

Please Start Here

General Information	
Jurisdiction Name	Hawthorne
Reporting Calendar Year	2025
Contact Information	
First Name	Gregg
Last Name	McClain
Title	Planning Director
Email	gmccclain@cityofhawthorne.org
Phone	3103492974
Mailing Address	
Street Address	4455 W 126TH STREET
City	HAWTHORNE
Zipcode	90250

Optional: Click here to import last year's data. This is best used when the workbook is new and empty. You will be prompted to pick an old workbook to import from. Project and program data will be copied exactly how it was entered in last year's form and must be updated. If a project is no longer has any reportable activity, you may delete the project by selecting a cell in the row and typing ctrl + d.

[Click here to download APR Instructions](#)

Click here to add rows to a table. If you add too many rows, you may select a cell in the row you wish to remove and type ctrl + d.

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Optional: This runs a macro which checks to ensure all required fields are filled out. The macro will create two files saved in the same directory this APR file is saved in. One file will be a copy of the APR with highlighted cells which require information. The other file will be list of the problematic cells, along with a description of the nature of the error.

Optional: Save before running. This copies data on Table A2, and creates another workbook with the table split across 4 tabs, each of which can fit onto a single page for easier printing. Running this macro will remove the comments on the column headers, which contain the instructions. Do not save the APR file after running in order to preserve comments once it is

Optional: This macro identifies dates entered that occurred outside of the reporting year. RHNA credit is only given for building permits issued during the reporting year.

Link to the online system: <https://hcd.my.site.com/hcdconnect>

Toggles formatting that turns cells green/yellow/red based on data validation rules.

Submittal Instructions

Please save your file as Jurisdictionname2025 (no spaces). Example: the City of San Luis Obispo would save their file as SanLuisObispo2025

Housing Element Annual Progress Reports (APRs) forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1 of each year for the prior calendar year; submit separate reports directly to both HCD and OPR pursuant to Government Code section 65400. There are two options for submitting APRs:

- 1. Online Annual Progress Reporting System - Please see the link to the online system to the left.** This allows you to upload the completed APR form into directly into HCD's database limiting the risk of errors. If you would like to use the online system, email APR@hcd.ca.gov and HCD will send you the login information for your jurisdiction. *Please note: Using the online system only provides the information to HCD. The APR must still be submitted to OPR. Their email address is opr.apr@opr.ca.gov.*
- 2. Email -** If you prefer to submit via email, you can complete the excel Annual Progress Report forms and submit to HCD at APR@hcd.ca.gov and to OPR at opr.apr@opr.ca.gov. Please send the Excel workbook, not a scanned or PDF copy of the tables.

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Housing Element Planning Period	6th Cycle	10/15/2021 - 10/15/2029

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104
Total Units		104

Units by Structure Type	Entitled	Permitted	Completed
Single-family Attached	0	0	0
Single-family Detached	0	6	7
2 to 4 units per structure	0	4	0
5+ units per structure	0	18	0
Accessory Dwelling Unit	0	76	53
Mobile/Manufactured Home	0	0	0
Total	0	104	60

Infill Housing Developments and Infill Units Permitted	# of Projects	Units
Indicated as Infill	0	0
Not Indicated as Infill	75	104

Housing Applications Summary	
Total Housing Applications Submitted	92
Number of Proposed Units in All Applications Received:	136
Total Housing Units Approved:	136
Total Housing Units Disapproved:	0

Use of SB 423 Streamlining Provisions - Applications	
Number of SB 423 Streamlining Applications	0
Number of SB 423 Streamlining Applications Approved	0

Units Constructed - SB 423 Streamlining Permits			
Income	Rental	Ownership	Total
Acutely Low	0	0	0
Extremely Low	0	0	0
Very Low	0	0	0
Low	0	0	0
Moderate	0	0	0
Above Moderate	0	0	0
Total	0	0	0

Streamlining Provisions Used - Permitted Units	# of Projects	Units
SB 9 (2021) - Duplex in SF Zone	0	0
SB 9 (2021) - Residential Lot Split	10	13
AB 2011 (2022)	0	0
SB 6 (2022)	0	0
SB 423 (2023)	0	0

Ministerial and Discretionary Applications	# of	Units
Ministerial	92	136
Discretionary	0	0

Density Bonus Applications and Units Permitted	
Number of Applications Submitted Requesting a Density Bonus	0
Number of Units in Applications Submitted Requesting a Density Bonus	0
Number of Projects Permitted with a Density Bonus	0
Number of Units in Projects Permitted with a Density Bonus	0

Housing Element Programs Implemented and Sites Rezoned	Count
Programs Implemented	23
Sites Rezoned to Accommodate the RHNA	0

Jurisdiction	Hawthorne
Reporting Year	2025
Planning Period	6th Cycle
	(Jan. 1 - Dec. 31) 10/15/2021 - 10/15/2025

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes													Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Historic Sites	Density Bonus Law Applications		Application Status	Project Type	Notes			
1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30			
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted (see instructions)	Acutely Low-Income Deed Restricted	Acutely Low-Income Non Deed Restricted	Extremely Low-Income Deed Restricted	Extremely Low-Income Non Deed Restricted	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select state streamlining provision/s the application was submitted pursuant to.	Is this project located on a site with an associated historical designation as outlined in Government Code Section 65400(a)(2)(N) and reported on Table I.7?	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*				
Summary Row: Start Data Entry Below								0	0	0	0	0	0	0	0	0	0	0	136	136	136	0										
	4052029051	14110 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1543	ADU	R	1/6/2025											15	15	15		NONE	No	No	No	Pending	Ministerial					
	4052028021	13900 Cerise Ave Hawthorne, CA 90250		BLDR-2025-1542	ADU	O	1/6/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4048011032	3834 W 119th Pl Hawthorne, CA 90250		BLDR-2025-1555	ADU	O	1/10/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4071005019	14723 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1572	ADU	O	1/29/2025											1	1	1		NONE	No	No	No	Approved	Ministerial					
	4046012010	12301 Menlo Ave Hawthorne, CA 90250		BLDR-2025-1583	ADU	O	2/5/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4141011028	4922 W 118th Pl Hawthorne, CA 90250		BLDR-2025-1587	ADU	O	2/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4071002020	3647 W 145th St Hawthorne, CA 90250		BLDR-2025-1606	ADU	O	2/24/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4037020021	11305 S Burin Ave Hawthorne, CA 90204		BLDR-2025-1624	ADU	O	3/7/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4051020007	14000 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1631	ADU	R	3/11/2025											1	1	1		NONE	No	No	No	Approved	Ministerial					
	4042010005	4659 W 133rd St Hawthorne, CA 90250		BLDR-2025-1632	ADU	O	3/12/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4042027021	4525 W 131st St Hawthorne, CA 90250		BLDR-2025-1649	ADU	O	3/28/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4049004053	12527 Cranbrook Ave Unit: A Hawthorne, CA 90250		BLDR-2025-1648	ADU	R	3/28/2025											3	3	3		NONE	No	No	No	Approved	Ministerial					
	4043032027	4478 W 142nd St Hawthorne, CA 90250		BLDR-2025-1651	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4048012003	3842 W 119th St Hawthorne, CA 90250		BLDR-2025-1652	ADU	O	4/2/2025											1	1	1		NONE	No	No	No	Approved	Ministerial					
	4042023023	4538 W 132nd St Hawthorne, CA 90250		BLDR-2025-1656	ADU	O	4/3/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4045012020	13909 Jefferson Ave Hawthorne, CA 90250		BLDR-2025-1658	ADU	O	4/4/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4050014013	13120 Kornblum Ave Hawthorne, CA 90250		BLDR-2025-1672	ADU	O	4/15/2025											1	1	1		NONE	No	No	No	Approved	Ministerial					
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1683	ADU	R	4/18/2025											2	2	2		NONE	No	No	No	Pending	Ministerial					
	4050007040	3827 W 132nd St Hawthorne, CA 90250		BLDR-2025-1684	ADU	R	4/18/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					
	4051018005	14109 Yukon Ave Hawthorne, CA 90250		BLDR-2025-1690	ADU	R	4/22/2025											1	1	1		NONE	No	No	No	Pending	Ministerial					

4046007002	12134 Oxford Ave Hawthorne, CA 90250		BLDR-2025-1871	ADU	R	7/29/2025										1	1	1	1	SB 9 (2021) - Residential Lot Split	No	No	No	Approved	Ministerial
4043006002	4594 W 137th St Hawthorne, CA 90250		BLDR-2025-1877	ADU	O	8/1/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4042017012	4533 W 136th St Hawthorne, CA 90250		BLDR-2025-1880	ADU	O	8/4/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4041006012	12035 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1886	ADU	O	8/11/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4052033014	3218 Galli St Hawthorne, CA 90250		BLDR-2025-1892	ADU	O	8/12/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4141009007	4843 W 120th St Hawthorne, CA 90250		BLDR-2025-1900	ADU	O	8/16/2025										2	2	2	2	NONE	No	No	No	Pending	Ministerial
4042010012	13233 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1899	ADU	O	8/16/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4043011018	4507 W 138th St Unit: C Hawthorne, CA 90250		BLDR-2025-1902	ADU	R	8/18/2025										1	1	1	1	NONE	No	No	No	Approved	Ministerial
4042031010	12821 Cyan Court W EL SEGUNDO Unit 52, 53, 54, 55, 56 Unit: Bldg. #10 Hawthorne, CA 90250		BLDR-2025-1912	5+	O	8/21/2025										5	5	5	5	NONE	No	No	No	Approved	Ministerial
4042031010	12820 Cyan Court W EL SEGUNDO Unit 48, 49, 50, 51 Unit: Bldg. #9 Hawthorne, CA 90250		BLDR-2025-1911	2 to 4	O	8/21/2025										4	4	4	4	NONE	No	No	No	Approved	Ministerial
4047030014	11941 Acacia Ave Hawthorne, CA 90250		BLDR-2025-1916	ADU	R	8/25/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4048013046	3947 W 119th St Hawthorne, CA 90250		BLDR-2025-1927	ADU	R	9/6/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4045015012	4138 W 136th St Hawthorne, CA 90250		BLDR-2025-1935	SFD	O	9/11/2025										1	1	1	1	SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial
4041013010	12723 Grevillea Ave Unit: Bldg. #5 Hawthorne, CA 90250		BLDR-2025-1940	5+	O	9/12/2025										7	7	7	7	NONE	No	No	No	Approved	Ministerial
4041013010	12723 Grevillea Ave Unit: Bldg. #4 Hawthorne, CA 90250		BLDR-2025-1937	5+	O	9/12/2025										6	6	6	6	NONE	No	No	No	Approved	Ministerial
4141018007	4836 W 115th St Hawthorne, CA 90250		BLDR-2025-1947	ADU	R	9/16/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4049004053	12527 Cranbrook Ave Hawthorne, CA 90250		BLDR-2025-1951	ADU	R	9/22/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4049004053	12527 Cranbrook Ave Unit: B Hawthorne, CA 90250		BLDR-2025-1952	ADU	R	9/22/2025										1	1	1	1	NONE	No	No	No	Approved	Ministerial
4041005023	12118 Ramona Ave Hawthorne, CA 90250		BLDR-2025-1955	ADU	O	9/25/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4049004053	12527 Cranbrook Ave Unit: C Hawthorne, CA 90250		BLDR-2025-1964	ADU	R	9/30/2025										3	3	3	3	NONE	No	No	No	Approved	Ministerial
4145008025	13239 CLYDE PARK HAWTHORNE, CA 90250		BLDR-2025-1966	ADU	O	10/1/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4046013029	12320 Cedar Ave Hawthorne, CA 90250		BLDR-2025-1967	ADU	O	10/1/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4048002025	3753 119TH HAWTHORNE, CA 90250		BLDR-2025-1969	ADU	O	10/2/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4041004030	12250 RAMONA HAWTHORNE, CA 90250		BLDR-2025-1977	ADU	O	10/10/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial
4044004014	11636 GALE HAWTHORNE, CA 90250		BLDR-2025-1985	ADU	O	10/16/2025										1	1	1	1	NONE	No	No	No	Pending	Ministerial

4045013016	13839 JEFFERSON Unit: A HAWTHORNE, CA 90250	BLDR-2025-1991	ADU	R	10/17/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4045013007	4231 139TH HAWTHORNE, CA 90250	BLDR-2025-1992	ADU	R	10/18/2025											2	2	2	SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial
4045013007	4231 139TH HAWTHORNE, CA 90250	BLDR-2025-1992	SFD	R	10/18/2025											1	1	1	SB 9 (2021) - Residential Lot Split	No	No	No	Pending	Ministerial
4045031027	4039 138TH HAWTHORNE, CA 90250	BLDR-2025-2017	ADU	R	11/3/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047019008	11840 BIRCH HAWTHORNE, CA 90250	BLDR-2025-2032	ADU	O	11/12/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047006004	11432 MENLO HAWTHORNE, CA 90250	BLDR-2025-2038	ADU	R	11/17/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4037019021	11156 S Grevillea Ave Hawthorne, CA 90304	BLDR-2025-2039	ADU	O	11/18/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4147026024	4930 142ND HAWTHORNE, CA 90250	BLDR-2025-2045	ADU	O	11/22/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4047023040	11976 OXFORD HAWTHORNE, CA 90250	BLDR-2025-2076	ADU	O	12/9/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4041009023	12542 EUCALYPTUS HAWTHORNE, CA 90250	BLDR-2025-2078	ADU	R	12/11/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4041012008	12704 RAMONA HAWTHORNE, CA 90250	BLDR-2025-2081	ADU	O	12/15/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4051008006	3826 135TH HAWTHORNE, CA 90250	BLDR-2025-2085	ADU	R	12/16/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4045015001	4258 W 136TH HAWTHORNE, CA 90250	BLDR-2025-2088	ADU	O	12/18/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4043001006	4752 W 136TH HAWTHORNE, CA 90250	BLDR-2025-2090	SFD	R	12/19/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4046011008	12319 OXFORD HAWTHORNE, CA 90250	BLDR-2025-2092	ADU	O	12/22/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4071002042	3647 W 146TH HAWTHORNE, CA 90250	BLDR-2025-2094	ADU	R	12/24/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4042008034	4688 W 131ST HAWTHORNE, CA 90250	BLDR-2025-2098	ADU	O	12/30/2025											1	1	1	NONE	No	No	No	Pending	Ministerial
4042019002	4595 W 135TH HAWTHORNE, CA 90250	BLDR-2025-2099	ADU	O	12/31/2025											1	1	1	NONE	No	No	No	Pending	Ministerial

Jurisdiction	Hawthorne	
Reporting Year	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1	Projection Period	2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021- 10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Acutely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Extremely Low	Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	-
Very Low	Deed Restricted	445		-	-	-	-	-	-	-	-	-	-	445
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Low	Deed Restricted	204	1	-	-	-	-	-	-	-	-	-	1	203
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Moderate	Deed Restricted	249		-	-	-	-	-	-	-	-	-	-	249
	Non-Deed Restricted			-	-	-	-	-	-	-	-	-	-	
Above Moderate		836	13	6	26	-	66	104	-	-	-	-	215	621
Total RHNA		1,734												
Total Units			14	6	26	-	66	104	-	-	-	-	216	1,518

*For years prior to 2025, Acutely Low-Income units are reported within the Extremely Low-Income category

*For jurisdictions that received RHNA determinations for the current cycle prior to the passage of AB 3093 (September 19, 2024):
 - You were not allocated Acutely Low-Income and Extremely Low-Income RHNA targets, therefore the allocations in Field 1 are listed as "0"
 - If you wish to set your own targets in these income categories for informational purposes, contact HCD staff at apr@hcd.ca.gov.
 - All Acutely Low-Income and Extremely Low-Income units reported during the cycle are counted towards Very-Low Income RHNA progress

*For years prior to 2025, data on deed-restricted vs. non-deed restricted Extremely Low-Income units is approximated from whether the projects reported any deed-restricted Very Low-Income Units. If you wish to edit this historical data for accuracy or have any questions about the data, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

Please Note: Table B does not currently contain data from Table F or Table F2 for prior years. You may login to the APR system to see Table B that contains this data.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Hawthorne						
Reporting Year		2025		(Jan. 1 - Dec. 31)				
Table D								
Program Implementation Status pursuant to GC Section 65583								
Housing Programs Progress Report								
Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.								
1	2	3	4	5	6	7	8	9
Name of Program	Objective	Projected Completion Date in Housing Element	Applicable Cycle	Status of Program Implementation	Program Implementation Details	Quantified Outcomes: Category	Quantified Outcomes: Count	Supporting Documents
Program 1: Adequate Housing Sites	Apply identified changes to the City's land use policies and zoning standards to fully accommodate the 2021-2029 RHNA. Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects. Amend the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	10/15/2023	6th Cycle	Complete	We have amended the Zoning Code to (i) establish the Housing Overlay, (ii) rezone the identified sites from M-1 to R-3, and (iii) increase the permitted density in the Mixed Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the City's remaining RHNA of 1,374 units.	Other	2	2 news ordinances were recently adopted. Ordinance 2240 and Ordinance 2241 = https://ecode360.com/42647075#42647075
Program 2: Monitor Residential Capacity (No Net Loss)	Maintain adequate capacity to accommodate the City's RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.	Ongoing	6th Cycle	Continuous	In 2025, Hawthorne continued to ensure no net loss of capacity on development sites with ongoing monitoring procedures.	Units		No unit loss thus far.
Program 3: Public Property Conversion to Housing	Collaborate with the development community on an annual basis, including affordable housing developers, to evaluate the viability of developing city-owned land as affordable housing.	Annually	6th Cycle	Continuous	In 2025, the City continued to work with nonprofits and public agencies to determine which sites are feasible for residential development. City is currently working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	Executed development agreement - January 2026 = https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos
Program 4: Replacement of Units on Sites	For all project applications, identify need for replacement of housing units and ensure replacement, if required, occurs.	Ongoing	6th Cycle	Continuous	Ongoing monitoring. No unit loss thus far.	Units		No unit loss thus far.
Program 5: Facilitate Affordable and Special Needs Housing Construction	Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Hawthorne. Monitor the City's options for special needs housing and likewise support special needs housing developers.	Annually	6th Cycle	Continuous	In 2025, the City remained committed to facilitating construction by taking the following actions: •Collaborating with affordable housing and special needs housing developers. •On a case-by-case basis, implement regulatory concessions and incentives. •Assist developers with obtaining Low-Income Housing Tax Credits to fund the new affordable housing developments. •Collaborate with housing developers to support large families. •The City is also working with Abode Communities to build 93 affordable rental units. Estimated completion 2029	Units	93	The Affordable Housing RFP is no longer on website. Please contact the Planning Department for a copy of the RFP.
Program 6: Mixed-Use Development	Support the development of mixed-use projects along transit corridors.	Ongoing	6th Cycle	Continuous	In 2025, the City continued to encourage mixed-use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries. The City has initiated an update of the General Plan, with completion expected in 2028. The City also updated objective designed standards in ordinance 2242.	Other	1	Ordinance 2242. = https://ecode360.com/42647075#42647075 General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 7: Accessory Dwelling Units (ADUs)	Maintain an ADU ordinance consistent with State law. Support the development of accessory dwelling units in neighborhoods throughout the City.	Ongoing	6th Cycle	Continuous	Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); prepare and distribute ADU factsheet (2022); implementation and annual monitoring and reporting throughout the planning period via the Housing Element Annual Progress Report (continuous). The revised ADU ordinance is anticipated by June 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 8: Density Bonus Implementation	Continue to implement density bonuses consistent with State law. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.	Annual monitoring of relevant legislation; annual outreach to the development community; ongoing implementation	6th Cycle	Continuous	Annual monitoring of relevant legislation; annual outreach to the development community. We are currently revising an ordinance, which is anticipated to be completed by April 2026. In the meantime, we remain in full compliance with the applicable government code.	Other	1	Ordinances can be found here = https://ecode360.com/42647075#42647075
Program 9: Multi-Family Acquisition and Rehabilitation	Acquire and rehabilitate two rental units annually, targeting for occupancy by extremely low and very low-income households. Support applications by CHDOs for additional state and federal funding to pursue the acquisition and rehabilitation of larger multifamily rental housing.	Ongoing	6th Cycle	Continuous	Using HOME funding the City continued working with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.	Other		Nothing to report at this time.

Program 10: California Accessibility Standards Compliance Program	Assure housing units accommodate residents with disabilities.	Ongoing implementation; updates to the City's website were completed by February 15, 2022	6th Cycle	Continuous	Ongoing implementation; In 2025, the City continued to ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers. The City also assures housing units accommodate all residents every time the city reviews the building plans.	Other	1	We assure housing units accommodate all residents every time the city reviews the building plans.
Program 11: Lot Consolidation	Establish an administrative lot consolidation procedure by April 2023; develop incentives for lot consolidation by April 2023; distribute a lot consolidation incentives factsheet to the development community by October 2023; and provide incentives as projects are submitted.	Identification of incentives by April 2023 and distribution to development community by October 2023; ongoing implementation and education as part of biennial outreach to developers.	6th Cycle	In process	Delayed, we are currently in the middle of updating our General Plan Update	Other		Nothing to report at this time.
Program 12: Rental Assistance	The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. Families in the low and very low-income category are eligible to receive assistance through the Federal Housing Choice Voucher program. In 2025, the City continued to promote this program to its residents most in financial need.	Other	1	https://www.cityofhawthorne.org/departments/housing
Program 13: Preservation of Existing Affordable Units	Work with property owners, interest groups, and the state and federal governments to preserve the City's affordable housing stock.	Ongoing	6th Cycle	Continuous	Ongoing implementation, annual monitoring, and reporting throughout the planning period. Currently, there are no affordable housing units at risk at this time. We remain in compliance and are aware that within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (https://www.hcd.ca.gov/policy-research/preserving-existingaffordable-housing.shtml), and educate tenants of their rights.	Other	1	No affordable housing units are at risk at this time.
Program 14: Housing for Extremely Low-Income Households	The City will encourage the development of housing for extremely low-income households through a variety of activities, such as conducting outreach to housing developers on an annual basis, providing financial assistance (when feasible) or in-kind technical assistance or land write-downs, providing expedited processing, identifying grant and funding opportunities, applying for or supporting applications for funding on an ongoing basis, reviewing and prioritizing local funding at least twice in the planning period, and/or offering additional incentives beyond the density bonus. The City will also educate the development community on the need for larger units suitable for larger ELI households.	Ongoing	6th Cycle	Continuous	Ongoing; In 2025, the City continues to encourage development by doing the following: <ul style="list-style-type: none"> •Conducting outreach to housing developers. •Providing financial and technical assistance on a case-by-case basis. •Identifying grant and funding opportunities. •Applying for or supporting funding applications. •Reviewing and prioritizing local funding. •Offering additional incentives outside of the density bonus. 	Units		Nothing to report at this time.
Program 15: Single-Family Residential Rehabilitation Program	The Residential Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households. Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. Identify and secure additional funding sources annually.	Ongoing	6th Cycle	Continuous	There are 9 projects that are currently going through the single family rehabilitation program process.	Households	9	Ongoing status updates can be found by contacting the Housing Department. = https://www.cityofhawthorne.org/departments/housing/housing-rehabilitation-program
Program 16: Code Enforcement	Continue to enforce applicable sections of the Hawthorne Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.	Ongoing enforcement; identify and prioritize target areas (2021-2022)	6th Cycle	Continuous	Continue enforcing the Hawthorne Municipal Code to ensure building safety and property maintenance. 1,362 code enforcement cases were opened in 2025.	Other	1,362	Code enforcement dashboard = https://www.cityofhawthorne.org/departments/planning
Program 17: Energy Conservation and Energy Efficiency Opportunities	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.	Ongoing	6th Cycle	Continuous	The City will implement energy-efficient measures for new development construction. The City has also begun updating its General Plan, which includes the Conservation Element. Estimated completion 2028.	Meetings	3	The City holds an average of 3 meetings a month to update the general plan. These meetings consist of public and internal meetings. General Plan Website = https://www.cityofhawthorne.org/departments/planning/general-plan-update
Program 18: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.	Ongoing	6th Cycle	Continuous	We are constantly reviewing our City Zoning Code on a monthly basis to ensure it is consistent with State and Federal Legislation. Monitoring state and federal legislation happens on an ongoing basis.	Other	12	We monitor monthly (12 months). We recently adopted Parking ordinance 2260 = https://ecode360.com/42647075#42647075
Program 19: Zoning Code Amendments – Housing Constraints	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.	Zoning Code Amendments adopted by December 2022. Ongoing monitoring.	6th Cycle	In process	We are constantly reviewing our City Zoning to ensure it is consistent with State Law. Our next ordinance will be updated April 2026.	Other	12	We monitor monthly (12 months). City Zoning Website = https://www.cityofhawthorne.org/departments/planning/zoning
Program 20: Mitigation of Nongovernmental Constraints	Promote the use of the preapplication process for all applicants, with the goal of working with 85% of applications.	Ongoing	6th Cycle	Continuous	Ongoing implementation and annual reporting throughout the planning period. The City has implemented the "Decision Engine" feature to our online permit portal. This feature has applicants go through a sequence of questions to suggest the correct permit application for their type of project. This reduces the permit processing time since applicants submit the correct permit application during their first submittal.	Other	1	The Decision Engine Feature is located in our Permit Portal = https://hawthorneca-energowebsite.tylerhost.net/apps/SelfService#/home

<p>Program 21: Fair Housing Services</p>	<p>Support fair housing services provider and efforts to minimize discriminatory housing practices.</p>	<p>Annually</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Adequate funding remains available through the CDBG grant that supports fair housing service providers and efforts to minimize discriminatory housing practices. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the Consolidated Annual Performance and Evaluation Report (CAPER). In partnership with the Housing Rights Center, the City continued to provide fair housing services such as landlord/tenant counseling, mediation, and bilingual housing education to minimize discriminatory housing practices.</p>	<p>Other</p>	<p>1</p>	<p>https://www.cityofhawthorne.org/departments/housing</p>
<p>Program 22: Affirmatively Furthering Fair Housing Outreach and Coordination Program</p>	<p>Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.</p>	<p>Ongoing/Annually</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>The City is required to provide Fair Housing services year round. CDBG funding is used to pay the Fair Housing Foundation (FHF) to provide Fair Housing Services to Hawthorne. In 2025, we continued to host Walk-in Clinic's and In-Person Fair Housing Workshops for the community throughout the year. The FHF also host multiple virtual FH Workshops biweekly as well. Staff refers residents to the FHF and the information is listed on Housing's Landlord/Tenant Resources web page. Ongoing outreach and coordination, annual review of fair housing educational information to ensure that the most recent information provided by the City's fair housing services provider is being disseminated; annual presentations and media outreach.</p>	<p>Meetings</p>	<p>104</p>	<p>Resources on City Website = https://www.cityofhawthorne.org/departments/housing Virtual Fair Housing Workshops happen twice a week (about 104 meetings a year) = https://fhfca.org/virtual-fair-housing-workshops/</p>
<p>Program 23: Economic Displacement Risk Analysis</p>	<p>Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.</p>	<p>Ongoing</p>	<p>6th Cycle</p>	<p>Continuous</p>	<p>Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. With the results, the City is working to take necessary action and implement programs to diminish the economic displacement. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).</p>	<p>Other</p>	<p>1</p>	<p>Housing Element Annual Progress Reports</p>

Jurisdiction	Hawthorne
Reporting Period	(Jan. 1 - Dec. 31) 2025
Planning	6th Cycle 10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table E

Commercial Development Bonus Approved pursuant to GC Section 65915.7

Project Identifier				Units Constructed as Part of Agreement				Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
1				2				3	4
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Very Low Income	Low Income	Moderate Income	Above Moderate Income	Description of Commercial Development Bonus	Commercial Development Bonus Date Approved
Summary Row: Start Data Entry Below									

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F

Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)

Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.

Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.			TOTAL UNITS ⁺	The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the checklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺		
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Hawthorne
Reporting Period	2025 (Jan. 1 - Dec. 31)
Period	6th Cycle 10/15/2021 - 10/15/2029

element sites inventory contains a site which is or was owned by the reporting jurisdiction, and has been sold, leased, or otherwise disposed of during the reporting year.

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table G						
Locally Owned Lands Included in the Housing Element Sites Inventory that have been sold, leased, or otherwise disposed of						
Project Identifier						
1			2	3	4	
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Realistic Capacity Identified in the Housing Element	Entity to whom the site transferred	Intended Use for Site
Summary Row: Start Data Entry Below						

Jurisdiction	Hawthorne	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2025		

**ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation**

Table H

Locally Owned Surplus Sites

Parcel Identifier				Designation	Size	Notes
1	2	3	4	5	6	7
APN	Street Address/Intersection	Existing Use	Number of Units	Surplus Designation	Parcel Size (in acres)	Notes
Summary Row: Start Data Entry Below						
4051-030-902	None	Vacant	0	Exempt Surplus Land	0.92439	

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Hawthorne	
Reporting Period	2025	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K

Tenant Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?		
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Hawthorne
Reporting Year	2025 (Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity's application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 300,000.00	Total award amount is auto-populated based on amounts entered in rows 15-26.
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Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Project Initiation, Management and Meetings Phase One	\$1,290.00	\$1,290.00	Completed	None	The City has issued an RFP to hire an independent consultant to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The RFP was issued on August 8, 2020, and on December 15, 2020, the City awarded a contract to De Novo Planning Group (De Novo) to prepare the Housing, Safety and Environmental Justice Elements and environmental assessment. The Kick-Off Meeting was held on December 30, 2020.
Data Gathering and Analysis for Safety Element	\$9,180.00	\$9,180.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the targeted updates to the Safety Element
Data Gathering and Analysis for EJ Element	\$8,850.00	\$8,850.00	Completed	None	The Consultant has reviewed and analyzed relevant data and information sources for the preparation of the Environmental Justice Element.
Preparing Drafts of Safety and EJ Elements	\$15,105.00	\$15,105.00	Completed	None	The Consultant has prepared drafts of the Environmental Justice Element and targeted updates to the Safety Element. The Environmental Justice and targeted Safety update was approved by the City Council on March 8, 2022.

Community Engagement	\$7,735.00	\$7,735.00	Completed	None	The Consultant developed and has completed community engagement services. The consultant provided public outreach to community residents and businesses in community workshops, focus group meetings, and one-on-one interviews. The consultant utilized on-line surveys, news articles, city website, and social media to disseminate public information. Public information materials were printed in English and Spanish, and workshops offered bi-lingual interpretation services.
Housing Element	\$0.00	\$0.00	Completed	None	Although the Housing Element is not a part of the LEAP funded activities, the City is including the Housing Element in this timeline to provide context to the overall project. LEAP funds are not budgeted towards the completion of the Housing Element as indicated in the grant Project Timeline and Budget.
CEQA Compliance, IS/ND	\$4,625.00	\$4,625.00	Completed	None	The consultant has prepared a Negative Declaration for the Housing Element, Environmental Justice Element, and targeted updates to the Safety Element. The Notice of Intent was filed with the County Clerk on December 6, 2021 and the Negative Declaration was approved by the City on March 8, 2022. The majority of the environmental assessment is paid from SB-2 funds due to related analysis to the Housing Element versus the Environmental Justice and targeted updates to the Safety Element. The SB-2 grant provided \$15,820 towards the Negative Declaration costs. The City is requesting, in this line-item, \$4,625 from the LEAP grant for Phase One CEQA expenses as shown in the city's amended Project Description and Budget that was approved by HCD on December 30, 2021.
Adopt Housing Element	\$0.00	\$0.00	Completed	None	LEAP grant funds were not used towards any portion of the drafting the Housing Element.
Adopt Safety and EJ Elements	\$2,320.00	\$2,320.00	Completed	None	The targeted Safety Element update and the Environmental Justice Element were adopted by the City on March 8, 2022.
Project Management for Phases One and Two	40,000.00	40,000.00	Completed	None	This task has been successfully completed. On August 2, 2024, HCD acknowledged receipt of the City's Final Report and Final RFR for payment.

Project Initiation, Management and Meetings Phase Two	\$1,000.00	\$1,000.00	Completed	None	This task has been successfully completed. The consultant maintained effective communication throughout the completion of the Project.
Data Gathering and Analysis for Code Amendments	\$15,000.00	\$15,000.00	Completed	None	This task has been successfully completed.
Community Engagement	\$35,000.00	\$35,000.00	Completed	None	This task has been successfully completed. The City maintained its community engagement throughout the preparation of the studies, proposed policies and draft documents. As a result, there were no community objections raised during the adoption of the code amendments.
Preparing Drafts of Code Amendments	\$51,583.00	\$51,583.00	Completed	None	This task has been completed.
CEQA Compliance	\$106,312.00	\$106,312.00	Completed	None	This task has been completed.
Adopt Code Amendments	\$2,000.00	\$2,000.00	Completed	None	This task has been completed. There was no con

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2)

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		0
Total Units		0

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		104

Total Units		104
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Certificate of Occupancy Issued by Affordability Summary		
	Income Level	Current Year
Acutely Low	Deed Restricted	0
	Non-Deed Restricted	0
Extremely Low	Deed Restricted	0
	Non-Deed Restricted	0
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		60
Total Units		60