§302(c)(4) Plan

Revised: 04/29/2026

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

The City of Hawthorne is prepared to utilize its Year 4 (2022) and Year 5 (2023) allocations to help fund the Cordary housing project. The Cordary project will be located at a City-owned property which does not yet have an assigned address and is located immediately south of 14115 Cordary Avenue (APN 4051-030-902). It will include 93 newly constructed, renter-occupied units serving households earning up to 70% of the Area Median Income.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The Cordary project has a unit mix that includes 29 units at 30% AMI, 17 units at 50% AMI, and 28 units at 60% AMI. Of the project's 93 units, 80% of the units are at 60% AMI or below.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The Cordary project is consistent with programs set forth in the City of Hawthorne's Housing Element, including Program 3 (Public Property Conversion to Housing) and Program 5 (Facilitate Affordable and Special Needs Housing Construction). By creating 93 new deed-restricted affordable rental units, the project will expand the City's supply of housing for lower-income households and help further its affordable housing production objectives.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-,very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The Year 4 (2022) and Year 5 (2023) will be used for new construction of the Cordary Housing Project, a 93-unit rental project affordable to households earning up to 70% AMI. The project unit mix includes 29 units at 30% AMI, 17 units at 50% AMI, 28 units at 60% AMI, 18 units at 70% AMI, and one (1) manager's unit.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2022-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the highest AMI to be served.

Funding Allocation Year	2022	2022	2022	2022	2023	2023	2023	2023									
Type of Eligible Activity	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing	New Construction of Affordable Rental Housing									
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	30%	18%	29%	18%	30%	18%	29%	18%									
§302(c)(4)(E)(ii) Area Median Income Level Served	30%	50%	60%	70%	30%	50%	60%	70%									**TOTAL**
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level. **Note: complete for years 2022 and 2023 only**	445	445	204	204	445	445	204	204									2596
§302(c)(4)(E)(ii) Projected Number of Households Served	16	10	16	10	13	7	12	8									92
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity **(55 years required for rental housing projects)**	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	55 Years	

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City has entered into a DDLA with a developer to develop the Cordary project on a City-owned site. The next major steps/actions include the developer meeting its remaining capital needs, including LIHTC, and then beginning construction at the site.

File Name:	Application and Adopting the PLHA Plan (2022-2023 Allocations) Resolution	***§302(c)(4)(D)*** *Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.*	Uploaded to HCD?	

Total Percentage of Funds Allocated Calculator (2022 - 2023)

2022 Allocation - Year 4	
Admin Requested	5%
Funds Allocated	95%
Total Percentage of Funds Allocated (2022)	100%

2023 Allocation - Year 5	
Admin Requested	5%
Funds Allocated	95%
Total Percentage of Funds Allocated (2023)	100%

Please note: In order for Allocated Calculator to calculate correctly, "Admin Requested" must be answered "Yes" or "No" in the PLHA Application tab.

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