Draft Substantial Amendment

2026-2027 Annual Action Plan

For Public Review

September 25 – October 27, 2026

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Executive Summary

AP-05 Executive Summary

Introduction

On April 22, 2025, the City of Hawthorne adopted the 2025-2029 Consolidated Plan which established the framework for investing Community Development Block Grant (CDBG) and HOME Investment Partnerships (HOME) funds received from the U.S. Department of Housing and Urban Development (HUD). The 2026-2027 Action Plan represents the second of five annual plans and outlines the specific projects, activities, funding allocations, and performance goals for the program year spanning July 1, 2026 to June 30, 2027.

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.

2026-2027 Program Year

For the 2026-2027 program year, the City will receive $1,167,217 in CDBG funds and $492,431.60 in HOME funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,712,392 in CDBG funds and $1,835,463.99 in HOME funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

2026-2027 CDBG Activities

Public Service Activities

Catholic Charities of Los Angeles: St. Margaret's Emergency Assistance		$21,000.00
Family Promise of the South Bay: Shelter and Supportive Services		$21,000.00
New Star Family Center: Domestic Violence Services		$21,000.00
South Bay Workforce Investment Board: Teen Center		$91,082.00
The Richstone Family Center: Behavioral Health Services		$21,000.00
	Sub-Total:	***$175,082.00***

Economic Development Activities

City of Hawthorne: Commercial Rehabilitation Program		$501,692.00
	Sub-Total:	***$501,692.00***

Capital Improvement Activities

City of Hawthorne: Alley Reconstruction		$247,175.00
City of Hawthorne: Section 108 Loan Repayment		$~~555,000~~230,000.00
City of Hawthorne: Senior Center Improvements		$325,000.00
	Sub-Total:	***$802,175.00***

Program Administration Activities

City of Hawthorne: CDBG Administration		$203,443.00
Fair Housing Foundation: Fair Housing Services		$30,000.00
	Sub-Total:	***$233,443.00***
	CDBG TOTAL:	**$1,712,392.00**

2026-2027 HOME Activities

Housing Activities

City of Hawthorne: Housing Rehabilitation Program		$1,000,000.00
City of Hawthorne: Affordable Housing Development		$638,516.99
	Sub-Total:	***$1,638,516.99***

Community Housing Development Organization (CHDO) Activities		
TBD: CHDO Set-Aside *(includes PY25-26 and 26-27)*		$147,704.00
	Sub-Total:	***$147,704.00***
Program Administration Activities		
City of Hawthorne: HOME Administration		$49,243.00
	Sub-Total:	***$49,243.00***
	HOME TOTAL:	**$1,835,463.99**

SECTION 108 LOAN GUARANTEE Activities

Capital Improvement Activities		
City of Hawthorne: Senior Center Improvements		$3,949,000.00
City of Hawthorne: Ramona Park Improvements		$700,000.00
City of Hawthorne: Eucalyptus Park Improvements		$1,240,000.00
City of Hawthorne: Jim Thorpe Park Improvements (Cancelled)		$0.00
	Sub-Total:	***$5,889,000.00***
	S108 TOTAL:	**$5,889,000.00**

October 2026 Amendment

The proposed amendments would reallocate a total of $825,000 to the City's Senior Center Improvements project, consisting of $325,000 in Community Development Block Grant (CDBG) funds from the Section 108 Loan Repayment activity and $500,000 in Section 108 Loan proceeds from the Jim Thorpe Park project. The proposed reallocations would increase the Senior Center project budget from $3,449,000 to $4,274,000. The Action Plan was amended to revise the following CDBG activities:

Activity	Source	Original	Change	Revised
Section 108 Loan Repayment	CDBG	$555,000.00	- $325,000.00	$230,000.00
Senior Center Project	CDBG	$0.00	+ $325,000.00	$325,000.00
	S108	$3,449,000.00	+ $500,000.00	$3,949,000.00
Jim Thorpe Park Project	S108	$500,000.00	- $500,000.00	$0.00

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 seven high priority needs, which will be addressed through seven 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.

Table 1 - Strategic Plan Summary

Goal Name	Need(s) Addressed	Goal Outcome Indicator
Public Services	Expand public services for LMI residents	Public service activities other than Low/Mod Income Housing Benefit: 1,525 Persons Assisted
Public Facilities & Infrastructure Improvements	Improve public facilities and infrastructure Address material barriers to accessibility	Public facility or infrastructure activities other than Low/Mod Income Housing Benefit: ~~125,000~~91,680 Persons Assisted Other: 5
Affordable Housing Preservation	Preserve the supply of affordable housing	Homeowner housing rehabilitated: 50 Households / Housing Units
Affordable Housing Development	Increase the supply of affordable housing	Homeowner housing added: 2 Households / Housing Units Rental housing rehabilitated: 2 Households / Housing Units
Fair Housing Services	Ensure equal access to housing opportunities	Public service activities other than Low/Mod Income Housing Benefit: 1,250 Persons Assisted
Economic Development Opportunities	Promote economic opportunities	Façade Treatment/Business Building Rehabilitated: 4 businesses assisted

Planning & Administration	All	Other: 5

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 2025-2026 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 2020-2024, 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 1,585 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 20 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 23 rental units that are affordable to and occupied by low-income tenants.
- **Fair Housing:** The Fair Housing Foundation provided 1,029 residents with fair housing and landlord-tenant mediation services.

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 2026-2027 Action Plan are summarized in section PR-15 and Appendix A of this Plan.

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

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 seven Strategic Plan goals and their corresponding measurable objectives.

The 2026-2027 Action Plan advances the Strategic Plan Goals by allocating a total of $1,712,392 in CDBG and $1,835,463.99 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.

Table 2 – Responsible Agencies

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

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

AP-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(I)).

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.
29	**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.
30	**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.

31	**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.
32	**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.
33	**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.
34	**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.
35	**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.
36	**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.
37	**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.
38	**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.
39	**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

Table 4 - Other local / regional / federal planning efforts

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.

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

To enhance coordination among the CoC, public, and assisted housing providers and private and governmental health, mental health and service agencies, the City invited each of these entities to provide input on the needs of the community in the development of this Consolidated Plan.

The Housing Department works with subrecipients of CDBG 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.

AP-12 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 two public hearings at different stages of the planning process. The first public hearing was convened on September 23, 2025 and focused on reviewing program performance. A draft of the 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER) was made available for public review from September 8, 2025 to September 23, 2025, but no public comments were received.

Subsequently, the City made the draft 2026-2027 Action Plan available for public review and comment from March 27, 2026, to April 28, 2026. Residents were invited to review the draft documents and to attend the Public Hearing on April 28, 2026, 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

Table 5 - Citizen Participation Outreach

	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
3	Public Meeting	Minorities Persons with disabilities Non-targeted/broad	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	All comments were accepted.	N/A

		community		needs.		
4	Newspaper Ad	Non-targeted/broad community	Notice of the 15-day public review and comment period for the draft 2024-2025 Consolidated Annual Performance and Evaluation Report (CAPER). The Public Notice was published on September 4, 2025, 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
5	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on September 23, 2025, to receive comments on the draft 2024-2025 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 of the 30-day public review and comment period for the draft 2026-2027 Action Plan. The Public Notice was published on March 26, 2026,	No comments were received.	No comments were received.	N/A

			and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide oral comments.			
7	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on April 28, 2026, to receive comments on the draft 2026-2027 Action Plan prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A
8	Newspaper Ad	Non-targeted/broad community	Notice of the 30-day public review and comment period for the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application. The Public Notice was published on September 24, 2026, and invited interested parties to review the draft document. Residents and stakeholders were also invited to a public hearing to provide	No comments were received.	No comments were received.	N/A

			oral comments.			
9	Public Hearing	Minorities Persons with disabilities Non-targeted/broad community Residents of Public and Assisted Housing	Public hearing on October 27, 2026, to receive comments on the draft Substantial Amendments to the 2026-2027 Action Plan and Section 108 Loan Guarantee Application prior to adoption and submission to HUD.	No comments were received.	No comments were received.	N/A

Action Plan

AP-15 Expected Resources

Introduction

The projects and activities included in the 2026-2027 Action Plan are based on resources that are reasonably anticipated to be available to the City from July 1, 2026, through June 30, 2027. 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 2026-2027 program year, the City will receive $1,167,217 in CDBG funds and $492,431.60 in HOME funds. When combined with program income and available prior year resources, the 2026-2027 Action Plan will allocate a total of $1,712,392 in CDBG funds and $1,835,463.99 in HOME funds to support the following eligible activities to be implemented from July 1, 2026 through June 30, 2027.

Anticipated Resources

Table 6 - Expected Resources – Priority Table

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 Economic Development Housing Public Improvements Public Services	$1,167,217.00	$0.00	$545,175.00	$1,712,392.00	$3,501,651.00	The expected amount available for the remainder of the Consolidated Plan period assumes level funding in future years.
HOME	Acquisition Homeowner Rehab **New Construction for Ownership**	$492,431.60	$32,194.75	$1,310,837.64	$1,835,463.99	$1,477,294.80	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 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.

Since 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 2026-2027 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 $1,712,392 of CDBG and $1,835,463.99 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

Table 7 – Goals Summary

	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Public Services	2026	2027	Non-Housing Community Development	Citywide	Expand public services for LMI residents	CDBG: $175,082.00	Public service activities other than Low/Mod Income Housing Benefit: 376 Persons Assisted
2	Public Facilities & Infrastructure Improvements	2026	2027	Non-Housing Community Development	Citywide	Improve public facilities and infrastructure Address material barriers to accessibility	CDBG: $802,175.00	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: 47,365 Persons Assisted
3	Affordable Housing Preservation	2026	2027	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	2026	2027	Affordable Housing	Citywide	Increase the supply of affordable housing	HOME: $786,220.99	Rental units rehabilitated: 1 Household / Housing Units
5	Economic Development Opportunities	2026	2027	Non-Housing Community Development	S/B Target Areas	Promote economic opportunities	CDBG: $501,692.00	Façade Treatment/Business Building Rehabilitated: 2 businesses assisted
6	Fair Housing Services	2026	2027	Affordable Housing	Citywide	Ensure equal access to housing opportunities	CDBG: $30,000.00	Public service activities other than Low/Mod Income Housing

								Benefit: 240 Persons Assisted
7	Program Administration	2026	2027	All	Citywide	All	CDBG: $203,443.00	Other: 1
							HOME: $49,243.00	Other: 1

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**	**Economic Development**
	Goal Description	Improve and revitalize commercial corridors through rehabilitation and façade improvements to existing businesses, particularly in designated slum and blight areas.
6	**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.
7	**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. Activities include overall program oversight, planning, performance evaluation, reporting, and coordination to ensure resources are aligned with community needs and priorities.

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 - $786,220.99 in HOME funds (1 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, support economic development, 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

Table 8 – Project Information

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

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 2026-2027 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.

In addition, the City will allocate $501,692 of its CDBG funds to support a Commercial Rehabilitation Program (CRP). This program will provide façade and exterior improvements to commercial properties located in designated slum and blight areas, with the goal of

addressing deteriorating conditions, improving the appearance and functionality of commercial corridors, and supporting local economic activity that benefits the community.

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 2026-2027 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: $175,082
	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	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	376 persons assisted
	Location Description	Citywide / CDBG Eligible Areas
	Planned Activities	CCLA: St. Margaret's Emergency Assistance (190 Persons) – $21,000 FPOLA: Shelter and Supportive Services (30 Persons) – $21,000 NSFC: Domestic Violence Services (35 Persons) – $21,000 SBWIB: Teen Center (81 Persons) – $91,082 TRFC: Behavioral Health Services (40 Persons) – $21,000
2	**Project Name**	**Public Facilities and Infrastructure Improvements**
	Target Area	Citywide / CDBG Eligible Areas
	Goals Supported	Public Facilities and Infrastructure Improvements
	Needs Addressed	Improve public facilities and infrastructure & Address material barriers to accessibility
	Funding	CDBG: $802,175 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	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	9,930 persons assisted (phase II of alley project initiated in PY25-26) 47,365 persons assisted (section 108 loan improvement projects) 1 other (section 108 loan repayment)
	Location Description	Citywide / CDBG Eligible Areas
	Planned Activities	COH: Alley Reconstruction (9,930 Persons) – $247,175 COH: Section 108 Loan Repayment (1 Other) – $~~555~~230,000

		COH: Senior Center Improvements (6,335 persons) - $4,274,000 COH: Ramona Park Improvements (16,920 persons) – $700,000 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	6/30/27
	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: $786,220.99
	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	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	1 Rental Households / Housing Units Rehabilitated
	Location Description	Citywide
	Planned Activities	CHDO: TBD – $147,704 COH: Affordable Housing Development (1 Households / Housing Units) – $638,516.99
5	**Project Name**	**Economic Development**
	Target Area	Slum and Blight Target Area
	Goals Supported	Economic Development

	Needs Addressed	Promote economic opportunities
	Funding	CDBG: $501,692
	Description	Improve and revitalize commercial corridors through rehabilitation and façade improvements to existing businesses, particularly in areas serving low- and moderate-income residents or designated slum and blight areas. These investments will address deteriorating conditions, enhance the appearance and functionality of commercial properties, and support local economic activity by creating more attractive and viable spaces for businesses and customers.
	Target Date	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	2 businesses assisted
	Location Description	Slum and Blight Target Area
	Planned Activities	COH: Commercial Rehabilitation Program (2 businesses) - $501,692
6	**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	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	240 persons assisted
	Location Description	Citywide
	Planned Activities	FHF: Fair Housing Services (240 Persons) – $30,000
7	**Project Name**	**Program Administration**
	Target Area	Citywide
	Goals Supported	All
	Needs Addressed	All
	Funding	CDBG: $203,443 HOME: $49,243
	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	6/30/27
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Citywide
	Planned Activities	COH: CDBG Administration – $203,443 COH: HOME Administration – $49,243

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 2026-2027 program year, one infrastructure improvement project and one public service activity rely on the established low- and moderate-income area benefit criteria. Those are the CDBG-eligible portions of the alley reconstruction project and Hawthorne Teen Center.

In addition, the City will invest CDBG funds through a Commercial Rehabilitation Program that will target businesses located within designated slum and blight areas. These investments will address deteriorating conditions along commercial corridors and support broader neighborhood revitalization efforts.

The low- and moderate-income census tract/block groups and slum and blight target areas are shown on the maps included in Appendix B of this Plan.

Geographic Distribution

Table 9 - Geographic Distribution

	Target Area	Percentage of CDBG Funds	Percentage of HOME Funds
1	Citywide	71%	100%
2	Slum & Blight	29%	0%

Rationale for the priorities for allocating investments geographically

For the 2026-2027 program year, the City will invest $1,712,392 in CDBG and $1,835,463.99 in HOME funds to benefit low- and moderate-income residents throughout the City. Of this amount, $501,692, or 29 percent, of all CDBG resources will be invested in a Commercial Rehabilitation Program targeted to businesses located within designated slum and blight areas. These investments are intended to address deteriorating commercial conditions, improve the appearance and functionality of commercial corridors, and support economic vitality in areas that serve surrounding residential neighborhoods.

Discussion

Hawthorne is allocating its CDBG and HOME funds for program year 2026-2027 to activities that support a combination of public services, infrastructure improvements, housing activities, and economic development initiatives that benefit low- and moderate-income

residents. These activities are either available to eligible residents citywide or targeted to designated areas.

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 2026-2027 program year, the City will implement the following:

- CCLA: St. Margaret's Emergency Assistance – $21,000 in CDBG funds (190 persons)
- Homeowner Housing Rehabilitation Program – $1,000,000 in HOME funds (10 households / housing units)
- Affordable Housing Development – $786,220.99 in HOME funds (2 households / housing units)

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

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	202
Special Needs	0
Total	***202***

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

One Year Goals for the Number of Households to be Supported	
Rental Assistance	190
The Production of New Units	2
Rehab of Existing Units	10
Acquisition of Existing Units	0
Total	***202***

Discussion

During the 2026-2027 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. The City also plans to allocate $21,000 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 2026-2027 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 Hathorne 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 2026-2027 program year, the City will invest $84,000 of CDBG funds to the following activities that prevent and reduce homelessness:

- CCLA: St. Margaret's Emergency Assistance (190 persons assisted) – $21,000
- FPOLA: Shelter and Supportive Services (30 persons assisted) – $21,000
- NSFC: Domestic Violence Services (35 persons assisted) – $21,000
- TRFC: Behavioral Health Services (40 persons assisted) – $21,000

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 Los Angeles which provides transitional shelter and case management services with the goal of helping 30 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 Los Angeles 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 2026-2027 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 zoning and land use policies 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 2026-2027 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 2026-2027 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 2026-2027 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 2026-2027 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 2026-2027 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 2026-2027 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.

The City of Hawthorne agrees that its compliance in all respects with applicable Federal anti-discrimination laws is material to the U.S. Government's payment decisions for purposes of section 3729(b)(4) of title 31, United States Code.

The City of Hawthorne will not operate any programs that violate any applicable Federal anti-discrimination laws, including Title VI of the Civil Rights Act of 1964.

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(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.	70.00%

HOME Investment Partnership Program (HOME)

Reference 24 CFR 91.220(l)(2)

1. **A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

   The City will not use any other forms of investment beyond those identified in Section 92.205.

2. **A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:**

   The City does not intend to use HOME funds under the 2026-2027 Annual Action Plan to implement homebuyer activities.

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

   The City does not intend to use HOME funds under the 2026-2027 Annual Action Plan to implement homebuyer activities.

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 2026-2027 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