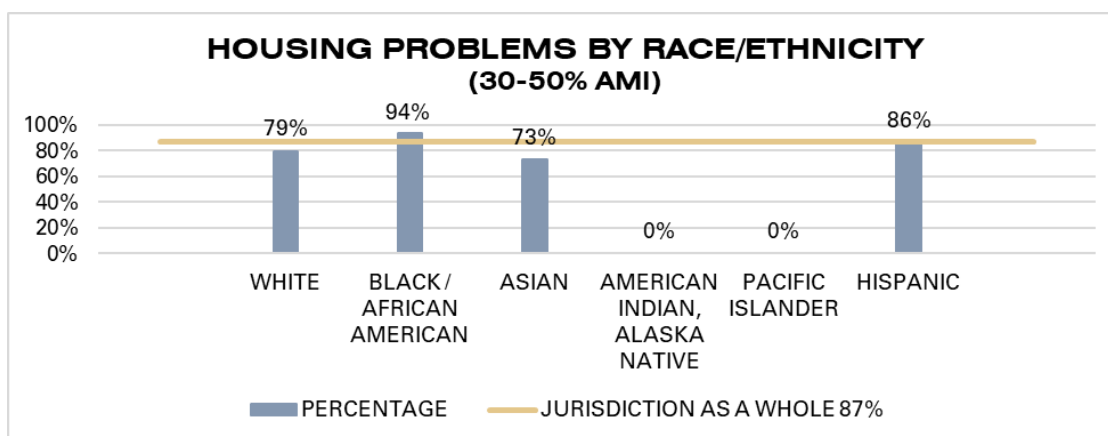


Figure 2 – Housing Problems by Race/Ethnicity (30-50% AMI)

Data Source: 2016-2020 CHAS

Moderate-Income (50-80% of AMI)

At the moderate-income level, 56 percent of all households experience housing problems. No racial or ethnic group meets HUD’s definition for disproportionately greater need within this income level.

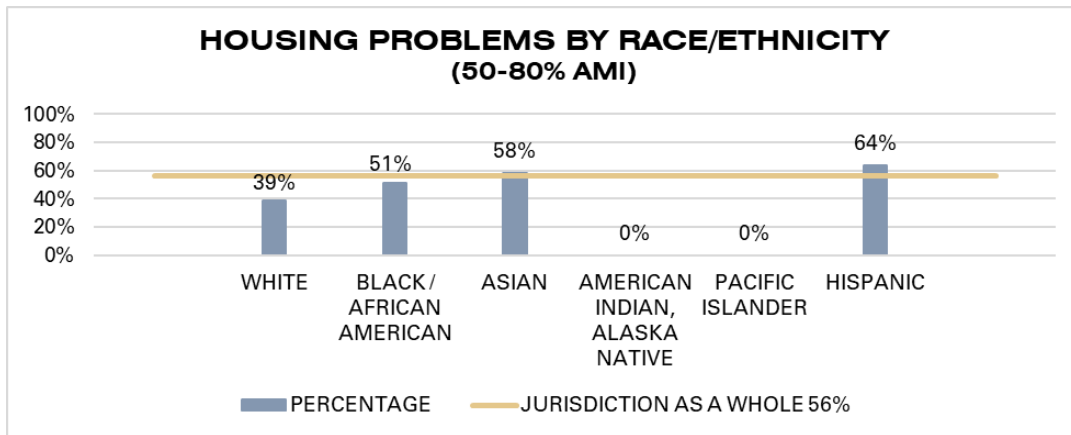


Figure 3 – Housing Problems by Race/Ethnicity (50-80% AMI)
Data Source: 2016-2020 CHAS

Middle-Income (80-100% of AMI)

At the middle-income level, 34 percent of all households experience at least one housing problem.

- 44 percent of Asian households at this income level face housing problems, meeting HUD’s definition of disproportionately greater need.

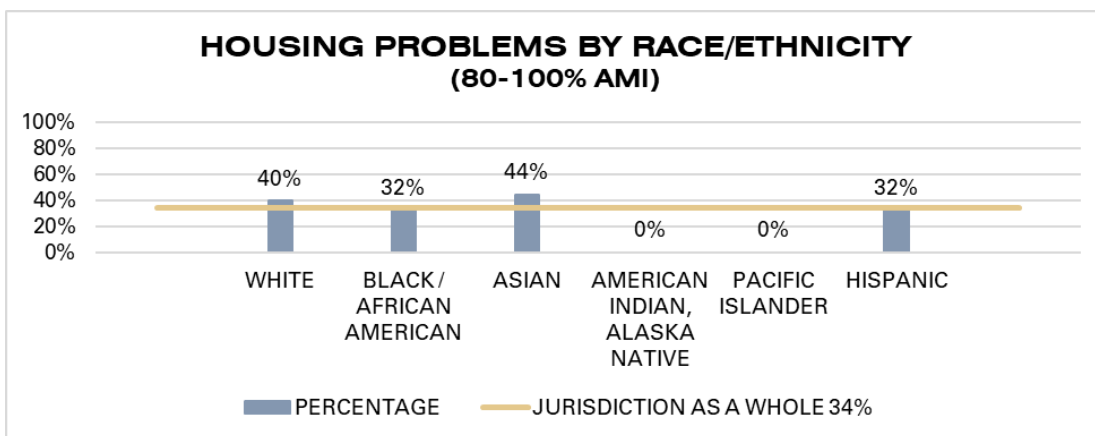


Figure 4 – Housing Problems by Race/Ethnicity (80-100% AMI)
Data Source: 2016-2020 CHAS

NA-20 Disproportionately Greater Need: Severe Housing Problems

Introduction

This section analyzes whether specific racial or ethnic groups in the City of Hawthorne experience a disproportionately greater number of severe housing problems than the general population within the same income category. As in the previous section, a disproportionately greater need exists when the rate of severe housing problems among a racial or ethnic group exceeds the average rate for all households at the same income level by 10 percentage points or more.

Tables 18-21 present detailed data on the number of households experiencing severe housing problems by race, ethnicity, and income level. The severe housing problems analyzed in this section are defined by HUD as follows:

- **Severe Cost Burden:** Households spending more than 50 percent of their gross income on housing costs. For renters, this includes rent plus utilities. For homeowners, it includes mortgage payments, taxes, insurance, and utilities.
- **Severe Overcrowding:** Households with more than 1.5 persons per room, excluding bathrooms, porches, foyers, halls, or half-rooms.
- **Substandard Housing Conditions:** Households lacking complete kitchen and/or plumbing facilities.
 - Lacking complete kitchen facilities: Missing a sink with a faucet, a refrigerator, or a stove/range.
 - Lacking complete plumbing facilities: Missing hot and cold running water, a flush toilet, or a bathtub/shower.

Figures 5-8 illustrate the prevalence of severe housing problems among racial and ethnic groups at various income levels, highlighting disparities where they exist.

By identifying disparities in severe housing problems, the City can allocate resources more effectively and tailor programs to address the needs of disproportionately impacted populations.

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	5,590	1,090	0
White	510	165	0
Black / African American	1,885	270	0
Asian	405	120	0
American Indian, Alaska Native	0	0	0
Pacific Islander	20	0	0
Hispanic	2,585	530	0

Table 18 – Severe Housing Problems 0 - 30% AMI

Data Source: 2016-2020 CHAS

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	2,875	2,175	0
White	215	175	0
Black / African American	970	710	0
Asian	110	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	1,565	1,175	0

Table 19 – Severe Housing Problems 30 - 50% AMI

Data Source: 2016-2020 CHAS

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,970	4,925	0
White	95	590	0
Black / African American	380	2,290	0
Asian	139	155	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	1,105	1,700	0

Table 20 – Severe Housing Problems 50 - 80% AMI

Data Source: 2016-2020 CHAS

Severe Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	585	2,475	0
White	65	390	0
Black / African American	260	895	0
Asian	35	95	0
American Indian, Alaska Native	0	0	0
Pacific Islander	0	0	0
Hispanic	205	975	0

Table 21 – Severe Housing Problems 80 - 100% AMI

Data Source: 2016-2020 CHAS

Discussion

Extremely Low-Income (0-30% of AMI)

At the extremely low-income level, 84 percent of all households experience at least one severe housing problem.

- 100 percent of Pacific Islander households within this income category experience severe housing problems, which is significantly higher than the overall average and reflects a disproportionately greater need.

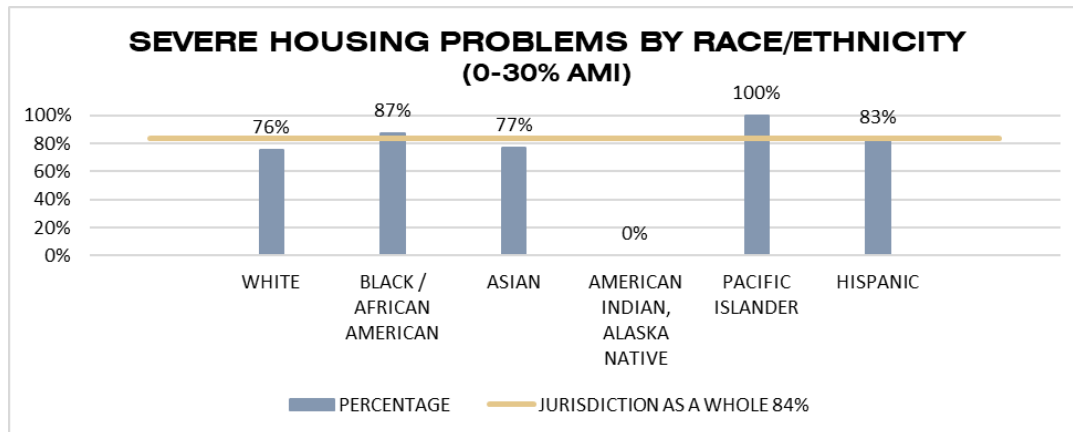


Figure 5 – Severe Housing Problems by Race/Ethnicity (0-30% AMI)
Data Source: 2016-2020 CHAS

Low-Income (30-50% of AMI)

At the low-income level, 57 percent of all households experience one or more severe housing problems. No racial or ethnic group within this income level surpasses HUD’s 10-percentage point threshold for disproportionately greater need.

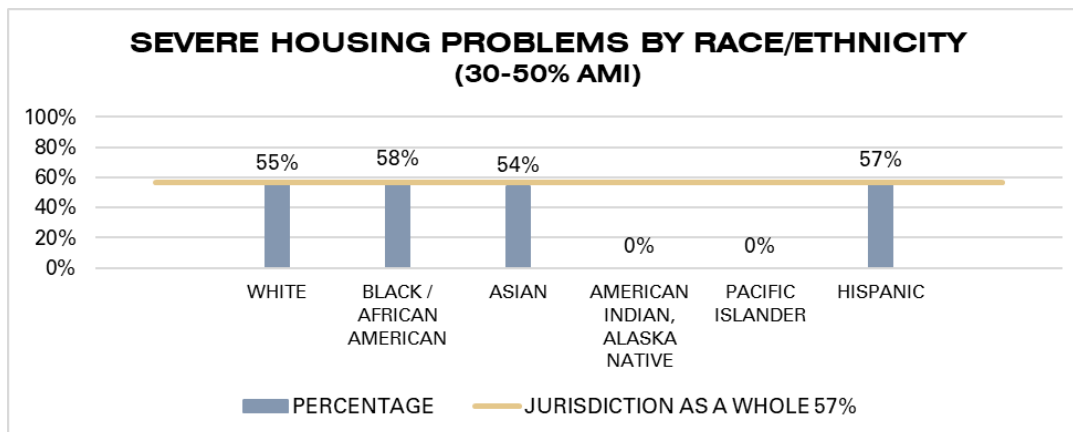


Figure 6 – Severe Housing Problems by Race/Ethnicity (30-50% AMI)
Data Source: 2016-2020 CHAS

Moderate-Income (50-80% of AMI)

At the moderate-income level, 29 percent of all households experience severe housing problems.

- 47 percent of Asian households within this income category experience severe housing problems, exceeding the threshold for disproportionately greater need.
- 39 percent of Hispanic households at this income level experience severe housing problems, meeting HUD’s definition of disproportionately greater need.

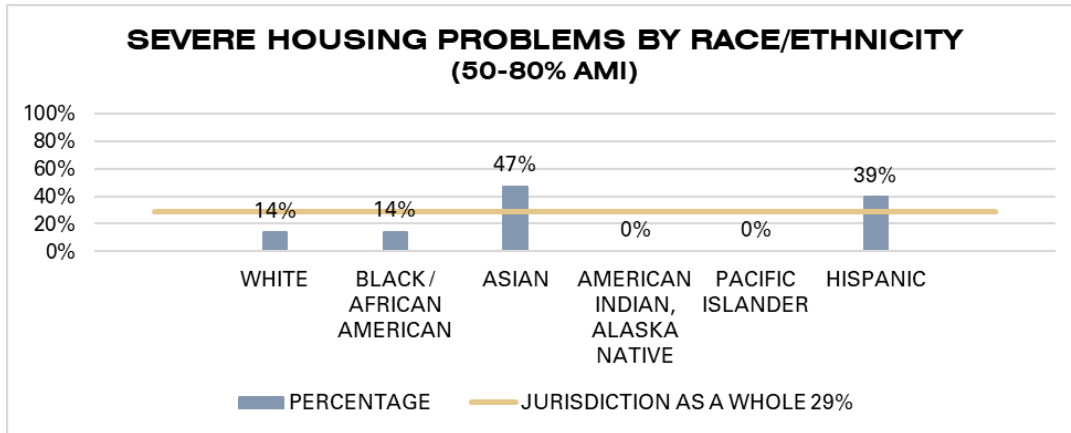


Figure 7 – Severe Housing Problems by Race/Ethnicity (50-80% AMI)
Data Source: 2016-2020 CHAS

Middle-Income (80-100% of AMI)

At the middle-income level, 19 percent of all households experience at least one severe housing problem. No racial or ethnic group meets HUD’s definition of disproportionately greater need within this income level.

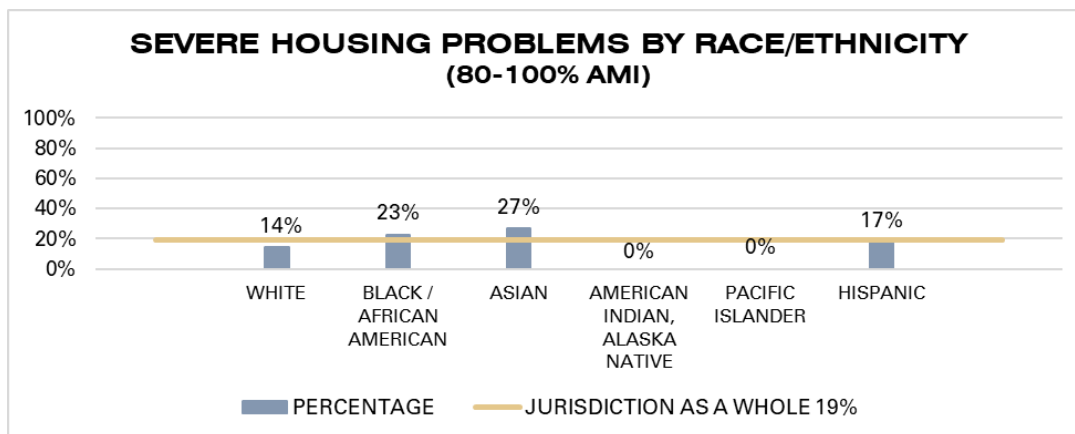


Figure 8 – Severe Housing Problems by Race/Ethnicity (80-100% AMI)
Data Source: 2016-2020 CHAS

NA-25 Disproportionately Greater Need: Housing Cost Burdens

Introduction

This section evaluates whether specific racial and ethnic groups in the City of Hawthorne experience housing cost burdens at disproportionately greater rates compared to the overall population. Consistent with previous sections, a disproportionately greater need exists when a racial or ethnic group experiences housing cost burdens at a rate 10 percentage points or more above the Citywide average.

Table 22 provides data on the proportion of household income spent on housing by race and ethnicity, categorized according to HUD-defined housing cost burden levels:

- **No cost burden:** Housing costs do not exceed 30 percent of gross household income.
- **Cost burdened:** Housing costs range between 30-50% of gross household income.
- **Severely cost burdened:** Housing costs exceed 50% of gross household income.

Figures 9 and 10 illustrate the proportion of cost burdened households by race and ethnicity, highlighting disparities where they exist.

Understanding disparities in housing cost burdens enables the City to develop resource allocation strategies that address the needs of disproportionately impacted populations.

Housing Cost Burden	<30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	14,175	6,420	7,094	370
White	2,470	655	675	44
Black / African American	4,180	2,270	2,645	110
Asian	1,120	250	505	125
American Indian, Alaska Native	15	0	0	0
Pacific Islander	50	20	10	0
Hispanic	5,885	2,935	3,040	90

Table 22 – Greater Need: Housing Cost Burdens AMI

Data Source: 2016-2020 CHAS

Discussion

The analysis indicates that housing cost burdens are broadly distributed across the City's population, with no racial or ethnic group disproportionately impacted.

Cost Burdened Households

In Hawthorne, 23 percent of all households are cost burdened, meaning they spend between 30 to 50 percent of their gross income on housing expenses. No racial or ethnic group meets HUD's criteria for disproportionately greater need.

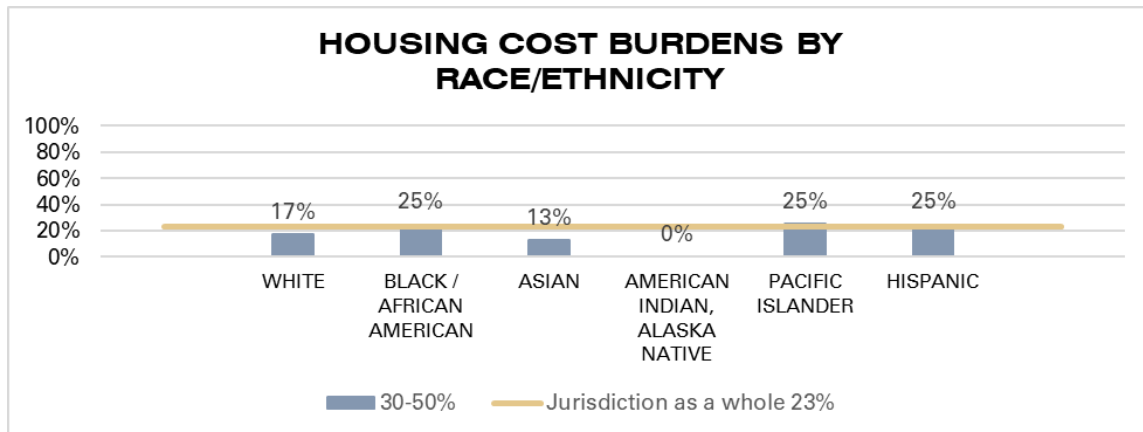


Figure 9 – Housing Cost Burdens by Race/Ethnicity
Data Source: 2016-2020 CHAS

Severely Cost Burdened Households

Citywide, 25 percent of all households are severely cost burdened, spending over 50 percent of their gross income on housing costs. Similar to cost burdens, no racial or ethnic group exhibits a disproportionately greater need.

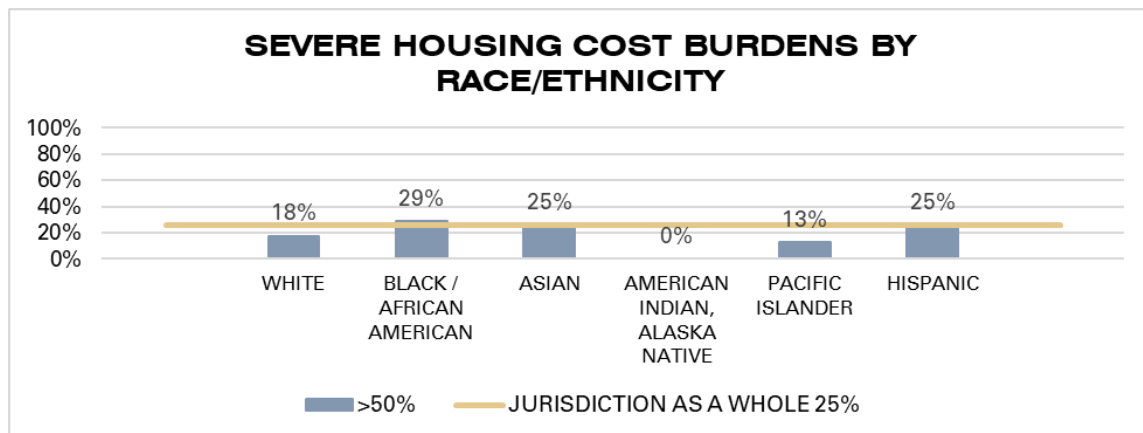


Figure 10 – Severe Housing Cost Burdens by Race/Ethnicity
Data Source: 2016-2020 CHAS

NA-30 Disproportionately Greater Need: Discussion

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

The analysis reveals that certain racial and ethnic groups in Hawthorne face disproportionately greater housing needs across various income levels. These groups experience housing problems and severe housing problems at rates that significantly exceed the citywide average for their respective income categories.

Housing Problems

- Middle-Income Households
 - Asian households (44 percent) experience housing problems at notably higher rates compared to the citywide average of 34 percent for all middle-income households.

Severe Housing Problems

- Extremely Low-Income Households
 - Pacific Islander (100 percent) households face severe housing problems at rates that significantly exceed the citywide average of 84 percent for extremely low-income households.
- Moderate-Income Households
 - Asian (47 percent) and Hispanic households (39 percent) experience severe housing problems at considerably higher rates than the citywide average of 29 percent for moderate-income households.

Data for racial and ethnic groups that represent a small share of the overall population, such as Pacific Islander households, should be interpreted cautiously due to large margins of error in available datasets. While these groups are included in the analysis, their need should be evaluated with an understanding of these limitations.

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

No additional housing needs specific to these racial or ethnic groups were identified during the citizen participation process or through consultations with stakeholders.

The assessment of fair housing in the City's 2021-2029 Housing Element found that there is one racially or ethnically concentrated area of poverty (R/ECAP)¹ and one racially concentrated area of affluence (RCAA)² in Hawthorne.

¹ HUD defines R/ECAPs as census tracts with a majority non-White population (greater than 50 percent) and with a poverty rate that exceeds 40 percent or is three times the average tract poverty rate for the area, whichever is lower.

² HUD defines RCAAs as affluent, White communities where 80% or more of the population is White and the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016).

- Regarding the R/ECAP, there is a small part of Hawthorne extending north of the 105 Freeway into what is primarily the unincorporated community of Lennox, and which is part of a R/ECAP. However, only a small portion of this census tract (Tract 6017) is located in Hawthorne, with only a few residential units (28) falling under the City's jurisdiction. Additionally, the poverty status for the census block group covering this area indicates the percent of population whose income is below the poverty level is only 17.5%, suggesting that the broader census tract is what is influencing the R/ECAP status for the Hawthorne households within the census tract. This indicates that the conditions creating the R/ECAP are outside of the City's jurisdiction.
- Regarding the RCAA, there is a predominantly White neighborhood on the southwest side of the City. Moreover, there are two block groups within this same area that have median incomes exceeding \$125,000, and therefore are considered RCAAs (Block Group 2 and Block Group 3 of Census Tract 6023.02). This includes the Hollyglen neighborhood and the newer Three Sixty at South Bay gated community. However, local knowledge does not support the conclusion that this area is an RCAA as the area does not have a concentration of particularly high incomes, and is relatively diverse racially, ethnically, and economically.

The Housing Element also presents findings from the Opportunity Maps created by the California Fair Housing Task Force (Task Force), which was convened by the Department of Housing and Community Development (HCD) and the California Tax Credit Allocation Committee (TCAC). Opportunity maps are intended to display which areas offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. These opportunity maps are made from composite scores for three different domains, each of which is made up of a set of indicators. The Housing Element presents the following findings from an analysis of the opportunity maps:

Economic:

The Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map, the City is mainly divided between tracts with a low economic score and tracts with a moderate economic score. The low resource areas also have concentrations of racial/ethnic minorities and lower income households. The tract at the southwest corner of the City (Tract 6023.02) received the highest score, which placed it in the category of "More Positive Economic Outcome". This is the same tract that qualifies as an RCAA, as described above.

Education:

Education scores are based on math and reading proficiency, high school graduation rates, and student poverty rates. Education scores noticeably improve from east to west. While large areas of the City have lower education scores, areas on the west side of the City tend to have higher education scores.

Environmental:

Environmental health scores are based on environmental factors including pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure; sensitive receptors including seniors, children, persons with asthma, and low birth weight infants; and socioeconomic factors including educational attainment, linguistic isolation, poverty, and unemployment. The areas with the worst environmental health scores are in the north central and northeast areas of the City, near the 105 Freeway and the Hawthorne Municipal Airport. Scores generally improve in the southern part of the City.

Transportation:

Access to transportation, and in turn employment opportunities, improves from east to west in Hawthorne. HUD's Jobs Proximity Index can be used to show transportation needs geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation to access employment. Access to employment opportunities improves from east to west. Employment opportunities are less accessible to residents east of Hawthorne Boulevard.

Additionally, the Southern California Association of Governments (SCAG) developed a mapping tool for High Quality Transit Areas (HOTA) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HOTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Hawthorne has high-quality transit running north-south with the Metro Green Line, Hawthorne Boulevard, and Crenshaw Boulevard all categorized as HOTAs; however, there is no HOTA running east-west that provides efficient and affordable access to the job opportunities in the areas west of the City.

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

As described in the City's 2021-2029 Housing Element, approximately 63.8% of the Hawthorne population belongs to a racial or ethnic minority group.

A commonly used measure of segregation is the dissimilarity index which represents the extent to which the distribution of any two groups differs across census tracts or block groups. The values of the dissimilarity index range from 0 to 100, with a value of zero representing perfect integration between the racial groups in question, and a value of 100 representing perfect segregation between the racial groups. In Hawthorne, dissimilarity between Black/White, Hispanic/White, and Asian or Pacific Islander/White communities increased between 1990 and 2020. Based on HUD's definition of the various levels of the index, segregation between non-White and White Hawthorne residents is now moderate. Compared to the County as a whole, segregation is low in Hawthorne.

As mentioned above, there is one R/ECAP and one RCAA in Hawthorne. The R/ECAP covers a small part of Hawthorne extending north of the 105 Freeway into what is primarily the unincorporated community of Lennox. The RCAA is located on the southwest side of the City, in Census tract 6023.02.

NA-35 Public Housing

Introduction

The Hawthorne Housing Authority (HA) is responsible for the administration and oversight of the City’s public and assisted housing programs. The HA plays a vital role in helping low-income families access safe and affordable housing through the Housing Choice Voucher (HCV) program. As of the 2024 Public Housing Agency (PHA) Plan, the City’s official allocation from HUD, known as its Annual Contributions Contract (ACC) inventory, includes 726 vouchers. Through portability provisions, which allow voucher holders to use their assistance in different jurisdictions, the City also serves residents with vouchers issued by the Los Angeles County Development Authority (LACDA) and the Housing Authority of the City of Los Angeles (HACLA). As a result, a total of 1,160 HCV participants live in Hawthorne, benefitting from rental support while expanding their housing choices.

Currently, the HA does not own or manage any HUD public housing developments. However, the City is within the service area of LACDA which currently manages a portfolio of nearly 3,000 public housing units and more than 21,000 vouchers. This structure highlights the collaborative nature of public and assisted housing. The HA and LACDA’s primary goal is to provide safe, decent, and sanitary housing.

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Unit vouchers in use	1,074	0	1,060	14	0	0

Table 23 – Public Housing by Program Type

Data Source: PIC (PIH Information Center)

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

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled
Average Annual Income	14,929	0	14,855	20,507	0	0
Average length of stay	7	0	8	0	0	0
Average Household size	2	0	2	1	0	0
Homeless at admission	5	0	0	5	0	0
Elderly Program Participants (>62)	226	0	226	0	0	0
Disabled Families	249	0	245	4	0	0
Families requesting accessibility features	1,074	0	1,060	14	0	0
HIV/AIDS program participants	0	0	0	0	0	0
DV victims	0	0	0	0	0	0

Table 24 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
White	214	0	213	1	0	0
Black/ African American	827	0	814	13	0	0
Asian	28	0	28	0	0	0
American Indian/ Alaska Native	3	0	3	0	0	0
Pacific Islander	2	0	2	0	0	0
Other	0	0	0	0	0	0

Table 25 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Hispanic	171	0	170	1	0	0
Not Hispanic	903	0	890	13	0	0

Table 26 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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

Section 504 of the Rehabilitation Act of 1973 requires that recipients of federal financial assistance, such as public housing authorities, conduct self-evaluations to ensure their programs and activities are accessible to individuals with disabilities. This self-evaluation includes assessing policies, practices, and facilities to identify and rectify any barriers to accessibility. The HA ensures compliance with Section 504 by fulfilling reasonable accommodation requests and ensuring equal access to all housing programs and services.

Currently, there are 249 families with disabled members and 226 elderly residents assisted through the HCV program. Despite these efforts, the HA indicated that there are 90 disabled applicants on the waitlist. This illustrates a significant gap between the availability and demand for accessible housing units that are affordable.

To meet the needs of disabled residents, the HHA implements several proactive measures:

- Affirmatively markets units and partners with local agencies that assist families with disabilities.
- Provides a regularly maintained list of accessible units to program participants.
- Conducts ongoing training to ensure staff are knowledgeable about requirements and accessibility standards under Section 504, the Fair Housing Act, and the Americans with Disabilities Act (ADA).
- Collaborates with the Fair Housing Foundation (FHF) to host clinics and landlord-tenant sessions.

These practices demonstrate the HA’s commitment to addressing barriers and ensuring equal access for persons with disabilities.

What are the number and type of families on the waiting list for public housing and section 8 tenant-based rental assistance? Based on the information above, and any other information available to the jurisdiction, what are the most immediate needs of residents of Public Housing and Housing Choice voucher holders?

Based on consultations with the HA, 314 applicants are on the waiting list for housing assistance, reflecting a significant demand for affordable housing. Among these applicants,

196 are extremely low-income, 28 are elderly, and 90 have disabilities. Currently, the average wait time is seven years.

Based on Table 24, the average annual income of program participants is \$14,929, indicating that most voucher holders are extremely low-income. These income constraints exacerbate housing instability, leaving these households struggling to afford even the least expensive housing in the City without assistance. This demonstrates the continued need for partnerships with workforce development agencies to provide job training, adult learning, and access to higher-paying employment opportunities.

Moreover, the 226 elderly and 249 disabled program participants face additional barriers, including high healthcare costs and limited availability of affordable housing with accessibility features near supportive services. This highlights the pressing need for affordable units equipped with accessibility features that are located close to healthcare and supportive services.

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

While voucher holders share many of the same challenges as other extremely low- and low-income households in the City, their reliance on housing assistance makes their needs more acute. This is especially true for those participants residing in units that are only affordable with voucher assistance. Without ongoing support, many voucher holders are at risk of eviction and displacement.

Discussion

This analysis highlights the pressing need for additional affordable housing options that are accessible and located near supportive services. The extensive waiting list demonstrates the high demand for affordable units, particularly those equipped with accessibility features. Moreover, voucher holder require wraparound services, including:

- Job training and workforce development to address income disparities
- Affordable childcare and youth programs to alleviate financial pressures on families
- Healthcare and supportive services for elderly and disabled households

Continued collaboration between the City and local organizations is essential to ensure long-term housing stability and improved living conditions for Hawthorne residents.

NA-40 Homeless Needs Assessment

Introduction

Homelessness in the City of Hawthorne remains a pressing challenge, with a growing number of individuals and families affected by housing instability. There are four federally defined categories under which individuals and families may qualify as homeless: (1) literally homeless; (2) imminent risk of homelessness; (3) homeless under other federal statutes; and (4) fleeing/attempting to flee domestic violence.

The Los Angeles Homeless Services Authority (LAHSA) serves as the lead agency for the Los Angeles Continuum of Care (CoC) and coordinates federal, state, and local funding for homeless services across eight Service Planning Areas (SPAs). The City of Hawthorne falls within SPA 8, covering the South Bay region.

To better understand the nature and extent of homelessness, LAHSA conducts an annual Point-in-Time (PIT) Count. The 2024 PIT Count revealed a 16 percent decrease in the total homeless population within SPA 8 compared to 2023. While this reduction suggests progress, thousands of individuals continue to experience homelessness, highlighting gaps in shelter capacity, housing affordability, and supportive services.

This section provides an in-depth analysis of the sheltered and unsheltered populations by household composition, chronic homelessness, and veteran status. Additionally, it explores racial and ethnic disparities and provides estimates of housing assistance needs for families with children and veterans.

	Sheltered	Unsheltered	Total	% of Households	% of People
HOUSEHOLD COMPOSITION					
Single Person Households	1016	3688	4704	95%	
<i>Adults (18+)</i>	<i>1013</i>	<i>3686</i>	<i>4699</i>		<i>87%</i>
<i>Minors (under 18)</i>	<i>3</i>	<i>2</i>	<i>5</i>		<i>0%</i>
Family Households	133	93	226	5%	
<i>Adults (18+)</i>	<i>151</i>	<i>145</i>	<i>296</i>		<i>5%</i>
<i>Minors (under 18)</i>	<i>269</i>	<i>159</i>	<i>428</i>		<i>8%</i>
All Households	1149	3781	4930	100%	
<i>All People</i>	<i>1436</i>	<i>3992</i>	<i>5428</i>		<i>100%</i>
VETERANS					
Single Person Households	183	178	361		7%
Family Households	0	0	0		0%
CHRONIC HOMELESSNESS					
Single Person Households	243	1956	2199		41%
Family Households	34	81	115		2%

Table 27 – Homeless Needs Assessment

Data Source: 2024 Los Angeles CoC PIT Count – Service Planning Area 8

Race	Sheltered	Unsheltered
White	603	952
Black/African American	628	1276
Asian	17	133
American Indian/Alaskan Native	38	71
Native Hawaiian/Other Pacific Islander	16	5
Other	1	8
Ethnicity	Sheltered	Unsheltered
Hispanic/Latino	476	1791

Table 28 – Nature and Extent of Homelessness

Data Source: 2024 Los Angeles CoC PIT Count – Service Planning Area 8

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

The 2024 PIT Count identified 5,428 individuals experiencing homelessness in SPA 8, with 1,436 people (26 percent) residing in emergency shelters or transitional housing and 3,992 individuals (74 percent) living unsheltered. The overwhelming number of unsheltered individuals emphasizes the inadequacy of emergency shelter and transitional housing options in the region.

Chronically Homeless Individuals and Families

Single-person households make up the majority of the homeless population in SPA 8, accounting for 87 percent of all homeless individuals. Within this group, 4,699 are adults over the age of 18, while only five are unaccompanied minors under the age of 18.

Chronic homelessness remains a persistent issue, with 2,314 individuals in SPA 8 (43 percent) meeting the criteria for chronic homelessness. These individuals experience prolonged periods of homelessness with a disabling condition or have had four episodes of homelessness within the past three years. The CoC has adopted a Housing First approach that prioritizes permanent supportive housing paired with wraparound services. Yet, gaps remain in behavioral health services and addiction treatment programs which are critical for long-term stability.

Veterans

The veteran population remains a key subgroup within the overall homeless population. The 2024 PIT Count identified 361 homeless veterans in SPA 8, of whom 183 were sheltered (51 percent) and 178 were unsheltered (49 percent). Among these veterans, 102 individuals met the definition of chronic homelessness, with 91 living unsheltered. Many homeless veterans struggle with mental health disorders, difficulty navigating Veterans Affairs (VA) benefits, and a lack of access to affordable housing. Expanding access to permanent

supportive housing and mental health services will be critical in reducing veteran homelessness in the City.

Families with Children

Family households experiencing homelessness represent a smaller portion of the overall homeless population. The 2024 PIT Count reported 226 homeless family households, totaling 724 individuals, including 428 minors. A significant portion of these families (58 percent) are in shelters, while 42 percent remain unsheltered, highlighting the need for family-oriented shelter services and permanent housing solutions.

These families face unique challenges, including limited access to affordable multi-bedroom units, childcare services, educational support, and job training programs. Addressing these barriers requires a combination of affordable housing development, rental assistance, and expanded supportive services tailored to the needs of these families.

Unaccompanied Youth

Unaccompanied youth represent a particularly vulnerable subset of the homeless population. The 2024 PIT Count identified five unaccompanied minors, with three in shelters and two living unsheltered. These young individuals often lack familial support, face disruptions in their education, and struggle to secure stable employment. LAHSA's Coordinated Community Plan to Address Youth Homelessness focuses on expanding transitional housing options, family reunification programs, and employment services. However, further investment is needed to strengthen partnerships with organizations specializing in youth homelessness prevention and intervention.

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

The need for additional housing assistance remains significant. For homeless families with children, 226 affordable multi-bedroom housing units are needed to provide stable housing options. The veteran homeless population requires approximately 361 affordable studio or one-bedroom units, coupled with supportive services to facilitate long-term stability. Given the high percentage of chronically homeless individuals, an estimated 2,314 permanent supportive housing placements are necessary to address the needs of this population. Additionally, expanding transitional housing options for youth is essential to reduce their risk of long-term homelessness.

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

Homelessness disproportionately impacts certain racial and ethnic groups, reflecting systemic inequities in housing access, employment opportunities, and economic stability. The 2024 PIT Count revealed that Hispanic/Latino individuals make up 42 percent of the homeless population, followed by Black/African American individuals at 35 percent, and White individuals at 29 percent. Despite making up only 26 percent of the City's total population, Black/African Americans account for 35 percent of those experiencing homelessness, indicating a stark racial disparity.

These disparities highlight the need for targeted outreach programs, culturally responsive case management services, and equitable resource allocation. Addressing the root causes of racial disparities in homelessness will require expanding economic opportunities, workforce development programs, and access to affordable housing for historically marginalized groups.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

A majority of the homeless population in SPA 8 is unsheltered (74 percent), residing in vehicles, encampments, or other places not meant for habitation. Among the 3,992 unsheltered individuals, 65 percent live on the streets, while 35 percent rely on vehicles as shelter. The number of people living in vehicles reveals a growing reliance on cars as a form of housing due to rising rental costs and limited affordable housing options.

Emergency shelters and transitional housing programs serve 1,436 individuals in SPA 8, representing a 30 percent increase from the prior year (1,106 in 2023). While this trend is reflective of the increasing capacity of emergency shelters and transitional housing, the demand for shelter beds and transitional housing still far exceeds supply.

Among the unsheltered population, 51 percent meet the definition of chronic homelessness, while only 19 percent of sheltered individuals are chronically homeless. This highlights the critical role emergency shelters and transitional housing play in stabilizing individuals and preventing recurring homelessness.

Discussion

The City of Hawthorne, in collaboration with LAHSA and local service providers, must prioritize expanding emergency shelter capacity, increasing permanent supportive housing, and strengthening mental health and substance use treatment programs. The city should leverage federal, state, and local resources to enhance homeless prevention programs, rental assistance, and workforce development initiatives. By implementing comprehensive, data-driven strategies, Hawthorne can create a more effective homeless response system, ensuring greater housing stability, equity, and improved quality of life for its most vulnerable residents.

NA-45 Non-Homeless Special Needs Assessment

Introduction

Hawthorne is home to several special needs populations who face significant barriers to stable housing and supportive services due to unique vulnerabilities. These populations include the elderly and frail elderly, individuals with disabilities, persons with alcohol or drug addictions, individuals living with HIV/AIDS, and survivors of domestic violence. Unlike the general population, these groups often require tailored housing solutions and specialized services to address barriers such as limited income, accessibility needs, health conditions, and social stigma.

This section provides an overview of the characteristics of each group, their specific housing and supportive service needs, and strategies to address these challenges. By understanding the unique obstacles faced by these groups, the City can design and implement programs that foster stability, independence, and improved quality of life for its most vulnerable residents.

Describe the characteristics of special needs populations in your community.

Elderly and Frail Elderly

The elderly population, defined by HUD as individuals aged 62 or older, is a growing demographic in the City of Hawthorne, accounting for approximately 23 percent of the total population (ACS S0101). A particularly vulnerable subset of this group is the frail elderly, who require assistance with three or more daily living activities.

The City is home to 6,910 elderly households, constituting 25 percent of all households (Table 7). Among these, 4,405 elderly households are low- and moderate-income (\leq 80 percent of AMI). Financial challenges remain pronounced among these elderly households, with 49 percent experiencing cost burdens (2,144 households) and 34 percent facing severe cost burdens (1,499 households).

Elderly households' reliance on fixed or limited incomes leaves them particularly vulnerable to rising costs, financial instability, and diminished quality of life. As the City's population continues to age, the demand for housing and supportive services tailored to the needs of elderly and frail elderly residents will grow.

Persons with Disabilities

According to the 2016-2020 ACS data (S1810), approximately 7,914 individuals in the City of Hawthorne have a disability, representing about 9 percent of the total population. The correlation between age and disability is significant, with nearly one third (32 percent or 2,517 residents) of disabled residents being over the age of 65.

Persons with disabilities, defined by HUD as individuals with physical, mental, developmental, or emotional impairments that substantially limit major life activities, represent 9 percent of the City's population (7,914 residents) (ACS S1810). Disabilities are strongly correlated with age, with 2,517 elderly residents having one or more disabilities,

representing 32 percent of the City’s disabled population. The most common disabilities include ambulatory difficulty (49 percent), independent living challenges (39 percent), and cognitive impairments (35 percent).

Persons with disabilities frequently encounter unique barriers to independent living, including limited employment opportunities, high healthcare costs, and discrimination in securing housing. The scarcity of units that are both affordable and accessible further exacerbates these challenges, highlighting the importance of tailored housing solutions that promote independence and stability.

Persons with Alcohol and Other Drug Addictions

Substance use disorders, including alcohol and drug addictions, continue to pose a significant challenge in Hawthorne. While obtaining accurate data on addiction is difficult due to the stigma surrounding substance use and fear of criminal repercussions, available statistics reveal concerning trends that indicate a pressing need for intervention.

In Los Angeles County, alcohol and other drug related hospitalizations increased by 38 percent from 2012 to 2022 (LA County Public Health). The opioid crisis, in particular, continues to have a profound impact on the community. In 2023, the County reported 2,085 opioid-related deaths, which is a dramatic increase from the 494 deaths in 2014 (LA County Public Health). Alarming, 94 percent of these fatalities were linked to fentanyl, highlighting the growing presence of this highly potent synthetic opioid and its devastating consequences.

Substance use often exacerbates barriers to stable housing, employment, and healthcare. These challenges are further complicated by the stigma surrounding addiction, which frequently discourages individuals from seeking treatment.

Victims of Domestic Violence

In 2022, the Hawthorne Police Department responded to 419 domestic violence related calls. Many survivors require immediate relocation to long-term housing to escape dangerous environments. Survivors face numerous challenges, including financial instability, the need for legal advocacy, and rebuilding their lives after leaving abusive situations.

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

The housing and supportive service needs of these populations were identified through resident surveys, consultations with stakeholders and service providers, and analyses of local and national data sources and reports. These efforts provided a comprehensive understanding of the unique challenges and service gaps faced by these populations.

Elderly and Frail Elderly

The housing and supportive service needs of the elderly and frail elderly residents are centered on maintaining independence, ensuring accessibility, and promoting social

connection. Key housing needs include affordable units equipped with aging-in-place features, such as grab bars, ramps, no-step entries, and single-story layouts. Accessible transportation options, proximity to healthcare services, and community-based programs are essential to enhancing quality of life.

Supportive services must address the unique challenges faced by elderly residents, including fixed incomes, mobility limitations, and social isolation. Services such as in-home care, meal delivery, and social engagement programs are critical to mitigate the risks associated with aging and fostering independence.

Persons with Disabilities

Housing needs for persons with disabilities include affordable and accessible units that accommodate a variety of impairments, such as mobility challenges, sensory disabilities, and cognitive conditions. Features such as widened doorways, no step thresholds, lowered countertops, roll-in showers, and auditory or visual aids are critical to ensuring independence. Proximity to healthcare providers and accessible public transportation further enhances the ability of persons with disabilities to live independently.

Supportive services should include case management, vocational training, and access to specialized healthcare. These services help disabled individuals overcome the unique challenges they face by ensuring they have equitable opportunities for independent living.

Persons with Alcohol and Other Drug Addictions

Stable housing paired with integrated supportive services is vital for individuals recovering from substance use disorders. Transitional housing, sober living environments, and long-term supportive housing provide safe and structured settings conducive to recovery and reintegration into the community.

Supportive services must include detoxification programs, outpatient and inpatient treatment options, counseling, and peer support networks. Prevention and education initiatives targeting youth and at-risk populations are key to altering perception of substance use and mitigating its impact on the community.

Victims of Domestic Violence

Victims of domestic violence, and other members of their households such as children, often require immediate access to emergency shelters or transitional housing to escape unsafe environments. Long-term supportive housing is also needed to ensure survivors can achieve stability and rebuild their lives.

Supportive services must include counseling, legal advocacy, financial assistance, and workforce development programs to address the comprehensive needs of survivors and promote self-sufficiency.

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

Human Immunodeficiency Virus (HIV) compromises the immune system, which can progress to Acquired Immunodeficiency Syndrome (AIDS) if not treated. According to the Center for Disease Control’s (CDC) Atlas Plus Program, 50,466 residents were living with HIV in Los Angeles County in 2021, including 1,486 newly diagnosed cases that year. Among those living with HIV, 71 percent received HIV medical care, and 64 percent achieved viral suppression. These outcomes highlight the importance of access to affordable healthcare to manage their condition effectively.

Individuals living with HIV/AIDS are more likely to experience housing instability, discrimination, and limited access to healthcare. Stable and affordable housing is a key determinant of health for this population, as it supports adherence to treatment plans, reduces the risk of health complications, and minimizes hospitalization rates. As such, the availability of affordable housing near specialized HIV/AIDS healthcare providers is particularly vital to improving health outcomes and quality of life for this population.

Families of individuals with HIV/AIDS face additional burdens, including navigating the social stigma associated with the condition, managing financial pressures from medical expenses, and navigating the complexities of accessing appropriate service providers. These challenges often result in heightened stress and economic strain, creating a cycle of instability that hinders effective treatment and overall well-being.

Addressing gaps in supportive services is also critical to improving the quality of life for individuals with HIV/AIDS and their families. Initiatives should prioritize addressing both physical and mental health needs through case management, counseling, and nutritional assistance. These services are essential for improving health outcomes and ensuring individuals living with HIV/AIDS and their families can lead healthy, stable, and dignified lives.

Discussion

This section highlights the various challenges faced by special needs populations in the City of Hawthorne. Each group experiences distinct barriers to stable housing and supportive services, ranging from affordability and accessibility to social stigma and access to specialized services.

Addressing these needs requires a comprehensive approach that expands affordable housing options with integrated supportive services that are tailored to the unique needs of these residents.

NA-50 Non-Housing Community Development Needs

Describe the jurisdiction's need for Public Facilities.

Hawthorne has identified a significant need for enhanced public facilities to promote community well-being and support vulnerable populations. These facilities play a vital role in addressing the needs of low- and moderate-income residents, fostering social connections, and improving overall quality of life. The City's Strategic Plan prioritizes improving public facilities that predominantly serve low- and moderate-income residents. These projects aim to address key service gaps through the construction, expansion, or rehabilitation of facilities such as:

- **Parks and recreational facilities:** Parks and recreational spaces are crucial for improving physical and mental health, encouraging social interaction, and enhancing the quality of life for residents. In low-income neighborhoods, where access to outdoor spaces is often limited, the expansion and improvement of parks is particularly vital.
- **Youth centers:** Safe and accessible youth centers are needed in underserved neighborhoods to provide after-school programs, mentorship, and recreational activities. These spaces foster positive development and offer alternatives to at-risk behaviors.
- **Childcare centers:** A significant shortage of affordable childcare facilities, especially near housing and workplaces, limits opportunities for working families and reduces workforce participation across the City. Expanding access to affordable childcare options is essential to supporting economic stability, particularly for low-income families.
- **Homeless facilities:** Facilities that provide essential services to individuals experiencing homelessness, such as emergency shelters, transitional housing, and resource centers remain a significant need. These spaces offer critical amenities such as food, clothing, showers, laundry services, and access to case management, all of which are critical in helping individuals transition to stable housing.
- **Senior centers and facilities for persons with disabilities:** With an aging population, additional facilities are needed to support aging in place, reduce social isolation, and provide accessible environments tailored to elderly and disabled residents. These centers enrich the lives of elderly and disabled residents by offering social, educational, and wellness programs.
- **Neighborhood facilities such as community centers:** Community centers serve as vital hubs for residents by providing access to resources, educational opportunities, and gathering spaces. Enhancing these facilities strengthens community cohesion, increases engagement, and fosters equitable access to community resources.

The City's goal to improve public facilities reflects its broader commitment to meet the needs of underserved populations by fostering vibrant, inclusive, and healthy communities.

How were these needs determined?

The City's public facility needs were identified through a comprehensive process that included multiple sources of input and analysis. Key methods included:

- **Resident Surveys:** Feedback from residents provided valuable insights into community priorities and highlighted specific needs for public facilities, such as youth centers, childcare centers, and parks or recreational facilities.
- **Stakeholder and Service Provider Consultations:** Input from local stakeholders and service providers shed light on existing service gaps and emphasized the importance of public facilities in meeting community needs.
- **Community Meetings:** Interactive exercises and discussions provided a platform for residents to share their perspectives and prioritize needs, ensuring a localized and equitable approach to planning.
- **Data and Reports:** Analyses of demographic trends, service gaps, and infrastructure needs from reports such as the City's Capital Improvement Plan (CIP) provided a data-driven framework for identifying both immediate and long-term needs.

This multi-faceted approach ensures investments in public facility improvements are aligned with the City's CIP, address community-identified needs, and prioritize equitable access for low- and moderate-income residents.

Describe the jurisdiction's need for Public Improvements.

Public improvements are essential for creating safe, accessible, and suitable living environments, particularly in underserved neighborhoods. For this reason, the City's Strategic Plan prioritizes infrastructure improvements in CDBG designated low- and moderate-income areas. Key priorities include:

- **Accessibility Improvements:** Projects that remove architectural barriers and provide ADA-compliant upgrades to public infrastructure are essential to ensuring that individuals with disabilities can safely navigate public spaces and fully participate in community activities. These efforts align with the City's commitment to addressing the needs of residents with disabilities.
- **Infrastructure Improvements in CDBG Low- and Moderate-Income Areas:** The sidewalks, curbs, gutters, driveway approaches, alleys, pedestrian crossings, and streetlights in these areas often require significant rehabilitation. These improvements enhance pedestrian and motorist safety, improve traffic circulation, preserve neighborhood aesthetics, and advance environmental sustainability.

By prioritizing these types of infrastructure improvements, the City aims to enhance the quality of life and address the needs of residents in low- and moderate-income areas.

How were these needs determined?

The City's public infrastructure needs were identified through a combination of resident surveys, consultations with stakeholders and service providers, and public input gathered during community meetings. These efforts provided valuable insights into infrastructure

priorities such as accessibility improvements. In addition, analyses of service gaps and infrastructure conditions outlined in the City’s CIP helped inform the short- and long-term planning efforts.

Describe the jurisdiction’s need for Public Services.

Public services are consistently identified as a high priority by residents and stakeholders in Hawthorne. In accordance with CDBG regulations, the City may allocate up to 15% of its annual grant allocation (plus 15% of prior year program income) to support eligible public service activities. The City’s Strategic Plan prioritizes investments that address critical gaps in service capacity and directly benefit low- and moderate-income residents. Public service activities prioritized for funding include, but are not limited to:

- **Youth services:** After-school programs, mentorship opportunities, and recreational activities designed to support positive youth development. These programs address disparities by providing safe and engaging spaces for at-risk youth, encouraging personal growth, and reducing involvement in risky behaviors.
- **Programs for individuals experiencing or at-risk of homelessness:** Services such as street outreach, emergency shelters, rapid re-housing, and case management are essential to addressing the complex challenges of homelessness. These programs provide immediate relief by offering access to critical resources such as temporary housing and supportive services, while also creating pathways to permanent housing.
- **Services for survivors of domestic violence and abused children:** The City faces a shortage of services to address the comprehensive needs of survivors of domestic violence and abused children. Programs that expand access to counseling, legal advocacy, financial assistance, and childcare provide critical support while ensuring children’s well-being and development.
- **Senior services:** Programs tailored to the needs of elderly residents include transportation assistance, meal delivery, wellness checks, and social engagement activities. These services are crucial for promoting aging in place, reducing social isolation, and improving the overall well-being of seniors.
- **Services for persons with disabilities:** Programs that provide case management, assistive technology training, vocational rehabilitation, and access to specialized healthcare are necessary to support individuals with disabilities. These services enable residents with disabilities to live independently, access employment and housing opportunities, and participate fully in community life.

While crime prevention programs also emerged as high priorities during consultations with residents and stakeholders, these needs are largely addressed through other funding sources. For instance, the Hawthorne Police Department operates various crime prevention programs that are adapted to particular community needs, one of which provides guidance and healthy outlets for at-risk youth (Hawthorne Force). Since these services are funded through other sources, the City does not anticipate utilizing CDBG funds for these programs to avoid duplication of resources.

How were these needs determined?

The City's public service needs were identified through a comprehensive and collaborative process designed to capture community priorities and address service gaps effectively. The key methods employed included:

- **Resident Surveys:** Responses from residents provided valuable insights into the community's priorities and highlighted critical service gaps and unmet needs.
- **Stakeholder and Service Provider Consultations:** Engagement with stakeholders and service providers offered an in-depth understanding of existing challenges and opportunities to enhance service delivery.
- **Community Meetings:** Public input gathered during community meetings, which included interactive exercises and discussions, ensured that regional perspectives and localized priorities were incorporated in the City's public service strategy.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview

The Market Analysis section provides a clear picture of the environment in which the City of Hawthorne must administer its programs over the course of the Consolidated Plan. In conjunction with the Needs Assessment, this analysis serves as the basis for identifying the City's housing assets and needs, understanding the private market dynamics, and determining where to focus public investment over the next five years.

The **housing market analysis** evaluates Hawthorne's housing market in terms of supply, demand, cost, and condition of housing. It also identifies the existing public housing stock, whether any units are at risk of being lost from the affordable housing inventory, and the condition of said units to inform the City's strategy for improving the living environment of households residing in public and assisted housing.

The **homeless and special needs analysis** describes the current inventory and capacity of facilities, housing, and services to meet the needs of homeless persons and special needs populations that require supportive housing services due to factors such as age, disability, and other vulnerabilities.

The **barriers to affordable housing analysis** evaluates whether there are any regulatory barriers to affordable housing, including public policies that affect the cost of housing and the incentives to develop, maintain, or improve affordable housing in Hawthorne. These include tax policies, land use controls, zoning ordinances, building codes, and policies that negatively impact the return on residential investment.

The **broadband and hazard mitigation analysis** focuses on the needs of low- and moderate-income communities, particularly as it relates to their gaps in access to high-speed internet and their vulnerability to natural hazards.

MA-10 Number of Housing Units

Introduction

The availability, composition, and affordability of housing in Hawthorne significantly impacts residents’ ability to secure stable and suitable housing. This section analyzes the City’s housing stock, including property types, tenure distribution, and unit sizes, to evaluate whether the supply meets the needs of the population. The total number of residential structures by property type is provided in Table 29. Property types include single-family (1-4 units), multi-family (5 or more units), and mobile homes. Table 30 details the number of residential structures by unit size (number of bedrooms) and tenure.

Hawthorne’s housing market is characterized by limited inventory, rising demand, and increasing construction costs, all of which contribute to affordability challenges. As of 2020, the City had 29,280 housing units, of which 26 percent were owner-occupied (7,725 units), 69 percent were renter-occupied (20,330 units), and 4 percent were vacant (1,225 units). The housing stock predominantly consists of multi-family units (52 percent), followed by single-family homes (48 percent) and a small percentage of mobile homes (0.5 percent). The City’s development patterns have led to a relative shortage of diverse housing types that could better serve the needs of different household sizes and income levels.

There is a clear imbalance between housing unit sizes and tenure types, which affects accessibility and affordability. Owner-occupied units tend to be larger, with 77 percent offering four or more bedrooms, compared to just 12 percent of rental units. Conversely, rental properties are far more likely to be smaller units, with 51 percent of all rental units consisting of studios or one-bedroom apartments, whereas only 5 percent of owner-occupied units fall into this category. This disparity disproportionately impacts larger households, forcing many into overcrowded conditions or cost burdens due to limited options. These mismatches in unit availability and affordability exacerbate housing instability, particularly for low- and moderate-income residents.

Property Type	Number	%
1-unit detached structure	8,270	28%
1-unit, attached structure	2,050	7%
2-4 units	3,615	12%
5-19 units	6,260	21%
20 or more units	8,950	31%
Mobile Home, boat, RV, van, etc.	135	0.5%
Total	29,280	100%

Table 29 – Residential Properties by Unit Number

Data Source: 2016-2020 ACS

	Owners		Renters	
	Number	%	Number	%
No bedroom	140	2%	2,710	13%
1 bedroom	215	3%	7,575	37%
2 or 3 bedrooms	1,425	18%	7,540	37%
4 or more bedrooms	5,945	77%	2,505	12%
Total	7,725	100%	20,330	100%

Table 30 – Unit Size by Tenure

Data Source: 2016-2020 ACS

Property	Assisted Units	Total Units	Funding	At-Risk Status
TELACU Senior Housing	75	75	HUD Section 202	Annual renewal
TELACU Terrace	74	74	HUD Section 202	5 Year renewal
3621-3653 120th Street	25	25	Various nonprofit	Perpetuity
3921 W. 119th Place	2	2	Various nonprofit	Perpetuity
3733 W. 120th Street	2	2	Various nonprofit	Perpetuity
11975 Acacia Avenue	4	4	Various nonprofit	Perpetuity
11983 Acacia Avenue	4	4	Various nonprofit	Perpetuity
Hawthorne Gardens	100	100	Various nonprofit	Expires 2059
12726 Grevillea Ave	8	8	Housing Authority	Expires 2064
11605 Gale Avenue	10	10	Housing Authority	Expires 2064
11529 Gale Avenue	12	12	Housing Authority	Expires 2064
11537 Gale Avenue	5	5	Housing Authority	Expires 2064
12529 Truro Avenue	3	3	Housing Authority	Expires 2064
12501 Kornblum Ave	3	7	Housing Authority	Expires 2027
14004 Doty Ave	6	22	Various nonprofit	Expires 2043
14105 Chadron Ave	28	109	Various nonprofit	Expires 2043
14134 Yukon Ave	127	127	Various nonprofit	Expires 2069
Icon at Rosecrans	126	127	LIHTC	Expires 2071

Table 31 – Affordable Housing Covenants

Data Source: HUD Multifamily Assistance and Section 8 Database; 2021-2029 Housing Element

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

The City of Hawthorne leverages a variety of federal, state, and local programs to support the development and preservation of affordable housing. The Housing Choice Vouchers (HCV) program, administered by the City’s Housing Authority, provides rental assistance to approximately 1,160 low-income households, enabling them to secure housing in the private market. However, due to limited availability of rental units that meet program standards, many voucher recipients struggle to find housing.

As shown in Table 31, there are 18 residential properties with a total of 614 affordable units. These properties serve low-income families, elderly residents, and individuals with disabilities. Some properties such as TELACU Senior Housing and TELACU Terrace provide units specifically for seniors, while others such as Hawthorne Gardens provide affordable housing for low-income families. Many of these units are subject to affordability covenants that ensure they remain affordable for extended periods, with expiration dates ranging from 2027 to 2071.

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

Reductions in the publicly subsidized housing stock contribute to the shortage of affordable housing. Without proactive intervention, these units are at risk of converting to market rate housing, potentially displacing low- and moderate-income households. For this reason, HUD requires the City to analyze the scope of potential losses to better safeguard the community’s affordable housing inventory.

The preservation of existing affordable housing is a critical concern, as many units are at risk of converting to market-rate housing when affordability restrictions expire. Currently, two project-based Section 8 contracts, covering 149 affordable units, are renewed either annually or every five years, making them vulnerable to market-rate conversion upon contract expiration. The loss of these units would significantly impact the current tenants and reduce the availability of affordable housing in the community.

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

Hawthorne’s total housing stock of 29,280 units does not adequately meet the needs of its residents, particularly in terms of affordability and unit size distribution. Rising housing costs, coupled with low vacancy rates, create intense competition for available units, driving up rents and limiting options for low- and moderate-income households. The lack of diverse housing types exacerbates these challenges.

Describe the need for specific types of housing.

Hawthorne's housing market exhibits critical gaps across various housing types, resulting in a mismatch between the available supply and demand.

Smaller Housing Alternatives

Hawthorne faces a shortage of affordable studios and one-bedroom units that are suitable for single-person households, small families, and seniors seeking to downsize. Currently, households with two people or fewer make up 52 percent of all households, including 3,628 homeowners and 10,902 renters. Despite this demand, the housing stock only offers 355 owner-occupied units and 10,285 renter-occupied units with one bedroom or less.

This limited inventory creates intense competition, driving up rental and purchase prices for smaller units. As a result, many individuals are forced to pay more than they can sustainably afford, live in units that do not fit their needs, or leave the community entirely. Seniors often struggle to find affordable, appropriately sized homes preventing them from downsizing. This, in turn, limits housing mobility as larger homes that could accommodate growing families remain occupied by older adults who have few alternative options. Expanding the supply of smaller affordable units is critical to alleviating these pressures and providing greater housing choice for residents in different stages of life.

Family-Sized Rentals

The scarcity of larger rental units with four or more bedrooms poses significant challenges for larger families in Hawthorne. As shown in the Needs Assessment, 4,029 low- and moderate-income households experience overcrowding, with renters making up 96 percent (3,870 households) of this total. According to 2016-2020 ACS data (S2501), there are 2,520 homeowners and 6,201 renters with four or more people in their household. However, the existing housing stock only includes 5,945 homeowner homes and 5,054 rental units with four or more bedrooms, which is insufficient to meet demand.

This shortage forces many families to live in overcrowded conditions or pay unsustainably high rents to secure adequate spaces. The lack of family-sized rental units disproportionately affects low- and moderate-income households, placing them under severe financial strain and increasing their risk of housing instability or displacement. Without access to appropriately sized homes, families must often double up with relatives, rent smaller units, or relocate outside of the City. Addressing this issue will require the development of larger rental units that are affordable across various income levels to ensure families can secure stable and adequate housing without excessive cost burdens.

Accessible Housing

Another critical gap in Hawthorne's housing market is the lack of accessible housing for individuals with disabilities. Many residents require specific features such as grab bars, ramps, widened doorways, no step thresholds, and auditory or visual aids to maintain their independence and quality of life. However, the existing housing stock lacks sufficient units equipped with these features, leaving many individuals without viable housing options.

The lack of accessible units not only limits opportunities for individuals with disabilities to live independently but also creates additional barriers for caregivers and family members. Moreover, the absence of accessible housing exacerbates inequities in housing choice and quality for residents with disabilities, who may already face other economic or social challenges. To address these needs, it is imperative for the City to prioritize the development of accessible units in both new construction and rehabilitation projects.

Discussion

Hawthorne's housing market faces significant supply gaps that hinder affordability and accessibility for various population groups. The shortage of small, affordable units makes it difficult for single-person households, small families, and seniors to find suitable housing. At the same time, large families struggle with overcrowding due to a lack of spacious rental options, and individuals with disabilities face barriers to securing accessible homes.

Addressing these challenges requires a comprehensive approach that includes expanding the diversity of housing types, increasing the supply of affordable units, and ensuring that new developments meet the needs of a broad range of residents. By aligning policy efforts and resources with identified housing needs, the City can create a more sustainable housing market that meets the needs of all residents.

MA-15 Housing Market Analysis: Cost of Housing

Introduction

The cost of housing is a key determinant of accessibility and stability within a community. In Hawthorne, rising housing costs continue to place significant financial strain on residents, particularly low- and moderate-income households. The gap between housing costs and income levels has widened dramatically, making homeownership unattainable for most and rental housing increasingly unaffordable. When housing costs rise faster than wages, affordability gaps emerge, leading to increased cost burdens, overcrowding, and displacement, and homelessness.

Recent trends highlight significant increases in home values and rents, driven by limited housing supply, strong demand, and rising construction costs. Between 2010 and 2020, the median home value in the City increased by 49 percent, rising from \$404,900 to \$602,100. Over the same period, median contract rents increased by 29 percent, from \$988 to \$1,274. These increases accelerated between 2020 and 2024, with home values surging another 47 percent to \$885,650, and median contract rents rising 41 percent to \$1,795.

These rapid cost increases highlight the growing affordability crisis for Hawthorne residents. Fair Market Rents (FMR) and HOME Rents remain lower than the area’s median rents, indicating the importance of rental assistance programs in bridging affordability gaps. Despite this, the availability of affordable units remains insufficient to meet demand.

Cost of Housing	2010	2020	% Change
Median Home Value	\$404,900	\$602,100	49%
Median Contract Rent	\$988	\$1,274	29%

Table 32 – Cost of Housing

Data Source: 2006-2010 ACS (Base Year), 2016-2020 ACS (Most Recent Year)

Rent Paid	Number	Percentage
Less than \$500	805	4.0%
\$500-999	3,080	15.2%
\$1,000-1,499	11,110	54.6%
\$1,500-1,999	3,790	18.6%
\$2,000 or more	1,550	7.6%
Total	20,335	100.0%

Table 33 – Rent Paid

Data Source: 2016-2020 ACS

Units affordable to Households Earning	Renter	Owner
30% HAMFI	5,859	835
50% HAMFI	4,390	818
80% HAMFI	5,819	1,339
100% HAMFI	1,969	1,199
Total	18,037	4,191

Table 34 -- Housing Affordability

Data Source: 2016-2020 CHAS

Monthly Rent (\$)	Efficiency	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	\$1,384	\$1,604	\$2,044	\$2,693	\$2,933
High HOME Rent	\$1,335	\$1,432	\$1,721	\$1,979	\$2,396
Low HOME Rent	\$1,042	\$1,116	\$1,340	\$1,548	\$1,727

Table 35 – Monthly Rent

Data Source: 2022 HUD FMR and HOME Rents

Rental Housing Cost by Bedroom	2022	2023	2024	% Change
1-bedroom	\$1,698	\$1,712	\$1,711	0.8%
2-bedroom	\$2,241	\$2,296	\$2,341	4.5%
3-bedroom	\$3,031	\$3,191	\$3,415	12.7%

Table 36 – Rental Housing Costs

Data Source: Zumper Research

Is there sufficient housing for households at all income levels?

The City of Hawthorne’s housing market does not adequately serve households across all income levels. On paper, 19,060 housing units are considered affordable to the City’s 18,630 low- and moderate-income households (≤ 80 percent of AMI). While this may suggest there is only a shortage of 430 units, this figure is misleading because it does not account for critical issues such as the suitability of housing for specific household needs, whether units are actually available for occupancy, or whether affordable units are occupied by households they are intended to serve. These challenges highlight the complexities of the housing market and the barriers faced by many residents in securing appropriate and affordable housing.

A notable issue is the mismatch between affordable housing units and their occupants. While data suggests there are sufficient units affordable to low- and moderate-income households, there is no assurance that these units are occupied by the intended income

groups. Higher-income households often occupy lower-cost housing, which reduces the availability of these units for low- and moderate-income residents who need them most. This misallocation exacerbates the housing crisis and highlights a key inefficiency in the market.

Additionally, the Needs Assessment revealed widespread housing cost burdens among low- and moderate-income households, with the greatest challenges faced by extremely low-income households (≤ 30 percent of AMI). There are 6,680 extremely low-income households in Hawthorne competing for just 6,694 affordable units. While this may appear to indicate a slight surplus, the reality is that high competition, low vacancy rates, and the lack of alternative options make these units effectively inaccessible for many residents. Low- and moderate-income households face similar pressures, as housing demand continues to exceed the production of affordable units.

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

Housing affordability challenges are projected to persist as home values and rents continue to rise faster than income levels. With the median home value reaching \$885,650 in 2024, homeownership remains unattainable for most residents. To afford a home at this price point, a household would need an annual income of approximately \$190,000, assuming a 20 percent down payment of \$177,130. This income threshold far exceeds what most Hawthorne residents earn, effectively locking them out of homeownership and increasing long-term reliance on rental housing. As home prices continue to rise, the opportunity to build generational wealth through homeownership diminishes, particularly for low- and moderate-income households.

The rental market presents similarly concerning trends. The current market rent for a two-bedroom unit at \$2,341 and a three-bedroom unit at \$3,415 places these housing options well beyond the financial reach of many low- and moderate-income residents. At these prices, a household would need an annual income of \$93,640 to afford a two-bedroom unit and \$136,600 for a three-bedroom unit without experiencing cost burdens. This highlights the severe affordability gap in the rental market. As rental costs continue to climb, low- and moderate-income households face even greater barriers to securing stable housing, pushing many into cost burdened, overcrowded, or substandard housing conditions.

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

Fair Market Rents (FMR) and HOME Rents are essential tools for addressing the housing affordability gap in Hawthorne, particularly for low-income households. These programs provide crucial benchmarks for affordable rental pricing that align with the financial capacity of households earning at or below specific income thresholds.

For instance, the 2022 FMR for a two-bedroom unit is \$2,044 which is 10 percent lower than the area median rent of \$2,241 for the same type of unit. Low HOME Rents provide an even deeper level of affordability, with two-bedroom units priced at \$1,340, making them

accessible to low-income households. These rent levels provide a much-needed safety net, yet the availability of units at these price points is extremely limited due to financial disincentives for landlords and developers.

The significant gap between market-rate rents and affordable rent thresholds highlights the inability of the private market to produce and maintain low-cost housing without significant subsidies. For a developer, renting a two-bedroom unit at Low HOME Rent levels would result in \$216,240 of foregone income over a 20-year affordability period compared to market-rate rents. Even renting at FMR levels would result in \$47,280 in lost income over the same period. These figures reveal the financial disincentives inherent in producing affordable housing, emphasizing the critical role of public assistance to encourage private sector participation in affordable housing development.

Discussion

Hawthorne's housing affordability crisis is driven by rising home values, escalating rents, and the inability of the private market to produce affordable units without significant public assistance. Homeownership remains out of reach for most residents, and rental costs continue to climb, disproportionately affecting low- and moderate-income households.

To address these challenges, the City must adopt a comprehensive approach that integrates the production of new affordable units, the preservation of existing affordable housing, and the expansion of rental assistance programs. Public investment is critical to offset the financial losses incurred by developers to ensure that Hawthorne's housing stock meets the needs of all residents, not just those who can afford market -rate housing.

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

Introduction

Assessing the condition and age of the City of Hawthorne’s housing stock provides essential insights into the challenges of maintaining safe, habitable, and affordable housing. The condition of housing not only affects its livability but also impacts affordability. This evaluation is critical for developing strategies to address housing deficiencies, mitigate health risks, and preserve the long-term viability of the City’s existing housing inventory.

As of 2020, approximately 36 percent of owner-occupied units and 52 percent of renter-occupied units in the City exhibit at least one substandard condition such as lacking complete kitchen or plumbing facilities, overcrowding, or cost burden. These conditions are most prevalent among low- and moderate-income households, who often lack the financial resources to address them. Compounding these challenges, over 71 percent of the housing stock was built before 1980, increasing the likelihood of structural deficiencies, outdated electrical and plumbing systems, and lead-based paint hazards. The condition and aging nature of the housing stock emphasizes the critical need for rehabilitation programs that support both homeowners and landlords in addressing deficiencies.

Definitions

The City of Hawthorne defines housing conditions based on the California Health and Safety Code (HSC). A housing unit is classified as “substandard” if it poses a risk to the health, safety, or welfare of its occupants or the public. Conditions that contribute to substandard housing include:

- Inadequate sanitation (e.g., lacking complete kitchen or plumbing facilities)
- Structural hazards (e.g., compromised foundations, walls, or other vertical supports)
- Hazardous electrical, plumbing, or mechanical systems that are unsafe or not functioning properly
- Faulty weather protection (e.g., leaky roofs or insufficient insulation)
- Fire, health, or safety hazards (as determined by appropriate fire or health official)
- Use of unapproved or unsafe construction materials, or non-compliant additions
- Inadequate structural resistance to horizontal forces.

For the purposes of the CDBG and HOME programs, housing units in substandard condition are considered suitable for rehabilitation if the deficiencies can be corrected in a cost-effective manner without requiring complete demolition.

Housing units are classified as being in “standard” condition if they comply with all applicable state and local requirements and meet HUD’s Housing Quality Standards (HQS). The City anticipates replacing HQS with HUD’s National Standards for the Physical Inspection of Real Estate (NSPIRE) beginning in October 2025, which will introduce updated criteria for housing inspections.

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
With one selected Condition	2,810	36%	10,550	52%
With two selected Conditions	85	1%	2,715	13%
With three selected Conditions	0	0%	135	1%
With four selected Conditions	0	0%	80	0%
No selected Conditions	4,830	63%	6,850	34%
Total	7,725	100%	20,330	100%

Table 37 – Condition of Units

Data Source: 2016-2020 ACS

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
2000 or later	765	10%	875	4%
1980-1999	930	12%	5,650	28%
1960-1979	1,180	15%	7,950	39%
Before 1960	4,850	63%	5,855	29%
Total	7,725	100%	20,330	100%

Table 38 – Year Unit Built

Data Source: 2016-2020 CHAS

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	Percent	Number	Percent
Units Built Before 1980	6,030		13,805	
<i>with children under 6</i>	594	10%	3,205	23%
Units Built Before 1980 with households <80% AMI	2,435	40%	10,740	78%
<i>with children under 6</i>	270	5%	2,910	21%

Table 39 – Risk of Lead-Based Paint

Data Source: 2016-2020 ACS (Total Units) 2016-2020 CHAS (Units with Children present)

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

Table 40 – Vacant Units

Data Source: No Data Available

Need for Owner and Rental Rehabilitation

Hawthorne’s housing stock shows widespread signs of deterioration, particularly among rental units which constitute the majority of the City’s housing inventory. As Table 37 indicates, approximately 52 percent of renter-occupied and 36 percent of owner-occupied units exhibit at least one substandard condition. Among rental units, 13 percent have two or more conditions, with some showing multiple deficiencies that compound housing instability.

The age of a housing unit is a key predictor of its likelihood to require rehabilitation. In Hawthorne, over 71 percent of all housing units were built before 1980, with a significant portion dating back more than 45 years. Older housing is more likely to have structural deficiencies, outdated systems, and environmental hazards such as lead-based paint (LBP). Older homes not only require maintenance but also contribute to higher utility costs due to outdated insulation, inefficient appliances, and poor ventilation. Without rehabilitation, these issues can worsen over time, leading to unsafe and uninhabitable conditions for many residents.

Given that over half of all renter-occupied units and more than a third of owner-occupied units require repairs, housing rehabilitation programs must be prioritized. Low- and moderate-income homeowners often lack the financial means to make essential repairs, leading to progressive deterioration of their properties. Programs that provide grants or low-interest loans for rehabilitation are essential to supporting these households and preserving the quality and affordability of the City’s housing stock.

Rental housing, which accounts for two-thirds of Hawthorne’s housing units, require additional attention. Many landlords lack incentives or the financial capacity to make necessary repairs, leaving renters vulnerable to unsafe and unhealthy living environments. Expanding landlord incentive programs, coupled with stronger code enforcement, is critical to ensuring rental units remain habitable.

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

One of the most pressing risks associated with aging housing stock is the presence of lead-based paint (LBP) in homes constructed before 1978, when lead paint was banned. Among Hawthorne’s 19,835 pre-1980 housing units, an estimated 13,175 are occupied by low- and moderate-income households. Within this group, 3,180 units house children under six years old, representing a high-risk population for lead poisoning.

Exposure to lead can cause severe health effects, especially for children, including developmental delays, behavioral issues, and neurological damage. Addressing LBP hazards through testing and abatement programs, tenant education, and landlord compliance measures is essential to protecting public health and ensuring safe housing.

Discussion

The aging condition of Hawthorne’s housing stock presents both a challenge and an opportunity. Rehabilitation of existing housing is a cost-effective solution that not only extends the lifespan of aging properties but also prevents the loss of affordable housing units, reduces health hazards, and improves residents’ quality of life.

Preservation efforts are particularly vital for low- and moderate-income households, who are disproportionately impacted by substandard conditions and face the greatest obstacles to maintaining their homes. By implementing comprehensive housing rehabilitation programs, the City can ensure its housing inventory remains safe, habitable, and accessible.

MA-25 Public and Assisted Housing

Introduction

As indicated in the Needs Assessment, the City of Hawthorne Housing Authority (HA) does not operate traditional public housing developments. Instead, the HA administers the Housing Choice Voucher (HCV) program to provide housing assistance to low- and moderate-income households. This decentralized approach leverages partnerships with private landlords and housing providers to meet the City’s affordable housing needs.

	Vouchers					
	Total	Project-based	Tenant-based	Special Purpose Voucher		
				Veterans Affairs Supportive Housing	Family Unification Program	Disabled*
Unit vouchers in use	711	0	0	0	0	0

Table 41 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

*Data was not available on vouchers by project-based and tenant-based designation

Describe the supply of public housing developments.

There are no public housing developments in the City of Hawthorne. Housing choice and project-based vouchers serve as the primary tool for addressing housing affordability challenges. These vouchers provide crucial assistance to low-income families, elderly individuals, and people with disabilities, enabling them to secure housing in the private market. However, the current supply is insufficient to meet the City’s growing demand for affordable housing.

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

Hawthorne does not have any traditional public housing developments. All housing assistance is provided through the HCV program. The HA monitors the condition of all voucher-assisted units to ensure they meet HUD’s Housing Quality Standards (HQS).

Public Housing Development	Average Inspection Score
Not applicable	Not applicable

Table 42 - Public Housing Condition

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

While there are no public housing units in the City, the HA ensures that all voucher-assisted units comply with HUD standards. The HQS inspection criteria evaluates the physical condition of units, focusing on health, safety, and habitability. These inspections play a critical role in preserving the quality of the existing assisted housing stock and addressing the unique needs of voucher holders.

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

The HA's employs a comprehensive strategy to improve the living environment of low- and moderate-income families residing in assisted housing. These efforts aim to enhance housing quality, promote economic mobility, and address the holistic needs of vulnerable populations. Key components of the HA's strategy include:

- **Counseling:** The HA counsels HCV holders to assist them with locating units in areas with lower concentrations of poverty or minority populations. This initiative supports deconcentration efforts and expands access to higher opportunity neighborhoods which improve outcomes for families.
- **Resource Leveraging:** The agency actively seeks additional funding and resources to maintain and expand the supply of safe, decent, and sanitary housing units.
- **Supportive Service Partnerships:** The HA partners with community organizations to provide on-site services designed to address the unique needs of program participants, including:
 - Workforce Development: Job training, adult education, and workforce development programs to address income disparities and promote self-sufficiency.
 - Childcare and Youth Programs: Affordable childcare and after school programs to alleviate financial pressures on families.
 - Healthcare Services: Primary care, mental health support and substance use services for residents.
 - Financial Literacy: Credit counseling, budgeting workshops, and homeownership counseling to empower families to achieve financial stability.
 - Food Assistance: Partnerships with food banks and meal programs to address food insecurity among households.

MA-30 Homeless Facilities and Services

Introduction

This section provides a summary of the facilities, housing, and services that meet the needs of homeless people throughout the City of Hawthorne. HUD uses the following definitions for these three facility types:

- **Emergency Shelter (ES)** is any facility with the primary purpose of providing a temporary shelter for the homeless in general or for specific homeless populations which does not require occupants to sign leases or occupancy agreements.
- **Transitional Housing (TH)** is designed to provide homeless individuals and families with interim stability and support to successfully move to and maintain permanent housing. Transitional housing may be used to cover the costs of up to 24 months of housing with accompanying supportive services. Program participants must have a lease (or sublease) or occupancy agreement when residing in transitional housing.
- **Permanent Supportive Housing (PSH)** is defined as community-based housing paired with supportive services to serve households in which at least one member has a disability. Housing does not have a designated length of stay in which formerly homeless individuals and families live as independently as possible. Under PSH, a program participant must be the tenant on a lease (or sublease) for an initial term of at least one year that is renewable and is terminable only for cause.

The most recent inventory of resources available within Los Angeles County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2024 Housing Inventory reported to HUD by the Los Angeles CoC as reflected below.

Facilities and Housing Targeted to Homeless Households	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year-Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	8,402	388	938	5,890	N/A
Households with Only Adults	14,801		2,049	20,531	
Chronically Homeless Households	N/A		N/A	4,138	
Veterans	256		653	6,242	
Unaccompanied Youth	114		1	12	

Table 43 – Facilities and Housing Targeted to Homeless Households

Data Source: 2024 Housing Inventory Count

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

In California, the primary programs for assisting families in poverty are CalWORKS, CalFresh, and Medi-Cal. These programs provide clients with employment assistance, discounted food, medical care, childcare, and cash payments to meet basic needs such as housing and transportation.

The California Work Opportunities for Kids (CalWORKs) program provides financial assistance and Welfare-to-Work services to California families with little to no cash. Through this program these families may be eligible to receive immediate short-term help with housing, food, utilities, clothing, or medical care. Childcare is also available through this program.

CalFresh, formerly the Food Stamp Program, is a nutritional assistance program that provides Electronic Benefit Transfer Cards to people receiving public assistance to purchase food and other essential items.

The Medi-Cal program provides health coverage for people with low income and limited ability to pay for health coverage, including seniors, those with disabilities, young adults and children, pregnant women, persons in a skilled nursing or intermediate care home, and persons in the Breast and Cervical Cancer Treatment Program (BCCTP). People receiving federally funded cash assistance programs, such as CalWORKs (a state implementation of the federal Temporary Assistance for Needy Families (TANF) program), the State Supplementation Program (SSP) (a state supplement to the federal Supplemental Security Income (SSI) program), foster care, adoption assistance, certain refugee assistance programs, or In-Home Supportive Services (IHSS), are also eligible.

CDBG and HOME Funded Activities

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

Under the HOME program, households must earn no more than 80 percent of the AMI, adjusted for household size, to be eligible for assistance. Furthermore, 90 percent of the HOME allocation that is invested in affordable rental housing must be directed to assist households earning no more than 60 percent AMI.

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

The City of Hawthorne falls within Service Planning Area (SPA) 8, covering the South Bay region, of the Los Angeles CoC. Harbor Interfaith Services is the Lead Agency within SPA 8 and operates two emergency shelters in the South Bay for individuals and a separate family shelter. Additionally, St. Margaret’s Center provides emergency and supportive services including hot lunches, case management, and hygiene supplies for homeless and low-income families.

Provider	Location	Description
City of Hawthorne	Hawthorne	Provides case management, emergency shelter coordination services, and homeless prevention assistance.
Catholic Charities	Inglewood	Provides case management and assistance to homeless residents
Family Promise of the South Bay	Torrance	Provides case management, emergency shelter, and transitional housing
New Star Family Center	Hawthorne	Provides supportive services to survivors of domestic violence
South Bay Workforce Investment Board	Hawthorne	Provides workforce training and placement services
LA CADA	Hawthorne	Provides emergency shelter and substance use disorder services
Venice Family Clinic	Hawthorne	Operates full-scope mobile medical services
TeleHealth Van	Hawthorne	Provides mobile counseling and therapy services
Sanctuary of Hope	Hawthorne	Provides rapid re-housing assistance for young adults
Joshua House for the Homeless	Los Angeles	Operates emergency shelter and transitional housing for individuals
House of Yahweh	Lawndale	Provides food, clothing, and social services for homeless residents
Harbor Interfaith Services	San Pedro	Provides emergency shelter and case management for homeless persons
Beacon Light Mission	Wilmington	Provides emergency shelter and food for homeless men

Table 44 – Homeless Service Providers for Hawthorne

MA-35 Special Needs Facilities and Services

Introduction

Hawthorne is home to several special needs populations who face significant barriers to stable housing and supportive services due to unique vulnerabilities. These populations include the elderly and frail elderly, individuals with disabilities, persons with alcohol or drug addictions, individuals living with HIV/AIDS, and survivors of domestic violence. Unlike the general population, these groups often require tailored housing solutions and specialized services to address barriers such as limited income, accessibility needs, health conditions, and social stigma.

Elderly and Frail Elderly

The elderly population, defined by HUD as individuals aged 62 or older, is a growing demographic in the City of Hawthorne, accounting for approximately 23 percent of the total population (ACS S0101). A particularly vulnerable subset of this group is the frail elderly, who require assistance with three or more daily living activities.

The City is home to 6,910 elderly households, constituting 25 percent of all households (Table 7). Among these, 4,405 elderly households are low- and moderate-income (\leq 80 percent of AMI). Financial challenges remain pronounced among these elderly households, with 49 percent experiencing cost burdens (2,144 households) and 34 percent facing severe cost burdens (1,499 households).

Elderly households' reliance on fixed or limited incomes leaves them particularly vulnerable to rising costs, financial instability, and diminished quality of life. As the City's population continues to age, the demand for housing and supportive services tailored to the needs of elderly and frail elderly residents will grow.

Persons with Disabilities

According to the 2016-2020 ACS data (S1810), approximately 7,914 individuals in the City of Hawthorne have a disability, representing about 9 percent of the total population. The correlation between age and disability is significant, with nearly one third (32 percent or 2,517 residents) of disabled residents being over the age of 65.

Persons with disabilities, defined by HUD as individuals with physical, mental, developmental, or emotional impairments that substantially limit major life activities, represent 9 percent of the City's population (7,914 residents) (ACS S1810). Disabilities are strongly correlated with age, with 2,517 elderly residents having one or more disabilities, representing 32 percent of the City's disabled population. The most common disabilities include ambulatory difficulty (49 percent), independent living challenges (39 percent), and cognitive impairments (35 percent).

Persons with disabilities frequently encounter unique barriers to independent living, including limited employment opportunities, high healthcare costs, and discrimination in securing housing. The scarcity of units that are both affordable and accessible further

exacerbates these challenges, highlighting the importance of tailored housing solutions that promote independence and stability.

Persons with Alcohol and Other Drug Addictions

Substance use disorders, including alcohol and drug addictions, continue to pose a significant challenge in Hawthorne. While obtaining accurate data on addiction is difficult due to the stigma surrounding substance use and fear of criminal repercussions, available statistics reveal concerning trends that indicate a pressing need for intervention.

In Los Angeles County, alcohol and other drug related hospitalizations increased by 38 percent from 2012 to 2022 (LA County Public Health). The opioid crisis, in particular, continues to have a profound impact on the community. In 2023, the County reported 2,085 opioid-related deaths, which is a dramatic increase from the 494 deaths in 2014 (LA County Public Health). Alarming, 94 percent of these fatalities were linked to fentanyl, highlighting the growing presence of this highly potent synthetic opioid and its devastating consequences.

Substance use often exacerbates barriers to stable housing, employment, and healthcare. These challenges are further complicated by the stigma surrounding addiction, which frequently discourages individuals from seeking treatment.

Victims of Domestic Violence

In 2022, the Hawthorne Police Department responded to 419 domestic violence related calls. Many survivors require immediate relocation to long-term housing to escape dangerous environments. Survivors face numerous challenges, including financial instability, the need for legal advocacy, and rebuilding their lives after leaving abusive situations.

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

The housing and supportive service needs of these populations were identified through resident surveys, consultations with stakeholders and service providers, and analyses of local and national data sources and reports. These efforts provided a comprehensive understanding of the unique challenges and service gaps faced by these populations.

Elderly and Frail Elderly

The housing and supportive service needs of the elderly and frail elderly residents are centered on maintaining independence, ensuring accessibility, and promoting social connection. Key housing needs include affordable units equipped with aging-in-place features, such as grab bars, ramps, no-step entries, and single-story layouts. Accessible transportation options, proximity to healthcare services, and community-based programs are essential to enhancing quality of life.

Supportive services must address the unique challenges faced by elderly residents, including fixed incomes, mobility limitations, and social isolation. Services such as in-home care, meal delivery, and social engagement programs are critical to mitigate the risks associated with aging and fostering independence.

Persons with Disabilities

Housing needs for persons with disabilities include affordable and accessible units that accommodate a variety of impairments, such as mobility challenges, sensory disabilities, and cognitive conditions. Features such as widened doorways, no step thresholds, lowered countertops, roll-in showers, and auditory or visual aids are critical to ensuring independence. Proximity to healthcare providers and accessible public transportation further enhances the ability of persons with disabilities to live independently.

Supportive services should include case management, vocational training, and access to specialized healthcare. These services help disabled individuals overcome the unique challenges they face by ensuring they have equitable opportunities for independent living.

Persons with Alcohol and Other Drug Addictions

Stable housing paired with integrated supportive services is vital for individuals recovering from substance use disorders. Transitional housing, sober living environments, and long-term supportive housing provide safe and structured settings conducive to recovery and reintegration into the community.

Supportive services must include detoxification programs, outpatient and inpatient treatment options, counseling, and peer support networks. Prevention and education initiatives targeting youth and at-risk populations are key to altering perception of substance use and mitigating its impact on the community.

Victims of Domestic Violence

Victims of domestic violence often require immediate access to emergency shelters or transitional housing to escape unsafe environments. Long-term supportive housing is also needed to ensure survivors can achieve stability and rebuild their lives.

Supportive services must include counseling, legal advocacy, financial assistance, and workforce development programs to address the comprehensive needs of survivors and promote self-sufficiency.

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

Inadequate discharge planning and coordination contributes to homelessness in situations where people are released from public institutions or systems of care without having an appropriate mainstream or supportive housing option available upon discharge from an institutional setting.

Coordinated discharge planning for those exiting foster care, health and mental health care, and corrections facilities is recognized as a best practice by the Los Angeles County Board of Supervisor’s Homeless Initiative. One of the goals included in the County’s Plan to Address Homelessness is to build and strengthen regional support systems to help residents obtain and maintain housing. This collective approach emphasizes methods to increase communication, coordination, and data sharing among institutions and service providers which helps ensure that hospitals, jails, and foster care programs can more effectively assist people being discharged by providing appropriate referrals in order to facilitate smoother transition to supportive or mainstream housing. Moreover, the County Board of Supervisors adopted a “zero tolerance” policy for discharging individuals from any County institution, facility, any County sponsored program to homelessness.

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

During the 2025-2029 Consolidated Plan period, the Strategic Plan calls for the City to use CDBG and HOME funds to support activities that benefit people with special needs. In the 2025-2026 Action Plan, the City will provide CDBG funds to the following:

- Fair Housing Foundation: Fair Housing Services (250 persons)
- New Star Family Center: Domestic Violence Services (25 persons)
- The Richstone Family Center: Behavioral Health Services (25 persons)
- City of Hawthorne: Housing Rehabilitation Program (10 households)
- City of Hawthorne: Senior Center (6,336 persons)

MA-40 Barriers to Affordable Housing

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The City of Hawthorne's regulations are designed to manage growth and maintain community standards. However, certain policies inadvertently hinder the development and preservation of affordable housing. Restrictive zoning, stringent development standards, complex permitting processes, and substantial development fees, all contribute to the ongoing shortage of affordable housing. While these regulations are lawful constraints on housing production, they create barriers that disproportionately impact low- and moderate-income households.

One of the primary barriers to affordable housing development in Hawthorne is the City's zoning ordinances and land use designations, which restrict higher-density development to specific areas. Only a small portion of land is zoned for densities of 20 or more units per acre, the minimum typically needed for affordable housing projects to be financially viable. Multi-family housing is restricted to R-3, R-4, and Mixed-Use (MU) overlay zones, but even in these areas, developers face additional constraints such as parking requirements, open space mandates, and design guidelines, which limit the number of units that can be built and drive-up costs.

The MU overlay zones present another challenge by requiring residential development to be combined with commercial uses. While mixed-use projects can promote walkability and economic activity, they are often costlier and more complex to finance than standalone residential developments. Consequently, these requirements limit opportunities for dedicated affordable housing projects and discourage developers from pursuing such projects in high-opportunity neighborhoods where land values are highest and demand for affordable housing is greatest.

Stringent development standards further complicate affordable housing production. Minimum lot sizes, height restrictions, open space requirements, and density limitations make it difficult to achieve the economies of scale needed for affordable housing projects. For example, in R-3 zones, density is capped at 17.4 units per acre, falling short of the levels typically needed to make affordable housing cost-effective.

The Conditional Use Permit (CUP) requirement for multi-family developments in R-3 zones adds yet another layer of complexity. The CUP process introduces uncertainty, extends approval timelines, and increases carrying costs, which disproportionately impacts affordable housing developers who often operate on tighter budgets

Excessive parking requirements also present a significant barrier. Many affordable housing projects serve low-income households, seniors, or individuals who rely on public transportation and own fewer vehicles. Yet, developers are forced to dedicate valuable land to parking rather than housing. These requirements reduce the total number of housing units that can be built on a given site, increase construction costs, and ultimately raise housing prices.

The cost of permits, impact assessments, and utility connections places a heavy financial burden on affordable housing developers. According to the City's 2021-2029 Housing Element, the estimated fees associated with constructing a 15-unit multi-family project amount to approximately \$108,000. When combined with rising land costs and construction expenses, these fees can render affordable housing projects financially infeasible, pushing developers toward market-rate developments with higher returns.

The cumulative effect of these policies has exacerbated the housing crisis, leading to higher costs, reduced affordability, and limited access to housing in high-opportunity neighborhoods. Addressing these barriers requires bold reforms, targeted incentives, and strategic partnerships. By prioritizing these efforts, Hawthorne can create a more inclusive housing market, expand affordable housing opportunities, and ensure that all residents, regardless of income, have access to safe, high-quality housing.

MA-45 Non-Housing Community Development Assets

Introduction

The economic health of the City of Hawthorne is closely tied to the strength of its workforce, the competitiveness of its businesses, and the adequacy of its infrastructure. As a key hub within the South Bay region, Hawthorne benefits from a diverse economy, strategic location near Los Angeles International Airport (LAX), the Port of Los Angeles, and proximity to major transportation corridors. However, challenges such as mismatches between workforce skills and employer needs, infrastructure limitations, and housing affordability constraints must be addressed to sustain long-term economic growth.

This section evaluates the City’s major employment sectors, workforce characteristics, and infrastructure needs while exploring strategies to expand economic opportunities for low- and moderate-income residents. By aligning investments with local needs, the City can fully unlock its potential and create a more competitive and resilient local economy.

Business Activity by Sector	Number of Workers	Number of Jobs	Share of Workers	Share of Jobs	Jobs less Workers
Agriculture, Mining, Oil & Gas	87	1	0.2%	0.0%	-0.2%
Arts, Entertainment, Accommodations	5,589	1,762	13.3%	6.8%	-6.6%
Construction	2,000	943	4.8%	3.6%	-1.2%
Education and Health Care Services	8,511	5,391	20.3%	20.7%	0.4%
Finance, Insurance, and Real Estate	1,984	623	4.7%	2.4%	-2.3%
Information	1,108	163	2.6%	0.6%	-2.0%
Manufacturing	3,203	6,545	7.6%	25.1%	17.4%
Other Services	2,326	1,671	5.5%	6.4%	0.9%
Professional, Scientific, Management	5,570	614	13.3%	2.4%	-10.9%
Public Administration	1,463	1,675	3.5%	6.4%	2.9%
Retail Trade	4,222	3,863	10.1%	14.8%	4.7%
Transportation and Warehousing	4,803	1,946	11.4%	7.5%	-4.0%
Wholesale Trade	1,092	905	2.6%	3.5%	0.9%
Total	41,958	26,102	100%	100%	0%

Table 45 – Business Activity

Data Source: 2016-2020 ACS (Workers), 2020 Longitudinal Employer-Household Dynamics (Jobs)

Labor Force Statistics	Number
Total Population in the Civilian Labor Force	45,050
Civilian Employed Population 16 years and over	41,958
Unemployment Rate	6.9%
Unemployment Rate for Ages 16-24	17.1%
Unemployment Rate for Ages 25-65	5.8%

Table 46 – Labor Force

Data Source: 2016-2020 ACS

Occupations by Sector	Number
Management, business and financial	11,717
Farming, fisheries, and forestry occupations	48
Service	9,915
Sales and office	9,919
Construction, extraction, maintenance, and repair	3,148
Production, transportation, and material moving	7,211

Table 47 – Occupations by Sector

Data Source: 2016-2020 ACS

Travel Time to Work	Number	Percent
< 30 Minutes	21,380	55%
30-59 Minutes	12,250	31%
60 or More Minutes	5,423	14%
Total	39,053	100%

Table 48 – Travel Time

Data Source: 2016-2020 ACS

Educational Attainment	In Labor Force		Not in Labor Force
	Civilian Employed	Unemployed	
Less than high school graduate	6,412	695	2,986
High school graduate (includes equivalency)	8,555	521	2,306
Some college or Associate's degree	11,310	609	2,574
Bachelor's degree or higher	9,785	444	1,378

Table 49 – Educational Attainment by Employment Status

Data Source: 2016-2020 ACS

Educational Attainment by Age	Age in years				
	18–24	25–34	35–44	45–65	65+
Less than 9th grade	63	438	1,174	3,207	1,581
9th to 12th grade, no diploma	1,062	1,624	1,198	2,452	583
High school graduate, GED, or alternative	2,310	3,899	2,816	4,667	1,919
Some college, no degree	3,318	3,578	2,774	4,773	1,403
Associate's degree	335	1,240	781	1,347	533
Bachelor's degree	730	3,433	2,036	2,666	817
Graduate or professional degree	34	1,295	1,014	1,207	462

Table 50 – Educational Attainment by Age

Data Source: 2016-2020 ACS

Educational Attainment	Median Earnings in the Past 12 Months
Population 25 and over with earnings	\$34,620
Less than high school graduate	\$23,699
High school graduate (includes equivalency)	\$30,450
Some college or Associate's degree	\$37,684
Bachelor's degree	\$52,404
Graduate or professional degree	\$60,194

Table 51 – Median Earnings in the Past 12 Months by Educational Attainment

Data Source: 2016-2020 ACS

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

Hawthorne's economy is anchored by several prominent employment sectors, each with unique contributions and challenges. According to Table 45, the City's workforce and business activity are concentrated in the following key sectors:

- **Education and Health Care Services:** This represents the largest sector by employment, accounting for 20 percent of workers and 21 percent of jobs. This sector's dominance reflects the City's focus on wellness and the growing needs of an aging population. Workforce training in nursing, medical technology and allied health fields will be essential to meet industry needs and provide residents with pathways into stable high-paying careers.
- **Manufacturing:** Comprising 8 percent of the workforce but 25 percent of all jobs, this industry is one of the City's major economic drivers. The large surplus of jobs compared to workers (17 percent) suggests this sector heavily relies on labor from outside of the City. Addressing this gap will require vocational training, investment in advanced manufacturing programs, and apprenticeship opportunities.
- **Retail Trade:** This sector employs 10 percent of Hawthorne's workforce and makes up 15 percent of local jobs, indicating a stable retail environment. As consumer spending patterns shift toward e-commerce, businesses will need to modernize operations and integrate digital sales channels. Investments in small business support services and workforce training for customer service, logistics, and digital marketing will help sustain the industry's growth.
- **Arts, Entertainment, and Accommodations:** Employing 13 percent of workers but only 7 percent of available jobs, many residents must seek employment outside of the City. Hawthorne's proximity to the LAX and major tourism hubs presents an opportunity to expand local hospitality, entertainment, and dining options to capture more tourism-driven economic benefits.
- **Professional, Scientific, and Management Services:** Although 13 percent of residents work in these fields, these jobs only account for 2 percent of local employment opportunities, highlighting a significant talent outflow to other cities. Expanding business incubators, technology hubs, and co-working spaces will be critical to retaining talent locally and grow the City's knowledge-based economy.
- **Transportation and Warehousing:** Accounting for 11 percent of workers and 8 percent of jobs, this sector remains integral to the regional economy. With rising demand for e-commerce logistics, this industry is expected to see continued growth. Investments in logistics training programs, infrastructure, and warehouse technology advancements will ensure that local workers can access these jobs.

Disparities between the number of workers and available jobs in these sectors reflect underlying challenges. Sectors with more jobs than workers, such as manufacturing, rely heavily on non-resident labor, while sectors with more workers than jobs push residents to commute to neighboring regions for employment. Aligning workforce skills with local job opportunities will help reduce these imbalances and foster a more robust local economy.

Describe the workforce and infrastructure needs of the business community

The economic vitality of Hawthorne hinges on the alignment of workforce capabilities with the demands of local industries. While the City has a relatively well-distributed labor force, there are notable gaps between the skills possessed by workers and the needs of employers. Industries such as advanced manufacturing, logistics, and healthcare require specialized skills that are currently in short supply. Expanding access to vocational training, adult education, and technical certification programs will ensure residents can compete for higher-wage jobs in emerging industries. Additionally, targeted efforts to improve bilingual education and English language proficiency will enable non-native English speakers to participate fully in the workforce, particularly in customer service and professional fields.

Youth employment opportunities also represent a critical need, as the unemployment rate for residents aged 16-24 stands at 17 percent, which is significantly higher than the citywide unemployment rate of 7 percent (Table 46). Programs aimed at expanding youth apprenticeship programs, career mentoring, and job readiness initiatives will be crucial to connect young workers to long-term career pathways.

Infrastructure improvements are equally critical to supporting economic growth. Table 48 reveals that nearly half (45 percent) of residents commute more than 30 minutes to work, with 14 percent of these workers commuting over an hour. These lengthy commutes, often driven by a jobs-to-housing imbalance, strain the transportation network and impose significant financial burdens on workers. This highlights the need for investment in reliable public transit, efficient road networks, and broadband infrastructure to improve job accessibility. Expanding broadband access will also facilitate remote work, online education, and small business growth.

As revealed during the public meetings, the lack of affordable housing near employment centers is a barrier to economic mobility. Many low- and moderate-income workers are forced to live outside the City, contributing to long commute times. Investing in affordable housing near transit corridors and job centers will improve economic access, reduce transportation burdens, and enhance workforce stability.

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

Hawthorne is poised to experience several economic shifts during the planning period. The City is home to SpaceX and other cutting-edge aerospace firms, presenting opportunities for high-wage job creation in engineering, advanced manufacturing, and logistics. Strengthening Science, Technology, Engineering, and Mathematics (STEM) education and technical training programs will be crucial to developing local talent pipelines for these industries and ensuring residents can access these high-paying jobs.

As online shopping continues to expand, the demand for warehouse and last-mile delivery jobs will increase. To capitalize on these opportunities the City will need to invest in

workforce training, transportation infrastructure, and modernized industrial spaces to accommodate this sector's growth.

The planned Civic Center Revitalization project aims to transform Hawthorne's downtown core into a mixed-use economic hub. This initiative will drive commercial investment, housing development, and public space enhancements, making the area more attractive for businesses, residents, and visitors.

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

Hawthorne's labor force consists of 45,050 residents, with 41,958 individuals employed and an unemployment rate of 6.9 percent. The workforce is heavily concentrated in service occupations, sales and office roles, and production-related industries. While these sectors provide significant employment opportunities, the concentration in traditional and service-based industries highlights the need to diversify the local economy by developing high-wage industries such as advanced manufacturing, professional management, and healthcare.

Educational attainment remains a critical factor influencing workforce participation and earnings. Approximately 18 percent of the workforce lacks a high school diploma, limiting access to higher-paying jobs and contributing to economic disparities. In contrast, residents with a bachelor's degree or higher earn significantly more, with median annual earnings of \$52,404, compared to \$23,699 for those without a high school diploma. Expanding access to education, technical certifications, and vocational training programs will be vital to bridge this gap and equipping residents with the skills needed to participate in emerging industries that offer greater earning potential and opportunities for upward mobility.

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

The City of Hawthorne is home to a variety of workforce training initiatives that are instrumental in preparing residents for high-demand careers. El Camino Community College's IT-Flex and Health-Flex programs equip students with essential skills for tech and healthcare careers.

The South Bay Workforce Investment Board (SBWIB) implements several programs including career counseling, job placement, and apprenticeships in industries such as healthcare, advanced manufacturing, and logistics. Expanding these initiatives will be essential in ensuring residents can access jobs in emerging industries.

These initiatives align with the City's Consolidated Plan by enhancing employment opportunities for low- and moderate-income residents. Strengthening partnerships between local businesses, workforce agencies, and educational institutions will be essential in ensuring that training programs meet the evolving needs of employers.

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

The City does not currently participate in a Comprehensive Economic Development Strategy (CEDS) at the regional level.

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

Hawthorne adopted a four-year Economic Development Strategic Plan on April 25, 2023. This plan focuses on revenue generating programs, community service enhancements, and modernization of city operations. These strategies closely align with the objectives of the Consolidated Plan, particularly in expanding economic opportunities in underserved neighborhoods and for low- and moderate-income households.

Discussion

Hawthorne’s location at the hub of the South Bay, adjacent to LAX and near the San Pedro Harbor makes it a highly desirable location for small and large companies to call home. By leveraging strategic investments and partnerships, the City aims to address skill mismatches, improve job accessibility, and provide all industry clusters with the opportunity to grow and improve the region’s competitiveness. HUD funds will play a critical role in supporting these objectives, particularly in enhancing public infrastructure and expanding affordable housing opportunities for low- and moderate-income residents.

MA-50 Needs and Market Analysis Discussion

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

The City of Hawthorne faces significant housing challenges including cost burdens, overcrowding, and substandard housing conditions. To effectively identify areas of greatest need, a “concentration” of housing problems is defined as any census tract where the percentage of households experiencing housing problems exceeds the Citywide average by at least 10 percentage points. This methodology allows for consistent evaluation of disparities and ensures resources are directed to neighborhoods with disproportionate housing needs

Citywide, 58.4 percent of households experience housing problems. Using the 10 percentage point threshold, census tracts with over 68.4 percent of households experiencing these issues are considered high-need areas. Based on this, the following census tracts reflect the highest rates of housing problems:

- 602003: 71.54 percent
- 602510: 74.3 percent
- 601600: 70.52 percent
- 602103: 68.71 percent
- 602511: 71.13 percent
- 601700: 77.7 percent
- 602505: 71.95 percent
- 603706: 83.72 percent

These neighborhoods exhibit the most acute housing challenges and will require targeted intervention through housing development, rehabilitation, and rental assistance programs.

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

HUD defines Racially or Ethnically Concentrated Areas of Poverty (R/ECAP) as census tracts with a majority non-White population (greater than 50 percent) and a poverty rate exceeding 40 percent or three times the regional average, whichever is lower. This definition helps pinpoint neighborhoods where racial or ethnic minorities face systemic economic disadvantages.

Based on this, a small portion of Hawthorne north of the 105 Freeway is classified as a R/ECAP. However, this tract primarily covers the unincorporated community of Lennox, with only 28 residential units falling under the City’s jurisdiction. Within this census tract (Tract 6017) the percentage of individuals living below the poverty level is 17.5 percent, suggesting that the broader census tract influences the R/ECAP designation rather than the conditions within the City’s boundaries. Therefore, the factors contributing to this

designation may be more reflective of surrounding jurisdictions rather than an internal issue for Hawthorne.

Although Hawthorne does not have significant R/ECAPs, several census tracts exhibit high concentrations of low-income households and racial and ethnic groups. These neighborhoods often face overlapping challenges related to housing affordability, access to quality education, and economic mobility.

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

Neighborhoods with concentrated housing problems, racial or ethnic minorities, and low-income households often share a range of socioeconomic and structural challenges. These areas are frequently characterized by older, substandard housing stock, overcrowding, and high rates of housing cost burdens. The convergence of these issues directly impacts residents' health, safety, and quality of life.

Economic opportunities in these areas also tend to be limited. Many residents work in lower-wage industries such as hospitality, retail, or service, where opportunities for upward mobility are constrained. Additionally, residents in these neighborhoods often face barriers to accessing jobs in higher-paying sectors due to educational attainment gaps, language barriers, and inadequate transportation infrastructure.

Schools in these areas are frequently underfunded, contributing to lower educational outcomes and perpetuating cycles of poverty. Access to essential services such as healthcare, childcare, grocery stores, and recreational facilities is often insufficient, further straining residents' financial and emotional well-being.

Are there any community assets in these areas/neighborhoods?

Despite these challenges, neighborhoods with concentrated housing problems and racial or ethnic minorities possess valuable community assets that can serve as building blocks for revitalization. The City of Hawthorne has unique features that can be leveraged to improve quality of life and economic opportunities for residents.

For example, Hawthorne's manufacturing base provides opportunities for workforce development programs tailored to high-demand skills in advanced manufacturing, technology, and logistics. Similarly, City's proximity to LAX, the Port of Los Angeles, SpaceX, and other aerospace companies presents opportunities to establish workforce training programs that prepare residents for high-paying in-demand jobs in emerging sectors.

More specifically, access to opportunities improves from east to west in Hawthorne with areas on the west side of the City having better economic, education, and job proximity scores than areas on the east side. Relative to the region, Hawthorne is in an area of

transition with neighboring cities on the east having less access to opportunities and neighboring cities on the west having greater access.

Economic Opportunity

There is a correlation between economic opportunity and residential density in Hawthorne whereby the census tracts dominated by single-family residential neighborhoods show the highest economic scores and as density increases, economic scores appear to decrease. Single-family neighborhoods tend to have a higher incidence of homeownership, which of course is a wealth generator.

Education

Educational opportunity noticeably improves from east to west in Hawthorne, which is correlated with overall opportunity scores. The pattern is also a function of the types of development currently existing in the City, with residential development more dominant on the west side of Hawthorne and commercial/industrial more dominant on the east side. This of course has affected the distribution of the population over time, i.e. fewer people, and therefore a smaller cross-section, live in the commercial/industrial dominated census tracts on the east.

Transportation and Employment

Access to transportation, and in turn employment opportunities, improves from east to west in Hawthorne. In part, this is a function of proximity to the employment centers west of the City (e.g., El Segundo, Manhattan Beach).

Are there other strategic opportunities in any of these areas?

Addressing the overlapping challenges faced by these communities requires a comprehensive approach that combines investments in housing, infrastructure, and public services. By aligning HUD funding with targeted revitalization efforts, the City can improve housing stability, enhance economic mobility, and foster long-term neighborhood sustainability.

MA-60 Broadband Needs

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

Access to reliable high-speed internet is a critical component of modern life, enabling residents to pursue education, secure employment, access telehealth services, and engage in civic life. In the City of Hawthorne, while most residents have access to broadband through fixed and mobile technologies, significant disparities persist, particularly for low- and moderate-income households and neighborhoods.

According to the Federal Communications Commission (FCC) National Broadband Map, the City is classified as having universal coverage, with speeds meeting or exceeding the FCC's benchmark of 25 megabits per second (Mbps) download and 3 Mbps upload speeds, or 25/3 Mbps. However, this measure does not capture the variability in service reliability and performance across different neighborhoods. In many low- and moderate-income areas, outdated infrastructure delivers lower speeds and higher latency compared to fiber optic or cable broadband options available in higher-income neighborhoods.

Affordability remains a critical barrier. From 2021 through February of 2024, the FCC's Affordable Connectivity Program (ACP) provided low-income households with up to \$50 per month to offset internet costs. As of December 2023, over 19,727 households in Hawthorne participated in the program, demonstrating significant demand for affordable internet options. The program's discontinuation leaves a significant gap, emphasizing the need for financial assistance programs to maintain connectivity for vulnerable populations.

The City complies with HUD's "Narrowing the Digital Divide" rule (81 FR 92626), which requires that broadband infrastructure be incorporated into all new construction and substantial rehabilitation of HUD-financed multi-family housing. This policy ensures that residents of HUD-assisted properties have access to adequate broadband services at the minimum threshold of 25/3 Mbps.

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

The City is serviced by at multiple Internet Service Providers (ISP), including Earthlink Fiber, Viasat, HughesNet, XNET WiFi, and Starlink for fixed broadband, and AT&T, T-Mobile, and Verizon for mobile broadband services.

In areas with few ISPs, residents often face higher prices, slower speeds, and inconsistent service quality. This particularly impacts low-income neighborhoods, where providers are less likely to invest in high quality infrastructure due to perceived lower profitability. Encouraging entry of additional ISPs and increasing competition is vital to fostering a more equitable broadband market, as it drives improvements in service quality and affordability.

MA-65 Hazard Mitigation

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

The City of Hawthorne is increasingly vulnerable to a range of natural hazards intensified by climate change. The 2019 Local Hazard Mitigation Plan (LHMP) identifies wildfires, droughts and water shortages, earthquakes, and extreme weather events such as heatwaves and flooding as the most significant threats to public safety, infrastructure, and housing stability. These hazards are not only becoming more frequent but are also increasing in severity, emphasizing the need for proactive mitigation strategies.

While Hawthorne is an urbanized community, it remains vulnerable to wildfires, particularly due to its proximity to wildfire-prone areas and the risk of urban fire spread. Climate change is increasing the frequency and intensity of wildfires across California, fueled by rising temperatures, prolonged droughts, and changes in vegetation patterns. Fire risk is further exacerbated by aging electrical infrastructure which has been linked to wildfire ignition across the State. For low- and moderate-income households, the recovery process is especially challenging as many lack insurance coverage or the financial resources necessary to rebuild or repair their homes.

Erratic precipitation patterns and reduced snowpack levels in the Sierra Nevada have led to persistent drought conditions, jeopardizing water availability across the City. Reservoir levels are projected to decline further, threatening residential water access and municipal supply systems. The impacts of drought disproportionately affect low-income communities and rural areas, where higher water bills and restricted access to clean water exacerbate existing economic vulnerabilities. Without proactive measures, the risk of desertification and water insecurity will continue to grow.

The frequency and intensity of heatwaves are projected to increase due to climate change. The City's urban landscape and high levels of impervious surfaces contribute to the urban heat island effect, where temperatures in developed areas are significantly higher. Vulnerable populations such as seniors, individuals with disabilities, and low-income households face increased risks of heat-related illnesses due to limited access to air conditioning, inadequate cooling infrastructure, and higher energy costs.

Describe the vulnerability of housing occupied by low- and moderate-income households to these risks.

Low- and moderate-income households are disproportionately affected by these hazards due to their limited financial capacity. Many of these households reside in poorly maintained homes that lack essential features such as modern insulation, fire-resistant materials, seismic retrofitting, or flood-proof construction. Moreover, these residents often live in multi-family rental housing which is more likely to be affected by heat stress, water shortages, and seismic risks.

Strategic Plan

SP-05 Overview

Overview

The Strategic Plan is a guide for the City of Hawthorne to establish its housing and community development priorities, strategies, and objectives for the investment of CDBG and HOME funds over the next five years, beginning July 1, 2025 and ending June 30, 2030.

The priority needs and goals established in this Strategic Plan (Plan) are informed by community input, including the Resident Survey, and an analysis of housing and community development data elements required by HUD in the online Consolidated Plan system (the eCon Planning Suite). Based on this assessment, the City has identified the following six priority needs:

- Expand public services for low- and moderate-income residents
- Improve public facilities and infrastructure
- Address material barriers to accessibility
- Preserve the supply of affordable housing
- Increase the supply of affordable housing
- Ensure equal access to housing opportunities

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

- Public Services
- Public Facilities and Infrastructure Improvements
- Affordable Housing Preservation
- Affordable Housing Development
- Fair Housing Services
- Planning and Administration

SP-10 Geographic Priorities

Geographic Area

Target Area	
1	Citywide

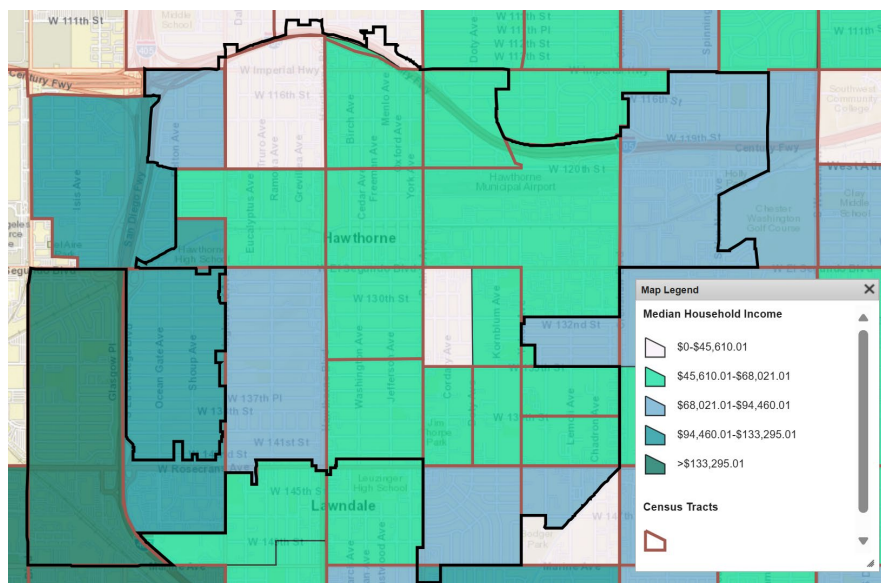
Table 52 - Geographic Priority Areas

General Allocation Priorities

Hawthorne has a diverse population and evolving community needs. As outlined in the Needs Assessment, the median household income in Hawthorne is \$57,849. However, HUD’s Community Planning and Development (CPD) mapping system reveals that two Census Tracts within the City have a median household income of \$45,610 or less. These lower-income Census Tracts are in the northwestern and east central part of the City. Given these findings, the City has developed an allocation strategy that balances citywide investments with targeted neighborhood restoration initiatives.

During the Consolidated Plan cycle, CDBG and HOME funding will be principally directed toward activities that serve low- and moderate-income residents citywide. While Hawthorne remains committed to ensuring all qualifying residents have access to these resources, it will also consider funding neighborhood-specific projects in areas where at least 51 percent of residents are low- and moderate-income.

Hawthorne’s funding strategy is designed to be both flexible and intentional. While the City recognizes the broad, citywide need for CDBG and HOME investments, it also acknowledges that certain neighborhoods face more severe housing and community development challenges than others. The City’s approach balances citywide resource allocation with targeted revitalization efforts to achieve the greatest possible impact.



Map 4 - Median Household Income

SP-25 Priority Needs

Priority Needs Summary

1	Priority Need Name	Expand public services for low- and moderate-income residents
	Priority Level	High
	Population	<p>Income Level: Extremely Low, Low, and Moderate</p> <p>Family Types: Families with Children, Elderly, and Public Housing Residents</p> <p>Non-Homeless Special Needs: Elderly, Frail Elderly, Persons with Disabilities, and Survivors of Domestic Violence</p> <p>Homeless: Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Survivors of Domestic Violence, and Unaccompanied Youth</p>
	Geographic Areas Affected	Citywide / CDBG Eligible Areas
	Associated Goals	Public Services
	Description	Hawthorne is home to 18,630 low- and moderate-income households, representing 66 percent of all households in the City. Additionally, 16 percent of the City’s population (13,464 residents) live below the federal poverty level, emphasizing the need for high quality public services that enhance quality of life and economic stability. Many vulnerable residents, including seniors, individuals with disabilities, survivors of domestic violence, and those experiencing homelessness, lack the resources and support necessary to maintain stable housing and achieve financial independence.
	Basis for Relative Priority	Feedback from resident surveys and stakeholder consultations consistently identified expanding public services as a top priority. Addressing these service gaps will provide critical support for low- and moderate-income households, residents living in poverty, and individuals experiencing homelessness.
2	Priority Need Name	Improve public facilities and infrastructure
	Priority Level	High
	Population	Non-Housing Community Development
	Geographic Areas Affected	CDBG Eligible Areas
	Associated Goals	Public Facilities and Infrastructure Improvements
	Description	The City’s Capital Improvement Plan (CIP) highlights the need for improved public facilities and infrastructure. Many low-income neighborhoods have deteriorated roads, outdated utilities, and inadequate public spaces. Investments in community centers, parks, and senior facilities alongside improvements to sidewalks, streets, draining, and utility systems will enhance

		walkability, accessibility, and resilience to environmental hazards in underserved areas. Priority will be given to projects that primarily benefit low- and moderate-income residents, address the needs of homeless and special needs populations, or require critical renovations to continue servicing the community effectively.
	Basis for Relative Priority	The need for public facility and infrastructure improvements is informed by the results of the resident survey, input received during the community meetings, and the City’s ongoing assessment of critical community facilities.
3	Priority Need Name	Address material barriers to accessibility
	Priority Level	High
	Population	Non-Homeless Special Needs: Elderly, Frail Elderly, and Persons with Disabilities
	Geographic Areas Affected	Citywide
	Associated Goals	Public Facilities and Infrastructure Improvements
	Description	Many public buildings, sidewalks, and parks lack necessary accessibility features, making it difficult for seniors and people with disabilities to navigate the community. The Needs Assessment highlights that 7,914 individuals in Hawthorne have a disability, and 2,517 elderly households face accessibility challenges. Installing accessibility features such as ramps, widened doorways, and sensory aids will help residents live independently and participate fully in civic life.
	Basis for Relative Priority	Addressing barriers to accessibility is rated as a high priority need for the City to ensure residents can age in place and access essential services.
4	Priority Need Name	Preserve the supply of affordable housing
	Priority Level	High
	Population	Income Level: Extremely Low, Low, and Moderate
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Preservation
	Description	The age and condition of the City’s housing stock is an important indicator of potential rehabilitation needs. As of 2020, approximately 36 percent of owner-occupied units exhibit at least one housing condition that requires attention, such as lacking complete kitchen or plumbing facilities, overcrowding, or cost burden. Compounding these challenges, over three quarters (78 percent) of the homeowner housing stock was built before 1980, increasing the likelihood of

		<p>structural deficiencies, outdated electrical and plumbing systems, and lead-based paint hazards.</p> <p>Moreover, the Needs Assessment revealed widespread housing cost burdens affecting 12,459 low- and moderate-income households, with the greatest challenge faced by 4,284 households that are severely cost burdened. Many low- and moderate-income households often lack the financial resources to address these deficiencies, leading to declining property conditions and potential displacement. The condition and aging nature of the housing stock emphasizes the critical need for rehabilitation programs that support homeowners in addressing deficiencies.</p>
	Basis for Relative Priority	The aging condition of Hawthorne’s housing stock presents both a challenge and an opportunity. Rehabilitation of existing housing is a cost-effective way to extend the lifespan of properties that are already affordable to low- and moderate-income homeowners, reduce health hazards, and improve residents’ quality of life. Housing preservation is rated as a high priority based on the demand for service reported by the City’s Housing Department.
5	Priority Need Name	Increase the supply of affordable housing
	Priority Level	High
	Population	<p>Income Level: Extremely Low, Low, and Moderate</p> <p>Family Types: Large families, Families with Children, Elderly, and Public Housing Residents</p> <p>Non-Homeless Special Needs: Elderly and Persons with Disabilities</p>
	Geographic Areas Affected	Citywide
	Associated Goals	Affordable Housing Development
	Description	<p>Hawthorne’s housing market is characterized by limited inventory, rising demand, and increasing construction costs, all of which contribute to affordability challenges. From 2010 to 2020, median home values increased by 49 percent, from \$404,900 to \$602,100. To afford a home at this price point without experiencing cost burdens, a household would need an annual income of at least \$165,000, assuming a 20 percent down payment of \$120,420. This income threshold far exceeds what most Hawthorne residents earn, effectively locking them out of homeownership and increasing long-term reliance on rental housing. As home prices continue to rise, the opportunity to build generational wealth through homeownership diminishes, particularly for low- and moderate-income households, young families, and first-time homebuyers.</p> <p>Additionally, the shortage of small, affordable units makes it difficult for single-person households, small families, and seniors to find suitable homes. At the same time, large families struggle with overcrowding due to a lack of spacious</p>

		housing options, and individuals with disabilities face barriers to securing homes with accessibility features. Addressing these challenges requires a comprehensive approach that includes expanding the diversity of housing types, increasing the supply of affordable units, and ensuring that new developments meet the needs of a broad range of residents.
	Basis for Relative Priority	Feedback from residents and stakeholders consistently identifies the need for more affordable housing options. Developing affordable housing is a high priority to meet the growing demand.
6	Priority Need Name	Ensure equal access to housing opportunities
	Priority Level	High
	Population	Income Level: Extremely Low, Low, and Moderate Family Types: Large families, Families with Children, Elderly, and Public Housing Residents Homeless: Rural, Chronic Homelessness, Individuals, Families with Children, Mentally Ill, Chronic Substance Abuse, Veterans, Persons with HIV/AIDS, Survivors of Domestic Violence, and Unaccompanied Youth Non-Homeless Special Needs: Elderly, Frail Elderly, Persons with Disabilities, Persons with Substance Use Disorders, and Survivors of Domestic Violence
	Geographic Areas Affected	Citywide
	Associated Goals	Fair Housing Services
	Description	The City of Hawthorne is committed to affirmatively furthering fair housing by ensuring equal access to housing opportunities. This includes providing counseling on fair housing rights, monitoring for discriminatory practices, and advocating on behalf of residents seeking reasonable accommodations.
	Basis for Relative Priority	Ensuring equal access to housing is a federal requirement and a high priority for Hawthorne. The City will certify compliance with HUD’s fair housing requirements in each Annual Action Plan.

Table 53 – Priority Needs Summary

SP-30 Influence of Market Conditions

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will Influence the Use of Funds Available for Housing Type
Tenant-Based Rental Assistance (TBRA)	The City of Hawthorne will use its HOME funds to focus on housing preservation activities as well as increasing the supply of affordable housing units with long-term affordability covenants. Given the limited funding available, the City does not plan to utilize HOME funds for TBRA. However, homeless prevention rental assistance and emergency subsistence payments shall be provided with CDBG funds.
TBRA for Non-Homeless Special Needs	Hawthorne will use its HOME funds to focus on increasing the supply of affordable housing units with long-term affordability covenants, as well as for housing preservation activities. To address special needs populations such as seniors, disabled residents, persons with substance use disorders, and survivors of domestic violence, the City will encourage affordable housing developers to examine the feasibility of setting aside units or partnering with service providers to address non-homeless special needs as a component of affordable housing.
New Unit Production	As home values continue to rise faster than income levels, housing affordability challenges are projected to persist. Due to the high cost of housing, the City plans to invest HOME funds to support the production of new affordable housing to address the increasing shortage of units for low- and moderate-income households. The Needs Assessment and Market Analysis confirm that housing production in Hawthorne has failed to keep pace, creating affordability challenges and driving up prices. To address these concerns, investments will focus on a blend of infill development and new construction aimed at expanding the diversity of housing types, increasing the overall supply of affordable units, and ensuring new developments align with the evolving housing needs of residents.
Rehabilitation	Hawthorne will use HOME funds to rehabilitate existing affordable housing to ensure that aging properties occupied by low- and moderate-income households remain safe and habitable. These needs are particularly acute for low- and moderate-income households who often lack the financial means to repair and improve their homes. Preservation of the physical and functional integrity of existing housing stock provides a cost-effective way to retain housing units that are already affordable to low- and moderate-income households. Through housing rehabilitation programs, the City can prevent further deterioration, extend the lifespan of properties, and enhance the quality of life for residents.

Acquisition, including Preservation	<p>The City will support Community Based Development Organizations (CBDOs) and Community Housing Development Organizations (CHDOs) in acquiring and rehabilitating existing properties to preserve its affordable housing stock. Rising property values and increased investor interest have heightened the risk of affordable units converting to market-rate housing, reducing options for low- and moderate-income residents.</p> <p>By leveraging CDBG and HOME funds for strategic acquisitions and preservation, the City aims to retain long-term affordability, stabilize vulnerable neighborhoods, prevent displacement of existing residents, and ensure that affordable housing stock remains accessible to lower-income households.</p>
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Table 54 – Influence of Market Conditions

SP-35 Anticipated Resources

Introduction

During the five-year period of the Consolidated Plan, the City of Hawthorne anticipates investing approximately \$10.5 million of CDBG and HOME funds to achieve the goals outlined in this Strategic Plan. It is important to note that the City's annual allocation of CDBG and HOME funds are subject to change based on federal budget appropriations and shifts in demographic data used in HUD's funding formulas.

For the 2025-2026 program year, the City anticipates receiving approximately \$1,177,964 in CDBG funds and \$508,759.41 in HOME funds. When combined with program income and available prior year resources, the 2025-2026 Action Plan will allocate a total of \$1,377,964 in CDBG funds and \$2,376,567.80 in HOME funds to support the following eligible activities to be implemented from July 1, 2025 through June 30, 2026.

Anticipated Resources

Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of Con Plan: \$	Narrative Description
		Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	Admin and Planning Housing Public Improvements Public Services	\$1,177,964.00	\$0.00	\$200,000.00	\$1,377,964.00	\$4,711,856.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	Acquisition Homeowner Rehab Multifamily Rental Rehab New Construction for Ownership	\$508,759.41	\$0.00	\$1,867,808.39	\$2,376,567.80	\$2,035,037.64	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
Section 108	Public Improvements	\$5,889,000.00	\$0.00	\$0.00	\$5,889,000.00	\$0.00	The expected amount available for the remainder of the Consolidated Plan assumes one-time use and availability.

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 understands that it may be advantageous for the City to use CDBG and HOME funds to leverage appropriate federal, state, local, and private resources, including but not limited to those listed below:

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 (LIHTC) Program
- HUD Community Project Funding (CPF)
- HUD Section 108 Loan Guarantee

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County Development Agency (LACDA)
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Home Financing Authority (SCHFA)
- General fund

Private Resources

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

HOME Match Requirements

Under federal HOME regulations, the City of Hawthorne must contribute a 25 percent local match to HOME-funded projects. However, HUD allows match reductions for local jurisdictions that meet one of the distress criteria.

For Fiscal Year 2023, Hawthorne was identified as fiscally distressed and received a 50 percent reduction in match requirements, thereby lowering the required match to 12.5 percent of HOME funds expended. While match reductions are recalculated annually, the City anticipates this match reduction status will continue through the Consolidated Plan period. The City will meet its HOME match requirement with other 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.

As of the preparation of this Consolidated Plan, there is currently no publicly owned land or property that may be used to address the needs identified in this plan. Since Hawthorne is predominantly built out, there is nominal vacant land remaining to accommodate new development. As such, the City will explore opportunities to acquire nonvacant sites with CDBG, HOME, and other funding sources that are suitable for redevelopment that can be appropriately scaled to meet the needs identified.

Discussion

Hawthorne anticipates investing approximately \$10.5 million in CDBG and HOME funds during the Consolidated Plan period to enhance public services, expand and preserve the supply of affordable housing, and improve public facilities and infrastructure. These funds will be strategically leveraged with federal, state, local, and private resources to maximize the impact of these initiatives.

SP-40 Institutional Delivery Structure

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

The City of Hawthorne will carry out its Consolidated Plan through a well-coordinated institutional delivery system that includes public institutions, nonprofit organizations, and private entities. This system is structured to ensure the effective use of HUD funds to address the high priority needs of low- and moderate-income residents.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
City of Hawthorne	Government	Affordable housing Homelessness Non-homeless special needs Community development Planning	Jurisdiction
Los Angeles County Development Authority (LACDA)	PHA	Public housing Affordable housing	Region
Los Angeles Homeless Services Authority (LAHSA)	CoC	Homelessness	Region
Fair Housing Foundation	Non-profit organization	Affordable housing	Jurisdiction
Catholic Charities of Los Angeles	Non-profit organization	Public services	Jurisdiction
Family Promise of the South Bay	Non-profit organization	Homelessness	Jurisdiction
New Star Family Center	Non-profit organization	Non-homeless special needs	Jurisdiction
South Bay Workforce Investment Board	Non-profit organization	Public services	Jurisdiction
The Richstone Family Center	Non-profit organization	Non-homeless special needs	Jurisdiction

Table 55 – Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

Hawthorne’s institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG and HOME funds to address affordable housing, public service, and community development needs. The Los Angeles County Development Authority (LACDA) and nonprofit partners ensure that residents have access to rental assistance, homeownership opportunities, and supportive housing programs. The Housing Department coordinates resources to assist

homeless individuals and families, while various City departments work together to implement public facility and infrastructure improvement projects.

Despite these strengths, gaps remain in the delivery system. The most significant challenge is the limited availability of financial resources. Federal funding allocations for CDBG and HOME are insufficient to fully address local housing and community development needs.

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

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X	X	
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement	X		
Mobile Clinics	X	X	
Other Street Outreach Services	X	X	
Supportive Services			
Alcohol & Drug Abuse	X	X	
Child Care	X		
Education	X		
Employment and Employment Training	X	X	
Healthcare	X	X	
HIV/AIDS			
Life Skills	X		
Mental Health Counseling	X	X	
Transportation	X		

Table 56 – Homeless Prevention Services Summary

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

The City of Hawthorne works closely with local nonprofits and regional service providers to ensure that homeless individuals, families, and persons with HIV/AIDS have access to housing assistance, supportive services, and case management. Homelessness prevention services such as rental assistance are available and target both homeless individuals and those at risk of homelessness.

However, there are gaps in services, particularly in street outreach and emergency housing. While nonprofits conduct outreach to connect unsheltered individuals with available resources, there is a lack of healthcare services targeted to individuals with HIV/AIDS, and few on-demand emergency shelter options for families and unaccompanied youth.

To improve service delivery, the City will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness

Hawthorne’s institutional delivery system effectively supports homeless individuals, special needs populations, and low-income residents through a network of service providers offering case management, housing assistance, and supportive services. The City prioritizes programs that address the needs of chronically homeless individuals, families with children, veterans, and unaccompanied youth.

Service providers conduct direct outreach to homeless populations to ensure they are connected to housing programs and mainstream benefits. In partnership with the County, the City funds rental assistance programs for those most at risk of homelessness.

One of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the City's ability to expand supportive housing programs and case management services. To address these gaps, the City is seeking additional funding sources, strengthening partnerships, and exploring innovative housing solutions.

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

To enhance the effectiveness of the institutional delivery system and address service gaps, the City will pursue strategies to better meet the needs of residents. Through leveraged investments and strategic partnerships, the City aims to enhance housing stability, service accessibility, and overall quality of life for its most vulnerable residents. By continuously evaluating and adapting its strategies, Hawthorne will work toward building a more effective and well-funded system.

SP-45 Goals Summary

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2025	2030	Non-Housing Community Development	Expand public services for LMI residents	CDBG: \$883,470.00	Public service activities other than Low/Mod Income Housing Benefit: 1,525 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2030	Non-Housing Community Development	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: \$4,028,390.00 S 108: \$5,889,000.00	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 125,000 Persons Assisted Repayment of Section 108 Loan - Other: 5
3	Affordable Housing Preservation	2025	2030	Affordable Housing	Preserve the supply of affordable housing	HOME: \$1,800,000.00	Homeowner housing rehabilitated: 50 Households / Housing Units
4	Affordable Housing Development	2025	2030	Affordable Housing	Increase the supply of affordable housing	HOME: \$2,357,230.44	Construction or Acquisition/Rehabilitation of New Owner-Occupied Units: 2 Households / Housing Units Construction or Rehabilitation of Rental Units: 2 Households / Housing Units
5	Fair Housing Services	2025	2030	Affordable Housing	Ensure equal access to housing opportunities	CDBG: \$150,000.00	Other: 1,250 Persons Assisted
6	Planning & Administration	2025	2030	All	All	CDBG: \$1,027,960.00 HOME: \$254,375.00	Other: 5 Other: 5

Goal Descriptions

1	Goal Name	Public services
	Goal Description	Provide low- and moderate- income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
2	Goal Name	Public facilities and infrastructure improvements
	Goal Description	Improve public facilities and infrastructure to benefit residents of predominantly low- and moderate-income areas or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults. Where it is possible, improvements will remove material and architectural barriers to accessibility. This also includes repayment of Section 108 Loan.
3	Goal Name	Affordable housing preservation
	Goal Description	Preserve the quality of existing owner-occupied housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability and reduce monthly household utility costs to promote long-term affordability.
4	Goal Name	Affordable housing development
	Goal Description	Increase the supply of affordable housing and promote homeownership opportunities for low- and moderate-income individuals, families, residents with special needs, and persons experiencing homelessness.
5	Goal Name	Fair housing services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	Goal Name	Planning and Administration
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

Hawthorne anticipates providing affordable housing to 54 low- and moderate-income households through the following activities:

- Homeowner Housing Rehabilitation Program - \$1,800,000.00 in HOME funds (50 households / housing units)
- Affordable Housing Development - \$2,357,230.44 in HOME funds (4 households / housing units)

SP-50 Public Housing Accessibility and Involvement

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

Not applicable.

Activities to Increase Resident Involvements

The Hawthorne Housing Authority (HA) encourages residents involvement and actively seeks input from residents on the management and implementation of HA policies and procedures. Additionally, LACDA supports resident councils to participate in the decision making process via surveys and other forms of engagement.

LACDA currently administers the Family Self-Sufficiency (FSS) program for public housing residents and Housing Choice Voucher (HCV) program participants. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership. To support this effort, HHA and LACDA utilize marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

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

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

No.

Plan to remove the 'troubled' designation

Not applicable.

SP-55 Barriers to Affordable Housing

Barriers to Affordable Housing

A barrier to affordable housing is a public policy or regulation that constrains the development and preservation of affordable housing such as tax policy, land use controls, zoning ordinances, building codes, growth limits, environmental protection, and fees. 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 resident feedback, the primary barriers to affordable housing in Hawthorne are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply, and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing. Based on the Needs Assessment and Market Analysis, there is a high need for housing units affordable for low- and moderate-income households. Approximately 67 percent of the City's low- and moderate-income households experience a cost burden, meaning that they pay more than 30 percent of their income for housing. Consistent with available data, responses to the Resident Survey indicate a high need for additional affordable housing in Hawthorne.

Beyond affordability, the 2021-2029 Housing Element's Assessment of Fair Housing identifies the following challenges that impact access to affordable housing in Hawthorne:

- **Land use and zoning laws:** Through its approach to accommodating the RHNA, which includes increasing density in the Mixed-Use district of the Downtown Hawthorne Specific Plan, introducing a Housing Overlay, and rezoning an area from M-1 Limited Industrial to R-3 High Density Residential, the City of Hawthorne will also address changes to zoning laws that will affirmatively further fair housing. The changes will allow for new mixed-use development at densities not previously permitted in the Specific Plan area (making affordable housing development more feasible) and allow for residential development where residential development was not previously permitted. These efforts will accommodate new growth at key locations near transportation corridors and activity centers where jobs and housing can be located close together.
- **Displacement of residents due to economic pressures:** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County, particularly in areas that have historically had concentrations of low-income Hispanic residents. While gentrification has not historically been a problem in Hawthorne, the areas perhaps most vulnerable to gentrification and

displacement in the City are disadvantaged areas located near major transit assets and activity centers.

- **Lack of access to opportunity due to high housing costs:** Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing issues in Los Angeles County and in Hawthorne. The City has High Resource areas that are densely developed with single-family dwellings and properties with two detached dwellings, which often makes redevelopment of higher density housing in these areas economically infeasible since land would need to be assembled, existing housing demolished, and residents relocated. In addition, Hawthorne’s non-White residents are particularly impacted by limited access to opportunity. The City plans to accommodate new residential development throughout the community, including in mixed-use areas where jobs, housing, and goods and services can be located close together. Increasing housing affordability will make it easier for low-income households to access the types of services and amenities that further social mobility.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

To address housing affordability and the lack of monetary resources for affordable housing, this Strategic Plan calls for the investment of a significant portion of CDBG and HOME funds to preserve 50 existing housing units and develop 2 new affordable housing units affordable to low- and moderate-income households over the next five years.

Hawthorne is also committed to increasing the supply of affordable housing via other means. In recent years, the City approved a density bonus for the Rosecrans/Kornblum development which is anticipated to result in a total of 100 rental units, eight of which will be restricted for very low-income households, and 15 to be made affordable for moderate-income households. Additionally, the City has entered into a Development and Disposition Agreement (DDA) with Century Housing Corporation for the Cordary project to develop 18 Permanent Supportive Housing (PSH) units to address the needs of veterans.

Strengthening Fair Housing Protections

To address fair housing concerns, particularly regarding discrimination against individuals with disabilities, the City will:

- Increase public awareness of fair housing laws through outreach efforts, including multilingual educational materials, targeted informational campaigns, and updates to the City’s website and community centers.
- Strengthen enforcement efforts by coordinating with the Fair Housing Foundation (FHF) to monitor fair housing violations, particularly in high-risk areas.
- Provide resources for landlords to ensure compliance with reasonable accommodation requirements and disability access laws.

- Additionally, the City will integrate affirmative marketing strategies to promote Housing Choice Vouchers in high-opportunity areas and encourage visit ability in new ADU construction to ensure greater accessibility.

Improving Access to Economic Opportunities

To address disparities in access to economic and educational opportunities, the City will:

- Strengthen regional collaboration for transit-oriented development, improving access to jobs and services near major transit hubs.
- Increase investment in disadvantaged communities, targeting infrastructure, public services, and recreational amenities to improve quality of life in historically underserved areas.
- Encourage workforce development through partnerships with South Bay Workforce Investment Board, local businesses, and economic development organizations to expand job training programs and employment opportunities.

Enhancing Mobility and Housing Choice

To ensure low-income residents have access to a diverse range of housing options, Hawthorne will:

- Promote Housing Choice Vouchers by providing outreach to property owners in moderate- and high-opportunity areas, encouraging them to participate in the program.
- Streamline development approvals for affordable housing projects to expedite construction and reduce regulatory barriers.
- Ensure equitable zoning and land use policies that facilitate diverse housing options across the city.

SP-60 Homeless Strategy

Introduction

Preventing and reducing homelessness is a HUD priority addressed regionally through the coordination of strategies carried out locally by government agencies, community-based organizations, and faith-based groups.

Consistent with this approach, the City continues to support the efforts of the CoC and its member organizations that address homelessness throughout the region. The City will use CDBG, HOME, and other resources to support service providers that conduct street outreach, provide rapid re-housing assistance, prevent homelessness through rental assistance, and to preserve and expand the supply of affordable housing throughout the jurisdiction.

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

Street outreach activities implemented by local service providers is a means to identify and bring forward individuals that are generally the least likely to seek out services. Street outreach plays a critical role throughout the City by connecting homeless residents with housing and support services. To more rapidly identify and assess people experiencing homelessness, the CoC adopted the national best-practice coordinated intake and assessment model to more effectively connect individuals and families experiencing homelessness or at-risk of homelessness to appropriate services and housing interventions. Through dynamic prioritization, collaborative coordination, intentional resource utilization, equitable resource distribution, and regional service planning area prioritization, the Coordinated Entry System (CES) facilitates the referral process to ensure residents are directed to the appropriate CoC service provider.

Addressing the emergency and transitional housing needs of homeless persons

The CES uses a standardized assessment process to assist in determining homelessness, vulnerability, strengths, barriers, and other criteria related to eligibility for housing programs. The standardized CES assessment process is consistent across all access points including street outreach teams. Through this process, individuals and families are assessed and referred to the most appropriate resource based on the outcome of their assessment. During this Consolidated Plan cycle, the City will explore opportunities to increase capacity at emergency shelters and transitional housing programs to address these needs.

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

In support of CoC efforts, this Strategic Plan provides for the use of CDBG funds to support activities implemented by local nonprofit organizations that provide services to help prevent and reduce homelessness, including families at risk of homelessness, veterans, survivors of domestic violence, and emancipated foster youth. The City will also leverage HOME funds to expand the supply of affordable housing, including permanent supportive housing units for chronically homeless individuals and families.

Implementation of CES over the past five years has shortened the period that individuals and families experience homelessness. The City of Hawthorne's strategic approach is to support regional efforts to prevent and reduce homelessness by focusing on affordable housing development and supporting service providers that fill vital gaps in the continuum of services necessary to keep people stably housed.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs.

The strategies discussed above will help low-income individuals and families avoid becoming homeless. The CDBG program will fund public service programs aimed at preventing and reducing homelessness.

SP-65 Lead-based Paint Hazards

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

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

Over two thirds of the City's housing stock (71 percent) was built before 1980, when the use of lead-based paint was outlawed, meaning that residents of these homes are at risk of lead-based paint hazards. In these units, the best way to have reasonable assurance that lead-based paint hazards are not present is to have the painted surfaces tested.

According to the City's Housing Rehabilitation Program, a typical lead-based paint screening survey costs approximately \$650. To reduce lead-based paint hazards, the City takes the following actions:

- Include lead testing and abatement procedures if necessary in all residential rehabilitation activities for units built prior to January 1, 1978.
- Educate residents on the health hazards of lead-based paint through the use of brochures and encourage screening children for elevated blood-lead levels.
- Disseminate brochures about lead hazards through the City's residential rehabilitation activities.

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

Over time through testing and abatement, monitoring of public health data, and through public education, the public will have greater awareness of the hazards of lead-based paint to children. This will prompt homeowners, landlords, and parents of young children to proactively address unsafe housing conditions in pre-1978 units where children may potentially be exposed to lead-based paint hazards.

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

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

SP-70 Anti-Poverty Strategy

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

To meaningfully address this challenge, each of the goals included in the Strategic Plan is aligned to support activities that promote the availability of affordable housing and provide essential services that directly benefit low- and moderate-income residents. In the implementation of the Strategic Plan, the City will prioritize funding for activities that most effectively address these goals over the next five years. This strategy will emphasize using CDBG and HOME funds to help individuals and families rise out of poverty to long-term self-sufficiency.

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

- Providing public services designed to address the needs of low- and moderate-income residents to ameliorate the effects of poverty
- Improving 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 the elderly and disabled adults
- Supporting activities that preserve the existing housing stock and expand the supply of housing that is affordable to low- and moderate-income households

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

The goals of this Strategic Plan are aligned to benefit low- and moderate-income residents and to reduce the number of poverty-level families. For example, the affordable housing development goal will include activities that provide additional housing options for extremely low- and low-income households. The affordable housing preservation goal will include activities targeted at families who own their residence but lack the resources to address emergency repairs or maintain the property in compliance with City codes and standards. Addressing substandard or emergency housing conditions allows low- and moderate-income families to maintain housing stability while also guaranteeing that all economic segments of the community live in decent housing. The public services goal will include funding for activities targeted at families in poverty and other low- and moderate-income households with specific service needs. Providing this range of targeted services ensures children, families, seniors, and residents with special needs have the appropriate support and resources to thrive in Hawthorne.

SP-80 Monitoring

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

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

Technical Assistance

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

Activity Monitoring

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

Subrecipients are required to submit an audit and other documentation to establish their capacity, and any findings noted in the audit are reviewed with the applicant. Eligible applications are then considered for funding. Once funded, desk monitoring includes ongoing review of required quarterly performance reports. For CDBG public service activities, an on-site monitoring is conducted once every two (2) years, or more frequently as needed to ensure compliance. These reviews include both a fiscal and programmatic review of the subrecipient's activities. The reviews determine if the subrecipient is complying with the program regulations and City contract. Areas routinely reviewed include overall administration, financial systems, appropriateness of program expenditures, program delivery, client eligibility determination and documentation, reporting systems, and achievement toward achieving contractual goals. Following the monitoring visit, a written report is provided delineating the results of the review and any

findings of non-compliance and the required corrective action. Subrecipients normally have 30 days to provide the City with corrective actions taken to address any noted findings. Individualized technical assistance is provided, as noted above, as soon as compliance concerns are identified. For CDBG capital projects, monitoring also includes compliance with regulatory agreement requirements. For HOME funded activities, annual monitoring is undertaken to ensure that for renter occupied units, household income, rents and utility allowances are in compliance with applicable limits pursuant to the affordability covenant. For ownership units, annual monitoring of occupancy is conducted throughout the affordability period.

Action Plan

AP-15 Expected Resources

Introduction

The projects and activities included in the 2025-2026 Action Plan are based on resources that are reasonably anticipated to be available to the City from July 1, 2025, through June 30, 2026. The actual resources available to support activities during the implementation of the remainder of the 2025-2029 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 grant programs, the addition or removal of entitlements receiving a particular grant, and the availability of reallocated funds.

For the 2025-2026 program year, the City anticipates receiving approximately \$1,177,964 in CDBG funds and \$508,759.41 in HOME funds. When combined with program income and available prior year resources, the 2025-2026 Action Plan will allocate a total of \$1,377,964 in CDBG funds and \$2,376,567.80 in HOME funds to support the following eligible activities to be implemented from July 1, 2025 through June 30, 2026.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan:	Narrative Description
			Annual Allocation:	Program Income:	Prior Year Resources:	Total:		
			\$	\$	\$	\$	\$	
CDBG	Public – federal	Admin and Planning Housing Public Improvements Public Services	\$1,177,964.00	\$0.00	\$200,000.00	\$1,377,964.00	\$4,711,856.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	Public – federal	Acquisition Homeowner Rehab New Construction for Ownership	\$508,759.41	\$0.00	\$1,867,808.39	\$2,376,567.80	\$2,035,037.64	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
Section 108	Public – federal	Public Improvements	\$5,889,000.00	\$0.00	\$0.00	\$5,889,000.00	\$0.00	The expected amount available for the remainder of the Consolidated Plan assumes one-time use and availability.

Table 57 - 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 jurisdiction 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.

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 (LIHTC) Program
- HUD Community Project Funding (CPF) Program
- HUD Section 108 Loan Guarantee

State Resources

- State Low-Income Housing Tax Credit Program
- Building Equity and Growth in Neighborhoods Program (BEGIN)
- Permanent Local Housing Allocation (PLHA)
- CalHome Program
- Multifamily Housing Program (MHP)
- CalHFA Single and Multi-Family Program
- Mental Health Service Act (MHSA) Funding
- Justice Assistance Grant (JAG) Program
- Homeless Emergency Aid Program (HEAP)
- Project Roomkey

Local Resources

- Los Angeles County Development Agency (LACDA)
- Los Angeles Homeless Services Authority (LAHSA)
- Southern California Home Financing Authority (SCHFA)
- General fund

Private Resources

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

HOME Match Requirements

Under federal HOME regulations, the City of Hawthorne must contribute a 25 percent local match to HOME-funded projects. However, HUD allows match reductions for local jurisdictions that meet one of the distress criteria.

For Fiscal Year 2023, Hawthorne was identified as fiscally distressed and received a 50 percent reduction in match requirements, thereby lowering the required match to 12.5 percent of HOME funds expended. While match reductions are recalculated annually, the City anticipates this match reduction status will continue through the Consolidated Plan period. The City will meet its HOME match requirement with other 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

As of the preparation of this Consolidated Plan, there is currently no publicly owned land or property that may be used to address the needs identified in this plan. Since Hawthorne is predominantly built out, there is nominal vacant land remaining to accommodate new development. As such, the City will explore opportunities to acquire nonvacant sites with CDBG, HOME, and other funding sources that are suitable for redevelopment that can be appropriately scaled to meet the needs identified.

Discussion

During the 2025-2026 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 invest approximately \$1,377,964 of CDBG and \$2,376,567.80 of HOME funds during the program year on public services, housing preservation and development, as well as public facility and infrastructure improvement activities that promote suitable living environments and decent housing.

AP-20 Annual Goals and Objectives

Goals Summary Information

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2025	2026	Non-Housing Community Development	Citywide & CDBG Eligible Areas	Expand public services for LMI residents	CDBG: \$176,677.00	Public service activities other than Low/Mod Income Housing Benefit: 305 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2025	2026	Non-Housing Community Development	Citywide & CDBG Eligible Areas	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: \$965,695.00	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 9,930 Persons Assisted Repayment of Section 108 Loan Guarantee: 1
							S108: \$5,889,000.00	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: 80,685 Persons Assisted
3	Affordable Housing Preservation	2025	2026	Affordable Housing	Citywide	Preserve the supply of affordable housing	HOME: \$1,000,000.00	Homeowner housing rehabilitated: 10 Households / Housing Units
4	Affordable Housing Development	2025	2026	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: \$1,325,692.80	Rental housing rehabilitated: 1 Households / Housing Units
								Homeowner housing added: 1 Households / Housing Units
5	Fair Housing Services	2025	2026	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: \$30,000.00	Other: 250 Persons Assisted
6	Program Administration	2025	2026	All	Citywide	All	CDBG: \$205,592.00	Other: 1
							HOME: \$50,875.00	Other: 1

Table 58 – Goals Summary

Goal Descriptions

1	Goal Name	Public Services
	Goal Description	Provide low- and moderate- income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
2	Goal Name	Public Facilities and Infrastructure Improvements
	Goal Description	Improve public facilities and infrastructure to benefit residents of predominantly low- and moderate-income areas or those presumed under HUD regulations to be low- and moderate-income such as elderly and disabled adults. Where it is possible, improvements will remove material and architectural barriers to accessibility. This also includes repayment of Section 108 Loan.
3	Goal Name	Affordable Housing Preservation
	Goal Description	Preserve the quality of existing owner-occupied housing units through rehabilitation including lead-based paint education, inspection, testing and abatement. Where appropriate, energy efficiency improvements and conservation measures will be implemented to increase sustainability and reduce monthly household utility costs to promote long-term affordability.
4	Goal Name	Affordable Housing Development
	Goal Description	Increase the supply of affordable housing and promote homeownership opportunities for low-income individuals, families, residents with special needs, and persons experiencing homelessness.
5	Goal Name	Fair Housing Services
	Goal Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
6	Goal Name	Planning and Administration
	Goal Description	Provide for the timely and compliant administration of the CDBG and HOME programs in accordance with HUD policy and federal regulations.

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 activities:

- Homeowner Housing Rehabilitation Program - \$1,000,000 in HOME funds (10 households / housing units)
- Affordable Housing Development - \$1,325,692.80 in HOME funds (2 households / housing units)

AP-35 Projects

Introduction

To address the high priority needs identified in the Strategic Plan to the 2025-2029 Consolidated Plan, the City of Hawthorne will invest CDBG and HOME funds in projects that provide public services to low- and moderate-income residents, preserve and 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	Public Services
2	Public Facilities and Infrastructure Improvements
3	Affordable Housing Preservation
4	Affordable Housing Development
5	Fair Housing Services
6	Program Administration

Table 59 – 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 and HOME funds (excluding program administration) for program year 2025-2026 toward projects and activities that benefit low- and moderate-income people. Due to the nature of certain activities to be undertaken, investments in public service activities as well as public facilities and infrastructure improvements may be limited to the CDBG designated low- and moderate-income areas while other activities benefit low- and moderate-income clientele and are available citywide.

The primary obstacles to meeting the underserved needs of low- and moderate-income residents include lack of funding from federal, state and other local sources, the high cost of housing that is not affordable to low-income households, 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 2025-2026 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	Project Name	Public Services
	Target Area	Citywide / CDBG Eligible Areas
	Goals Supported	Public Services
	Needs Addressed	Expand public services for low- and moderate-income residents
	Funding	CDBG: \$176,677
	Description	Provide low- and moderate- income residents with a range of public services necessary to prevent homelessness and ameliorate the effects of poverty.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	305 persons assisted
	Location Description	Citywide / CDBG Eligible Areas
	Planned Activities	CCLA: St. Margaret's Emergency Assistance (140 Persons) – \$20,865 FPOSB: Shelter and Supportive Services (25 Persons) – \$20,865 NSFC: Domestic Violence Services (25 Persons) – \$20,865 SBWIB: Teen Center (90 Persons) – \$93,217 TRFC: Behavioral Health Services (25 Persons) – \$20,865
2	Project Name	Public Facilities and Infrastructure Improvements
	Target Area	CDBG Eligible Areas
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities and infrastructure & Address material barriers to accessibility
	Funding	CDBG: \$965,695 Section 108 Loan: \$5,889,000
	Description	Improve 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.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	90,615 persons assisted
	Location Description	CDBG Eligible Areas
	Planned Activities	COH: Alley Reconstruction (9,930 Persons) – \$420,520 COH: Section 108 Loan Repayment (1 Other) – \$545,175

		COH: Senior Center Improvements (6,335 persons) – \$3,449,000 COH: Ramona Park Improvements (16,920 persons) – \$700,000 COH: Jim Thorpe Park Improvements (33,320 persons) – \$500,000 COH: Eucalyptus Park Improvements (24,110 persons) – \$1,240,000
3	Project Name	Affordable Housing Preservation
	Target Area	Citywide
	Goals Supported	Affordable Housing Preservation
	Needs Addressed	Preserve the supply of affordable housing
	Funding	HOME: \$1,000,000
	Description	Hawthorne 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.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	10 Homeowner Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	COH: Housing Rehabilitation Program (10 Households / Housing Units) – \$1,000,000
4	Project Name	Affordable Housing Development
	Target Area	Citywide
	Goals Supported	Affordable Housing Development
	Needs Addressed	Increase the supply of affordable housing
	Funding	HOME: \$1,325,692.80
	Description	Increase the supply of affordable housing through acquisition, rehabilitation, and resale, or new construction of affordable owner-occupied or rental housing units to be made available to low-income individuals, families, residents with special needs, and persons experiencing homelessness.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	1 Homeowner Households / Housing Units Added 1 Rental Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	CHDO: TBD – \$440,308 COH: Affordable Housing Development (1 Households / Housing Units) – \$885,384.80

5	Project Name	Fair Housing Services
	Target Area	Citywide
	Goals Supported	Fair Housing Services
	Needs Addressed	Ensure equal access to housing opportunities
	Funding	CDBG: \$30,000
	Description	Affirmatively further fair housing choice through the provision of fair housing education, counseling, anti-discrimination and landlord-tenant mediation services.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	250 persons assisted
	Location Description	Citywide
	Planned Activities	FHF: Fair Housing Services (250 Persons) – \$30,000
6	Project Name	Program Administration
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: \$205,592 HOME: \$50,875
	Description	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 fiscal management.
	Target Date	6/30/26
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	COH: CDBG Administration – \$205,592 COH: HOME Administration – \$50,875

AP-50 Geographic Distribution

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 citywide. During the 2025-2026 program year, one infrastructure improvement project and one public service activity rely on the established low- and moderate-income area. Those are the CDBG-eligible portions of the alley reconstruction project and Hawthorne Teen Center.

The low- and moderate-income census tract/block groups are shown on the map included in Appendix B of this Consolidated Plan.

Geographic Distribution

Target Area	Percentage of Funds
Citywide	86%
CDBG Eligible LMA	14%

Table 60 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

For the 2025-2026 program year, the City will invest \$1,377,964 of CDBG and \$2,376,567.80 of HOME funds that will benefit low- and moderate-income residents throughout the City. Of this amount, \$513,737 or 14 percent, of all resources will be invested in capital improvement projects and public service activities that exclusively benefit neighborhoods where at least 51 percent of residents are low- and moderate-income. Due to the nature of the activities to be undertaken, investments in activities such as the alley reconstruction project and the Hawthorne Teen Center are limited to eligible areas, while other activities serve low- and moderate-income clientele are available citywide.

Additionally, the City applied for a Section 108 Loan that will result in an investment of \$5,889,000 towards four public facility and infrastructure improvement projects. Of this amount, \$2,440,000, or 41 percent, of all Section 108 resources will be invested in three public facility projects that exclusively benefit residents within predominantly low- and moderate-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

Hawthorne is allocating 100 percent of its non-administrative CDBG and HOME funds for program year 2025-2026 to activities that benefit low- and moderate-income residents.

AP-55 Affordable Housing

Introduction

Two high priority affordable housing needs are identified in the 2025-2029 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. During the 2025-2026 program year, the City will implement the following affordable housing activities:

- CCLA: St. Margaret’s Emergency Assistance – \$20,865 in CDBG funds (140 persons)
- FPOSB: Shelter and Supportive Services – \$20,865 in CDBG funds (25 persons)
- Homeowner Housing Rehabilitation Program – \$1,000,000 in HOME funds (10 households / housing units)
- Affordable Housing Development – \$1,325,692.80 in HOME funds (2 households / housing units)

One Year Goals for the Number of Households to be Supported	
Homeless	25
Non-Homeless	152
Special Needs	0
<i>Total</i>	177

Table 61 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	165
The Production of New Units	1
Rehab of Existing Units	11
Acquisition of Existing Units	0
<i>Total</i>	177

Table 62 - One Year Goals for Affordable Housing by Support Type

Discussion

During the 2025-2026 program year, the City will allocate \$1,000,000 of HOME funds to provide financial assistance to low- and moderate-income homeowners to help preserve their homes in need of critical home improvements. As it relates to expanding the supply of affordable housing, Hawthorne intends to partner with a Community Development Housing Organization (CHDO), or private developer, and invest \$1,325,692.80 in HOME funds toward developing affordable housing. Lastly, the City also plans to allocate \$41,730 of CDBG funds to provide emergency assistance to income-eligible households.

AP-60 Public Housing

Introduction

The Hawthorne Housing Authority (HA) is responsible for the administration and oversight of the City's public and assisted housing programs. The HA plays a vital role in helping low-income families access safe and affordable housing through the Housing Choice Voucher (HCV) program.

Currently, the HA does not own or manage any HUD public housing developments. However, the City is within the service area of LACDA. LACDA currently manages a portfolio of nearly 3,000 public housing units and more than 21,000 vouchers. This structure highlights the collaborative nature of public and assisted housing. The HA and LACDA's primary goal is to provide safe, decent, and sanitary housing.

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

During the 2025-2026 program year, HA intends to partner with a qualified Community Housing Development Organization (CHDO) to identify additional opportunities to address the needs of extremely low- and low-income households.

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

The Hawthorne Housing Authority (HA) encourages residents involvement and actively seeks input from residents on the management and implementation of HA policies and procedures. Additionally, LACDA supports resident councils to participate in the decision making process via surveys and other forms of engagement.

LACDA currently administers the Family Self-Sufficiency (FSS) program for public housing residents and Housing Choice Voucher (HCV) program participants. The FSS program provides critical tools and supportive services to foster a resident's transition from financial and housing assistance to economic and housing self-sufficiency, most importantly homeownership. To support this effort, HHA and LACDA utilize marketing materials to outreach and further promote the program's requirements and benefits to all public housing residents. For families that are eligible to participate, a Contract of Participation (COP) is prepared to govern the terms and conditions of their participation and an Individual Training Service Plan (ITSP) is created that outlines the following: supportive services to be provided, activities to be completed by the participant, and agreed upon completion dates for the services and activities. The COP is valid for five years and may be extended to allow the family to meet their ITSP goals.

Once the COP is established and the family experiences an increase in tenant rent as a result of earned income, an escrow account in their name is established and increased earned income is deposited into this account. Escrow accounts are disbursed to the family

once the family has graduated successfully from the program. Families are encouraged to utilize these funds towards educational and homeownership endeavors.

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

Not applicable, HA is designated as a High Performing PHA.

Discussion

The City of Hawthorne continues to support LACDA in effective administration of its limited affordable housing resources. The City also continues to work with the agency to include the residents with Housing Choice Vouchers in the federally funded programs administered by LACDA. Moving forward, prioritizing resident-focused improvements and securing additional resources will ensure that public housing continues to be a cornerstone of the City's affordable housing strategy.

AP-65 Homeless and Other Special Needs Activities

Introduction

Preventing and reducing homelessness is a top priority for HUD that is 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 continues to support the efforts of the CoC and its member organizations that address homelessness throughout the region. The City will use CDBG, HOME, and other resources to support service providers to prevent homelessness through rental assistance and expand the supply of affordable housing throughout the jurisdiction.

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 City of Hawthorne works closely with local nonprofits and regional service providers to ensure that homeless individuals have access to housing assistance, supportive services, and case management. The City will continue working with its partners to expand housing-first programs, increase emergency shelter capacity, and strengthen outreach initiatives to connect individuals with available support services.

During the 2025-2026 program year, the City will invest \$83,460 of CDBG funds to the following activities that prevent and reduce homelessness:

- CCLA: St. Margaret's Emergency Assistance (140 persons assisted) – \$20,865
- FPOSB: Shelter and Supportive Services (25 persons assisted) – \$20,865
- NSFC: Domestic Violence Services (25 persons assisted) – \$20,865
- TRFC: Behavioral Health Services (25 persons assisted) – \$20,865

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, one of the most pressing challenges is the lack of emergency and transitional housing options. The existing shelter system does not have enough capacity to serve all individuals in need, particularly families with children and unaccompanied youth. Limited funding for public services also restricts the City's ability to expand supportive housing programs and case management services. To address these gaps, the City is seeking additional funding sources, strengthening partnerships with the private sector, and exploring innovative housing solutions.

Additionally, to address the needs of homeless persons in the near-term, the City support Family Promise of the South Bay which provides transitional shelter and case management services with the goal of helping 25 people to enter their own permanent housing.

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 Family Promise of the South Bay which provides transitional housing and 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' 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.

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 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 New Star Family Center and the Richstone Family Center which provide a range of services to survivors of domestic violence who are at-risk of homelessness.

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.

Discussion

The City will use CDBG, HOME, and other 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

Introduction:

A barrier to affordable housing is a public policy or regulation that constrains the development and preservation of affordable housing such as tax policy, land use controls, zoning ordinances, building codes, growth limits, environmental protection, and fees. 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 and resident feedback, the primary barriers to affordable housing in Hawthorne are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing. The two barriers are related in the sense that demand for affordable housing exceeds the supply, and insufficient resources are available to increase the supply of affordable housing to meet demand.

For low- and moderate-income households, finding and maintaining decent affordable housing is difficult due to the high cost of housing. Based on the Needs Assessment and Market Analysis, there is a high need for housing units affordable for low- and moderate-income households. Approximately 67 percent of the City's low- and moderate-income households experience a cost burden, meaning that they pay more than 30 percent of their income for housing. Consistent with available data, responses to the Resident Survey indicate a high need for additional affordable housing in Hawthorne.

Beyond affordability, the 2021-2029 Housing Element's Assessment of Fair Housing identifies the following challenges that impact access to affordable housing in Hawthorne:

- **Land use and zoning laws:** Through its approach to accommodating the RHNA, which includes increasing density in the Mixed-Use district of the Downtown Hawthorne Specific Plan, introducing a Housing Overlay, and rezoning an area from M-1 Limited Industrial to R-3 High Density Residential, the City of Hawthorne will also address changes to zoning laws that will affirmatively further fair housing. The changes will allow for new mixed-use development at densities not previously permitted in the Specific Plan area (making affordable housing development more feasible) and allow for residential development where residential development was not previously permitted. These efforts will accommodate new growth at key locations near transportation corridors and activity centers where jobs and housing can be located close together.
- **Displacement of residents due to economic pressures:** Displacement of residents due to economic pressures is a significant contributing factor to fair housing issues in Los Angeles County, particularly in areas that have historically had concentrations of low-income Hispanic residents. While gentrification has not historically been a problem in Hawthorne, the areas perhaps most vulnerable to gentrification and

displacement in the City are disadvantaged areas located near major transit assets and activity centers.

- **Lack of access to opportunity due to high housing costs:** Lack of access to opportunity due to high housing costs is a significant contributing factor to fair housing issues in Los Angeles County and in Hawthorne. The City has High Resource areas that are densely developed with single-family dwellings and properties with two detached dwellings, which often makes redevelopment of higher density housing in these areas economically infeasible since land would need to be assembled, existing housing demolished, and residents relocated. In addition, Hawthorne’s non-White residents are particularly impacted by limited access to opportunity. The City plans to accommodate new residential development throughout the community, including in mixed-use areas where jobs, housing, and goods and services can be located close together. Increasing housing affordability will make it easier for low-income households to access the types of services and amenities that further social mobility.

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

To address housing affordability and the lack of monetary resources for affordable housing, the 2025-2026 Action Plan calls for the investment of a significant portion of CDBG and HOME funds to preserve 10 existing housing units and develop one new affordable housing unit affordable to low- and moderate-income households.

Hawthorne is also committed to increasing the supply of affordable housing via other means. In recent years, the City approved a density bonus for the Rosecrans/Kornblum development which is anticipated to result in a total of 100 rental units, eight of which will be restricted for very low-income households, and 15 to be made affordable for moderate-income households. Additionally, the City has entered into a Development and Disposition Agreement (DDA) with Century Housing Corporation for the Cordary project to develop 18 Permanent Supportive Housing (PSH) units to address the needs of veterans and their families. Lastly, the City has continually updated its Zoning Code to align with state law and better facilitate the production of Accessory Dwelling Units (ADUs), which has resulted in 563 ADUs since 2020.

Strengthening Fair Housing Protections

To address fair housing concerns, particularly regarding discrimination against individuals with disabilities, the City will:

- Increase public awareness of fair housing laws through outreach efforts, including multilingual educational materials, targeted informational campaigns, and updates to the City’s website and community centers.
- Strengthen enforcement efforts by coordinating with the Fair Housing Foundation (FHF) to monitor fair housing violations, particularly in high-risk areas.
- Provide resources for landlords to ensure compliance with reasonable accommodation requirements and disability access laws.
- Additionally, the City will integrate affirmative marketing strategies to promote Housing Choice Vouchers in high-opportunity areas and encourage visit ability in new ADU construction to ensure greater accessibility.

Improving Access to Economic Opportunities

To address disparities in access to economic and educational opportunities, the City will:

- Strengthen regional collaboration for transit-oriented development, improving access to jobs and services near major transit hubs.
- Increase investment in disadvantaged communities, targeting infrastructure, public services, and recreational amenities to improve quality of life in historically underserved areas.
- Encourage workforce development through partnerships with South Bay Workforce Investment Board, local businesses, and economic development organizations to expand job training programs and employment opportunities.

Enhancing Mobility and Housing Choice

To ensure low-income residents have access to a diverse range of housing options, Hawthorne will:

- Promote Housing Choice Vouchers by providing outreach to property owners in moderate- and high-opportunity areas, encouraging them to participate in the program.
- Streamline development approvals for affordable housing projects to expedite construction and reduce regulatory barriers.
- Ensure equitable zoning and land use policies that facilitate diverse housing options across the city.

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.

AP-85 Other Actions

Introduction

In the implementation of the 2025-2026 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 households, and the lack of home improvement financing in the private lending industry. To address these obstacles, the City is investing CDBG and HOME funds through the 2025-2026 Action Plan in activities that provide public services to low- and moderate-income residents and those that are homeless. Additionally, the City will support a variety of financial assistance programs that will enable eligible homeowners to preserve their residence as well as support tenants receive rental support. Lastly, the City will finance the development of new housing units that are affordable to low- and moderate-income residents.

Actions planned to foster and maintain affordable housing

During the 2025-2026 program year, the City will invest HOME funds to preserve and maintain affordable housing through the City's Housing Rehabilitation Program that will provide financial assistance to low- and moderate-income homeowners. In addition, Hawthorne will allocate HOME funds to develop housing units that are affordable to low- and moderate-income households.

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 will conduct lead-based paint testing and risk assessments for each property assisted under 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 this Consolidated Plan will help to reduce the number of poverty-level families by:

- Providing public services designed to address the needs of low- and moderate-income residents to ameliorate the effects of poverty

- Improving 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 the elderly and disabled adults
- Supporting activities that preserve the existing housing stock and expand the supply of housing that is affordable to low- and moderate-income households

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

Actions planned to develop institutional structure

Hawthorne’s institutional delivery system is highly collaborative, well-structured, and equipped with experienced public and private sector partners. One of the key strengths of the system is the diverse network of service providers capable of leveraging CDBG and HOME funds to address affordable housing, public services, and community development needs. To enhance the effectiveness of the institutional delivery system and address service gaps, the City will collaborate with affordable housing developers and nonprofit agencies receiving CDBG and HOME funds through the 2025-2026 Action Plan to ensure that the needs of low- and moderate-income residents are met as envisioned within the 2025-2029 Consolidated 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. 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 Facebook, Twitter, Instagram, NextDoor, etc.

Discussion:

In the implementation of the 2025-2026 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.

AP-90 Program Specific Requirements

Introduction:

Throughout the implementation of activities under the 2025-2026 Annual Action Plan, the City of Hawthorne will follow all HUD regulations concerning the use of program income, forms of investment, overall low- and moderate-income benefit for the CDBG program, and recapture requirements for the HOME program.

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

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

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

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. The City will meet this requirement over the 2024-2025, 2025-2026, and 2026-2027 program years.	100.00%

HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(I)(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 2025-2026 program year, the City of Hawthorne may implement HOME-assisted homebuyer activities. If the City were to implement its homeowner development activity, it will incorporate recapture provisions 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 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:

A. 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.

B. 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)

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

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

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 2025-2026 Annual Action Plan to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds.



APPENDIX A

Citizen Participation



APPENDIX B

Grantee Unique Appendices



APPENDIX C

SF-424, SF-424B, & Certifications