

City of Hawthorne
Consolidated Plan, Annual Plan
Program Year 2009
July 1, 2009 to June 30, 2010

Final Plan

Prepared by:

City of Hawthorne
Department of Planning and Community Development
4455 West 126th Street
Hawthorne, CA 90250
Telephone (310) 349 2975
Fax (310) 644 6685
E-mail hroth@cityofhawthorne.org

The 10-day comment period on the Final Annual Plan began April 28, 2009. The City Council will hold a Public Hearing on the Final Annual Plan on Tuesday, May 12, 2009. Written comments should be submitted to the Hawthorne Department of Housing and Community Development prior to the end of the business day on Thursday, May 7, 2009



Fifth Final Annual Action Plan Program Year 2009 July 1, 2009 – June 30, 2010

The CPMP Fifth Annual Action Plan includes the [SF 424](#) and Narrative Responses to Action Plan questions that CDBG, HOME, HOPWA, and ESG grantees must respond to each year in order to be compliant with the Consolidated Planning Regulations. The Executive Summary narratives are optional.

Narrative Responses

GENERAL

Executive Summary

The Executive Summary is required. Include the objectives and outcomes identified in the plan and an evaluation of past performance.

Program Year 5 Action Plan Executive Summary:

The fifth Annual Action Plan covers the period July 1, 2009 through June 30, 2010. The City will receive \$1,706,508 in CDBG funds and \$885,997 in HOME funds. The City estimates it will receive \$263,000 in program income as repayment of loans provided with CDBG and Section 108 funds. Table 1 Summary of Specific Annual Objectives and Narrative is a listing of objectives and activities, indicating performance indicators and performance measures.

Community Development Block Grant (CDBG):

The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Funds will be used for general administration, repayment of Section 108 loans, code enforcement, and public services. Public service activities include homeless services, crime prevention services, neighborhood services, youth services, and graffiti removal. Funds from the housing rehabilitation revolving loan account will provide grants for the rehabilitation of owner-occupied single-family houses.

HOME Investment Partnership Program (HOME):

The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low and moderate-income households. HOME funds will be used for general administration, fair housing, housing rehabilitation of single-family owner-occupied and multifamily renter-occupied housing, and tenant based rental assistance

Table 1
Summary of Specific Annual Objectives Narrative

DH-1
Availability/Accessibility of Decent Housing

Year 2005:

Behavioral Health Services	Exceeded estimated accomplishments (4 people), \$1,000 CDBG funds – 16 people
-----------------------------------	---

Year 2006:

Behavioral Health Services	Exceeded estimated accomplishments, (4 people), \$1,000 CDBG funds – 9 people
Charlotte's House	Exceeded estimated accomplishments, (42 people), \$1,000 CDBG funds – 68 people
Mona Blvd Community	Estimated accomplishments, 30,000 people, \$1,000 HOME funds – activity cancelled, agency decided against accepting funding

Year 2007:

Behavioral Health Services	Exceeded estimated accomplishments, (4 people), \$1,000 CDBG funds – 40 people
-----------------------------------	--

Year 2008:

Behavioral Health Services	Estimated accomplishments, 4 people, \$1,000 CDBG funds – underway
-----------------------------------	--

Year 2009:

Behavioral Health Services	Estimated accomplishments, 12 households, \$36,000 HOME funds – proposed
-----------------------------------	--

DH-2
Affordability of Decent Housing

Year 2005:

Single Family Rehab	Exceeded estimated accomplishments (5 housing units CDBG and 8 housing units HOME), \$35,009 CDBG funds and \$238,766 HOME funds – 13 housing units and 8 housing units respectively
----------------------------	--

Multifamily Rehab	Exceeded estimated accomplishments (3 housing units), \$210,094 HOME funds – 11 housing units
CHDO Multifamily Rehab	Did not meet estimated accomplishments (5 housing units), no funds spent – 0 housing units. Program changed to ECHO housing
Security Deposit	Did not meet estimated accomplishments (30 households), ongoing, \$1,900 HOME funds – 2 households
TBRA	Exceeded estimated accomplishments (50 households), \$754,372 HOME funds – 62 households
St Margaret's Center	Did not meet estimated accomplishments (75 people) due to reduced CDBG funding, \$1,000 CDBG funds – 5 people
P.A.T.H.	Exceeded estimated accomplishments (70 people), \$1,000 CDBG funds – 147 people

Year 2006:

Single Family Rehab	Exceeded estimated accomplishments (7 housing units CDBG and 6 housing units HOME), \$59,690 CDBG funds and \$1,079,297 HOME funds – 8 housing units and 20 housing units respectively
Multifamily Rehab	Cancelled activity, funds transferred to Single Family Rehab. Estimated Multifamily Rehab accomplishments (3) housing units – 0 housing units
CHDO Multifamily Rehab	Did not meet estimated accomplishments (5 housing units), no funds spent – 0 housing units Program changed to ECHO housing
Security Deposit	Ongoing, \$19,633 HOME funds – 13 households
TBRA	Estimated accomplishments 50 households, \$592,011 HOME funds – activity cancelled funds transferred to Single Family Rehab
St Margaret's Center	Exceeded estimated accomplishments (2 people), \$1,000 CDBG funds – 3 people

Year 2007:

Single Family Rehab	Exceeded estimated accomplishments (7 housing units CDBG and 7 housing units HOME), \$33,382 CDBG funds and \$880,357 HOME funds – 3 housing units and 51 housing units respectively
Multifamily Rehab	Exceeded estimated accomplishments (5 housing units) \$400,000 HOME funds – 10 housing units (acquisition and rehabilitation of 11605 Gale Avenue
CHDO Multifamily Rehab	Exceeded estimated accomplishments (5 housing units) \$1,197,000 HOME funds – 7 housing units (acquisition and rehabilitation of 12501 Kornblum Avenue by Moneta Gardens Improvement Inc.

Year 2008:

Single Family Rehab	Estimated accomplishments 3 housing units CDBG and 10 housing units HOME, \$24,550 CDBG funds and \$312,506 HOME funds – underway
CHDO Multifamily Rehab (ECHO Housing)	Revised accomplishments 10 housing units, \$132,900 HOME funds (including prior years' funding) – ECHO housing project cancelled due to lack of interest. Funds expended on acquisition and rehabilitation of 12501 Kornblum Avenue by Moneta Gardens Improvement Inc (see 2007)
Tenant Based Rental Assistance	Estimated accomplishments 26 households, \$301,996 HOME funds – underway
Tenant Based Rental Assistance – Security Deposits	Estimated accomplishments 30 households, \$50,000 to be administered by Moneta Gardens Improvement Inc., HOME funds – underway
Neighborhood Stabilization Program	Amendment to Final Action Plan. Estimated accomplishments 2 housing units, \$450,000 State allocation of Federal NSP funds – Joint application with City of Inglewood submitted to State of California Department of Housing and Community Development
Homelessness Prevention and Rapid Re-Housing Prevention	Proposed second amendment to Final Action Plan. Estimated accomplishments 22 households, \$703,261 allocation

Year 2009:

Single Family Rehab	Estimated accomplishments 4 housing units CDBG and 9 housing units HOME, \$50,000 CDBG funds and \$312,506 HOME funds – proposed
CHDO Multifamily Rehab	Estimated accomplishments 5 housing units, \$132,900 – proposed
Tenant Based Rental Assistance	Estimated accomplishments 26 households, \$280,996 HOME funds – proposed
Tenant Based Rental Assistance – Security Deposits	Estimated accomplishments 25 households, \$35,000 to be administered by Moneta Gardens Improvement Inc., HOME funds – proposed

**DH-3
Sustainability of Decent Housing**

Year 2005:

Crimefree Multifamily	Exceeded estimated accomplishments (56,000 people), \$51,061 CDBG funds – 56,806 people
------------------------------	---

Housing Rights Center Exceeded estimated accomplishments (650 people),
\$32,386 HOME funds – 735 people

Year 2006:

Crimefree Multifamily Exceeded estimated accomplishments (56,000 people),
\$54,320 CDBG funds – 56,806 people

Housing Rights Center Served less than the estimated accomplishments (800
people), \$38,850 HOME funds – 547 people

Year 2007:

Crimefree Multifamily Exceeded estimated accomplishments (56,000 people),
\$48,774 CDBG funds – 56,806 people

Housing Rights Center Served less than estimated accomplishments (800 people),
\$40,800 HOME funds – 631 people

Year 2008:

Crimefree Multifamily Estimated accomplishments (56,806 people), \$57,250
CDBG funds – underway

Housing Rights Center Estimated accomplishments (800 people), \$40,800 HOME
funds – underway

Year 2009:

Crimefree Multifamily Estimated accomplishments (56,806 people), \$119,250
CDBG funds – proposed

Housing Rights Center Estimated accomplishments (600 people), \$40,800 HOME
funds – proposed

SL-1
Availability/Accessibility of Suitable Living Environment

Year 2005:

His Cutting Edge Did not meet estimated accomplishments (10,000 people),
\$1,000 CDBG funds – activity cancelled, agency rejected
contract for services

**Centinela Youth
Services** Met estimated accomplishments (110 people), \$1,000 CDBG
funds – 104 people

Year 2008:

Teen Center Estimated accomplishments 700 people, \$2,500 CDBG
funds – underway

Year 2009:

Teen Center	Estimated accomplishments 45 people, \$4,700 CDBG funds - proposed
--------------------	--

SL-2
Availability/Affordability of Suitable Living Environment

Year 2005:

South Bay Family Healthcare Services	Did not meet estimated accomplishments (195 people) due to reduced CDBG funding, \$1,000 CDBG funds – 100 people
CA Youth Karate Club	Met estimated accomplishments (300 people), \$1,000 CDBG funds – 281 people

Year 2006:

South Bay Family Healthcare Services	Exceeded estimated accomplishments (40 people), \$1,000 CDBG funds – 150 people
---	---

Year 2007:

CA Youth Karate Club	Exceeded estimated accomplishments 300 people, \$1,000 CDBG funds – 325 people
-----------------------------	--

Year 2008:

CA Youth Karate Club	Estimated accomplishments 300 people, \$1,000 CDBG funds – underway
-----------------------------	---

Year 2009:

CA Youth Karate Club	Estimated accomplishments 350 people, \$1,000 CDBG funds – proposed
-----------------------------	---

SL-3
Sustainability of Suitable Living Environment

Year 2005:

Graffiti Removal	Exceeded estimated accomplishments (56,000 people), \$107,327 CDBG funds– 56,806 people
School Resource Officer	Exceeded estimated accomplishments (1,500 people), \$123,089 CDBG funds – 5,500 people
Moneta Gardens	Did not meet estimated accomplishments (450 people) due

Improvements	to reduced CDBG funding, \$1,000 CDBG funds – 259 people
Code Enforcement	Exceeded estimated accomplishments (1,600 housing units), \$437,410 CDBG funds – 2,035 households
Aquatic Club	Met estimated accomplishments (1 facility), \$230,000 – 1 facility
Alley Improvements	Met estimated accomplishments (1 facility), \$176,380 CDBG funds – 1 facility

Year 2006:

Graffiti Removal	Met accomplishments (56,000 people), \$76,000 CDBG funds – 56,806 people
School Resource Officer	Exceeded estimated accomplishments (1,500 people), \$130,680 CDBG funds – 3,868 people
Moneta Gardens Improvements	Exceeded estimated accomplishments (400 people), \$1,000 CDBG funds – 623 people
Code Enforcement	Exceeded accomplishments (1,600 housing units), \$426,000 CDBG funds – 2,110
Alley Improvements	Met estimated accomplishments (1 facility), \$105,972 CDBG funds – 1 facility

Year 2007:

Graffiti Removal	Met accomplishments 56,000 people, \$80,474.52 CDBG funds – 56,806 people 1.856,318 square feet of graffiti removed
School Resource Officer	Exceeded estimated accomplishments 1,500 people, \$116,737.99 CDBG funds – 5,516 people
Moneta Gardens Improvements	Exceeded estimated accomplishments 400 people, \$1,000 CDBG funds – 494 people
Code Enforcement	Exceeded estimated accomplishments 1,600 households, \$537,568.18 CDBG funds – 2,984 housing units

Year 2008:

Graffiti Removal	Estimated accomplishments 56,000 people, \$69,226 CDBG funds – underway
School Resource Officer	Estimated accomplishments 1,500 people, \$124,000 CDBG funds – underway
Moneta Gardens Improvements	Estimated accomplishments 400 people, \$1,000 CDBG funds – underway
Code Enforcement	Estimated accomplishments 1,600 households, \$514,150 CDBG funds – underway

Year 2009:

Graffiti Removal	Estimated accomplishments 56,000 people, \$129,026.50 CDBG funds – proposed
Moneta Gardens Improvements	Estimated accomplishments 200 people, \$1,000 CDBG funds – proposed
Code Enforcement	Estimated accomplishments 1,600 households, \$529,127 CDBG funds – proposed
Richstone Center	Estimated accomplishments 20 people, \$1,000 CDBG funds - proposed

EO-1
Availability/Accessibility of Economic Opportunity

Year 2006:

Hire a Youth	Exceeded estimated accomplishments (15 people), \$1,000 CDBG funds – 75 people
---------------------	--

EO-3
Sustainability of Economic Opportunity

Year 2005:

Commercial Rehab	On-going program, did not meet annual estimated accomplishments (4 businesses), \$181,064 CDBG funds – 3 businesses
-------------------------	---

Year 2006:

Commercial Rehab	Did not meet estimated accomplishments (4 businesses), \$176,829 CDBG funds – 2 businesses
-------------------------	--

Year 2008:

Commercial Rehab	Estimated accomplishments 1 businesses, \$57,600 CDBG funds - underway
-------------------------	--

Evaluation of Past Performance:

Housing market conditions, until this past year, made it extremely difficult to acquire and rehabilitate multifamily housing units and to assist low and moderate income first time home buyers. The extremely low vacancy rate for multifamily housing made it difficult for a nonprofit agency to compete on the open market and purchase suitable units and convert the units into affordable housing. Similarly the high cost of for sale units placed the units beyond the means of low and moderate income households, despite a deferred loan of \$80,000. Funds from the Multifamily Rehabilitation Program and

CHDO set aside were transferred to the ECHO Program and to the Owner Occupied Housing Rehabilitation Program. Funds from the First Time Homebuyer Assistance Program were transferred to the Owner Occupied Housing Rehabilitation Program.

The City entered into a contract with Moneta Gardens Improvement Inc to design, construct, situate, and administer the ECHO housing units. A conceptual design for the units was developed and the units marketed to property owners. There was very little interest in the units and the Program was cancelled.

The recent decline in the housing market has allowed the City to invigorate the Multifamily Housing Rehabilitation Program. The City's Redevelopment Agency used funds from the Multifamily Housing Program to acquire and rehabilitate 11605 Gale Avenue. The ten-unit building will be converted into senior housing for very low income households. The City amended its contract with Moneta Gardens Improvement Inc allowing the CHDO to acquire and rehabilitate the seven-unit building at 12501 Kornblum Avenue.

In recognition of the deteriorating housing market, the City held a joint housing fair with the City of Long Beach and the City of Carson to provide information on preventing and working with pending housing foreclosures.

Access Community Housing successfully administered the Leslie Zepeda Memorial Neighborhood Improvement Program in the North Hawthorne neighborhood, bordered by Imperial Highway on the north, El Segundo Boulevard on the south, Prairie Avenue on the east and Hawthorne Boulevard on the west. The City entered into a new contract with Access Community Housing to administer all owner-occupied housing rehabilitation for the City because of their high level of productivity and the low administrative costs.

Table 2
Evaluation of Program Year Accomplishment

Project Number/ Year	Activity Number	Activity	Performance Indicator/ Goal	PY 2007		Performance Measure	
				Action	Expenditures (\$)	Objective	Outcome
HOUSING							
5/2007 9/2006	Various	Single Family Rehabilitation	(10) Housing Units / 7	9	33,382	Decent Housing	Affordability
	Various	Single Family Rehabilitation	(10) Housing Units / 7	7	84,557	Decent Housing	Affordability
	450	Single Family Rehabilitation	(10) Housing Units / 10 (over two-year period)	53	795,800	Decent Housing	Affordability
14/2007	458 Cancelled	CHDO Multifamily Rehabilitation ¹	(10) Housing Units / 5	0	0	Decent Housing	Affordability
13/2007		Multifamily Rehabilitation ¹	(10) Housing Units / 5	0	0	Decent Housing	Affordability
35/2001	173	Multifamily Disability	(10) Housing Units / NA	0	0	Decent Housing	Availability/ Accessibility
7/2007	435	Crime Free Multifamily Housing	(01) People / 56,000	56,806	48,774	Decent Housing	Sustainability
4/2007	436	Code Enforcement	(10) Housing Units / 1,600	2,984	537,568	Suitable Environment	Sustainability
HOMELESS HOUSING AND SERVICES							
6/2007	434	Behavioral Health Services	(01) People / 4	40	1,000	Decent Housing	Affordability
SPECIAL NEEDS							
14/2007	478	CHDO ECHO Housing ²	(10) Housing Units / 12	0	0	Decent Housing	Availability/ Accessibility
FAIR HOUSING							
12/2007 19/2006	471 444	Fair Housing	(01) People / 800	631	40,800 6,476	Decent Housing	Sustainability
PUBLIC HOUSING							
20/2005	403	Security Deposit	(04) Households / 30	5	5,232	Decent Housing	Affordability

				PY 2007		Performance Measure	
COMMUNITY DEVELOPMENT							
1/2006 7/2005	428 427	Alley Construction	(01) People / 56,000	56,806	123,620 105,972	Suitable Environment	Sustainability
9/2007	467	Graffiti Removal	(01) People / 56,000	56,806	80,475	Suitable Environment	Sustainability
11/2007	469	School Resource Officer	(01) People / 1,500	5,516	116738	Suitable Environment	Sustainability
1020/07	468	Moneta Gardens Improvements	(01) People / 400	494	1,000	Suitable Environment	Sustainability
8/2007	465	CA Youth Karate Club	(01) People / 300	325	1,000	Suitable Environment	Affordability
7/2005	382	Aquatic Club	(01) People / 83,478	83,478	178,405	Suitable Environment	Sustainability
ECONOMIC DEVELOPMENT							
10/2006	433	Commercial Rehabilitation	(08) Businesses / 4	4	459,446	Economic Opportunities	Sustainability
22/2004	358	Muscle Improvement Inc	(13) Jobs / 80	83	NA	Economic Opportunities	Availability/ Accessibility
PLANNING AND ADMINISTRATION							
1/2007	460	Administration	NA	NA	397,457	NA	NA
12/2007 20/2006	470 443	Administration	NA	NA	53,039 1,575	NA	NA
2/2007	461	Citizen Participation	NA	NA	705	NA	NA
3/2007	462	Section108 Muscle Improvement Street Reconstruction Commercial Rehabilitation	NA	NA	267,836 413,166 150,111	NA	NA
LEAD BASED PAINT REDUCTION							
See Single Family Rehabilitation			(10) Housing Units /	28	included above	Decent Housing	Affordability

- ¹ Projects underway with purchase of 12501 Kornblum Avenue and 11605 Gale Avenue
- ² Project cancelled due to lack of interest and funds used for acquisition and rehabilitation of 12501 Kornblum Avenue

General Questions

1. Describe the geographic areas of the jurisdiction (including areas of low income families and/or racial/minority concentration) in which assistance will be directed during the next year. Where appropriate, the jurisdiction should estimate the percentage of funds the jurisdiction plans to dedicate to target areas.
2. Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA) (91.215(a)(1)) during the next year and the rationale for assigning the priorities.
3. Describe actions that will take place during the next year to address obstacles to meeting underserved needs.
4. Identify the federal, state, and local resources expected to be made available to address the needs identified in the plan. Federal resources should include Section 8 funds made available to the jurisdiction, Low-Income Housing Tax Credits, and competitive McKinney-Vento Homeless Assistance Act funds expected to be available to address priority needs and specific objectives identified in the strategic plan.

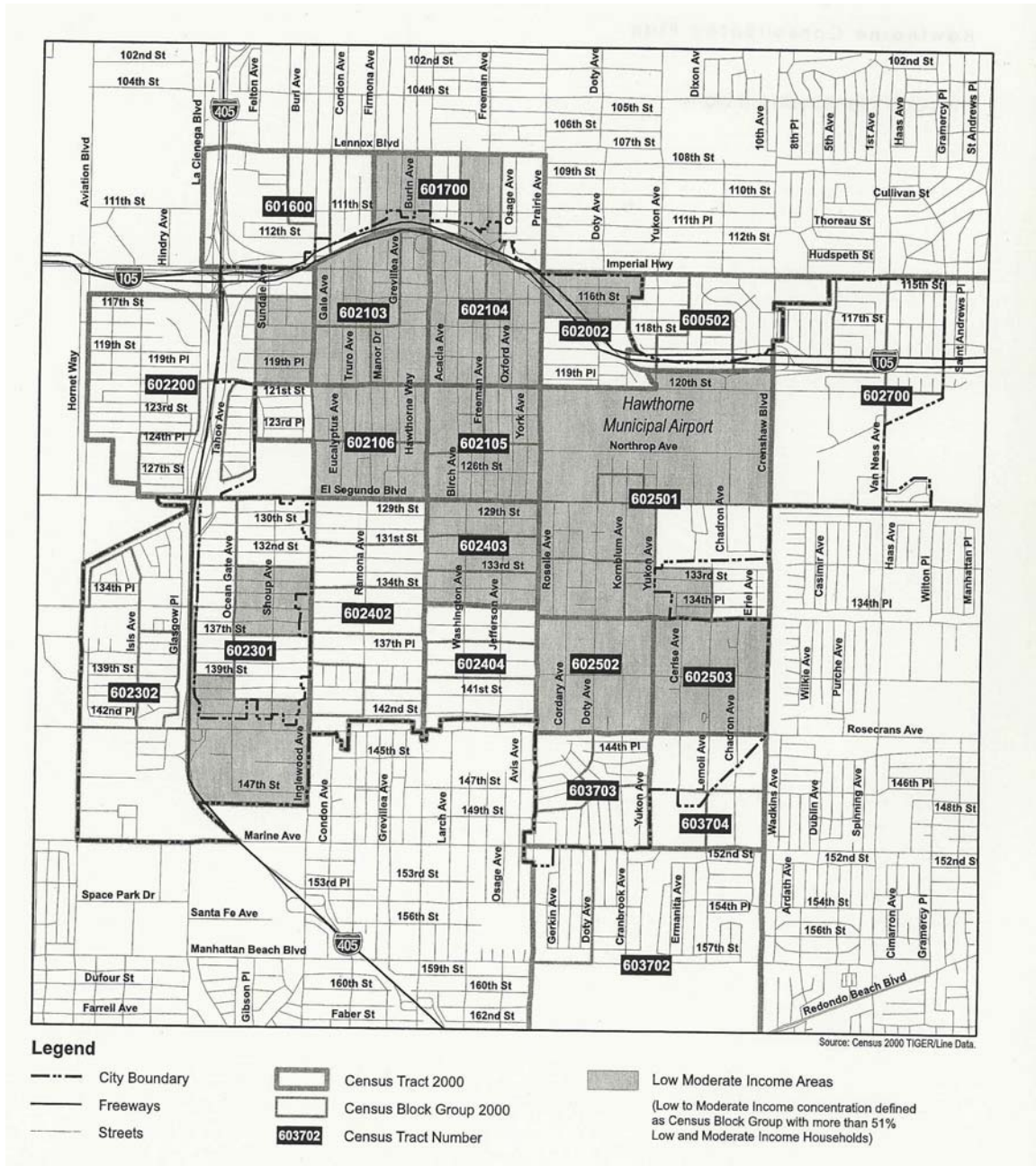
Program Year Action Plan General Questions response:

1. The proposed activities have three types of service area: City-wide, CDBG Target Area neighborhoods, and specific addresses. According to the 2000 Census, a majority (54.03%) of the residents in the City were low/moderate-income. CDBG Target Areas are Census Tract Block Groups with a majority of the residents with low/moderate-income, as based on the 2000 Census. See Map 1 for Community Development Target Areas.

Table 3
Community Development Target Areas, 2000 Census

Census Tract	Block Group	Number of People	Number of Low/Moderate-Income People	Percentage Low/Moderate-Income People
6017	4	19	19	100
6025.01	3	350	283	80.9
6017	2	77	55	71.4
6020.02	1	1,272	897	70.5
6022	1	2,583	1,787	69.2
6024.03	1	1412	960	68
6025.02	1	8,858	5,993	67.7
6025.01	5	3,239	2,160	66.7
6021.04	2	2,701	1,774	65.7
6021.05	2	2,393	1,524	63.7
6025.03	1	8,689	5,497	63.3
6021.03	3	2,891	1,828	63.2
6025.01	6	699	435	62.2
6024.03	3	1,682	1,038	61.7
6021.05	3	666	407	61.1
6023.01	2	59	36	61
6021.06	1	2,791	1,687	60.4
6025.01	4	3,082	1,853	60.1
6021.06	2	2,160	1,296	60
6024.03	2	1,912	1,134	59.3
6021.04	1	2,992	1,769	59.1
6025.01	1	891	526	59
6021.03	2	1,925	1,134	58.9
6021.03	1	2,078	1,197	57.6
6021.05	1	1,206	678	56.2
6023.01	4	179	98	54.7
TOTAL		56,806	36,065	63.49

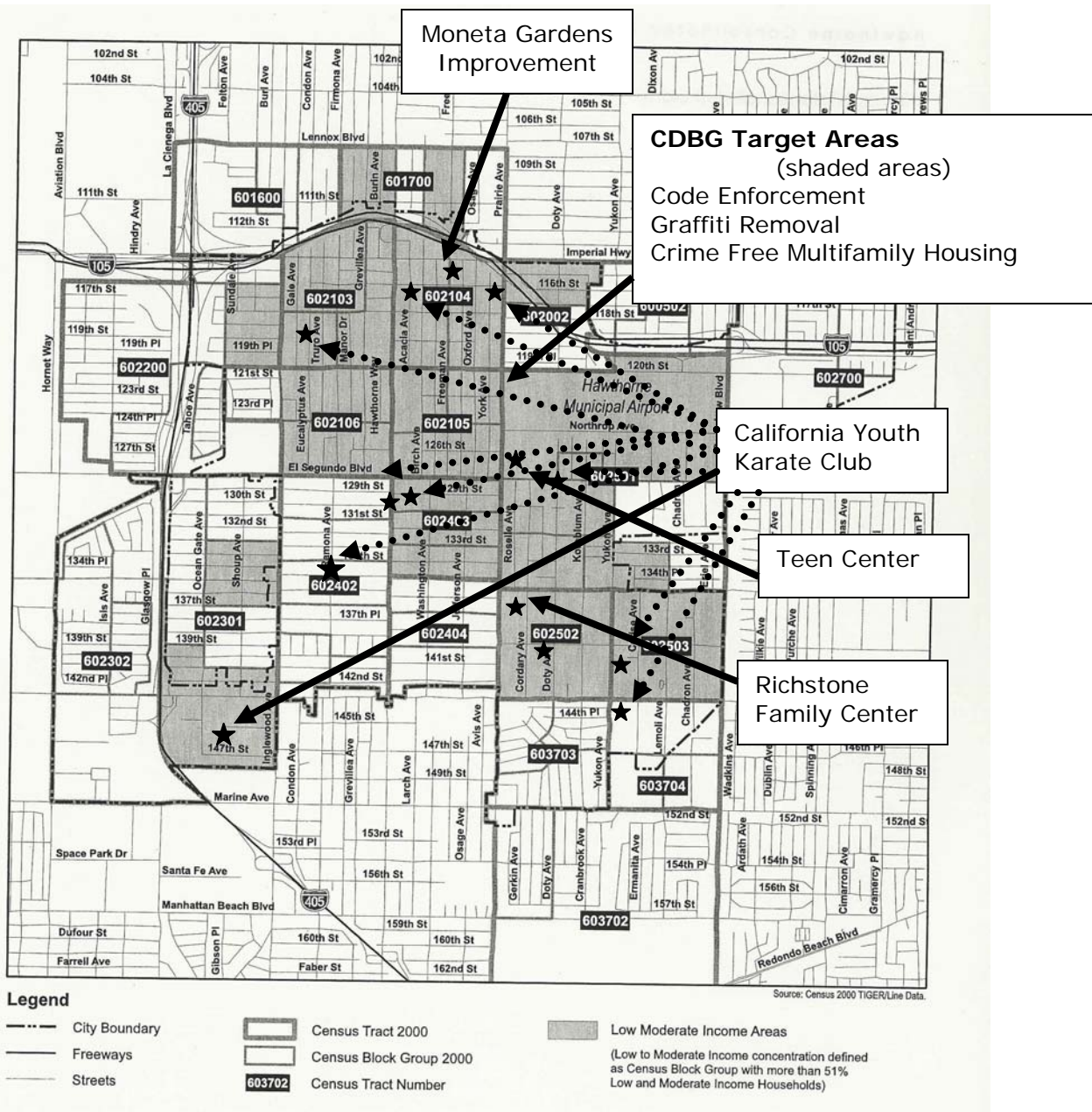
Map 1
CDBG Target Areas
Census Tract/Block Groups
Low/Moderate income Majority



2. Eligibility for Citywide activities is based on the income of the recipients to assure that the national objective of benefiting low/moderate-income people is met. The various housing activities are City-wide, reflecting the need for standard, affordable housing throughout the City. Eligibility for the Target Area based activities is based on the income of the people residing in the appropriate Census Tract/Block Group, not the income of individual beneficiaries. Several of the public service, commercial rehabilitation, and code enforcement activities are based on serving the residents of the surrounding Census Tracts/Block Groups. It is the intent of the City to direct most funds to activities in areas of the City most directly impacted by the needs of low-income residents and those with other special needs.

Activities with specific addresses denote the location of the activity. The majority of these activities are public services. The public services are then provided City-wide to a limited clientele based on income or to the surrounding CDBG Target Area neighborhoods. The homeless service providers are listed by the address of the provider although the services are available to a limited clientele based on the household's income. Map 2 shows the location of activities by specific address.

Map 2 Location of Projects



City-wide

Single Family Housing Rehabilitation
Tenant Based Rental Assistance
Security Deposit Assistance
Behavioral Health Services
First Time Home Buyer Assistance

Outside City Boundaries

Housing Rights Center (Los Angeles)

3. The City of Hawthorne recognizes the problems associated with addressing underserved needs within the community and strives to reduce these obstacles over time as funding and coordination with other entities permit. The ability to address the underserved needs of the residents of the City of Hawthorne must overcome a variety of obstacles, many of which are beyond the means of this City.

Funding limitations are a major obstacle to addressing needs. Funding limitations include the complete absence of adequate funds, reductions in available funds, increased competition for existing funds, and restrictions on the use of funds. Hawthorne, in soliciting proposals for this Annual Plan is constrained by the 15% limit placed on public service use of CDBG funds. The City received more proposals than it could fund, requiring the City to choose between priorities for funding. The various non-profit agencies increasingly look for City assistance since the need for their services is increasing as the availability of other funding resources diminish.

The proliferation of agencies offering various services has resulted in a lack of collaboration and linkage of programs. Many programs have a limited scope and do not address the multiple problems of their client population. Exacerbating the problem is that the resolution of these issues may take several years, but program constraints and financial constraints often limit the activities to addressing short-term solutions.

Geographic location also is a barrier to meeting various needs. Geographic barriers are not limited to a distance factor, although distance to the service provider is a barrier in terms of time, cost to reach the provider, and awareness of the provider's existence. Geographic barriers exist where the service cannot be reached by public transportation. Geographic barriers may be perceptual barriers whereby the customer is reluctant to travel to a location they are unfamiliar with or where the surrounding population has a different racial or ethnic composition. And lastly, geographic barriers may represent language barriers where non-English speaking people feel they cannot be serviced because of their lack of skills to communicate.

4. Federal, State, and local resources expected to be made available to address the needs identified in the plan are:

Community Development Block Grant

The total Community Development Block Grant funds available for Program Year 2009 are \$1,969,508

Entitlement:

The City of Hawthorne allocation of Community Development Block Grant (CDBG) funds for Program Year 2009, including the Supplemental Allocation is \$1,706,508.

Unprogrammed Prior Year's Income not Previously Reported:

The City has no unprogrammed prior year's income not previously reported.

Surplus Funds from Urban Renewal Settlements:

The City has no surplus funds from urban renewal settlements.

Income from Float Loans:

The City has no income from float loans.

Return of Grant Funds to the Line of Credit:

The City has no return of grant funds to the line of credit.

Estimated Program Income:

Program income from economic development revolving loans is estimated to total \$238,000 \$217,850 from the annual repayment of the Muscle Improvement Inc. Section 108 loan and \$20,150 from the annual repayment of outstanding Business Assistance loans. Program income from housing rehabilitation deferred loan repayments is estimated at \$25,000. Since repayment of the housing rehabilitation loans is deferred until the houses are no longer owner-occupied or sold, there can be substantial variation in the amount of program income received in a specific year. Total program income is estimated at \$263,000.

Revolving Loan Funds:

The City has two Revolving Loan Programs funded with CDBG funds - Housing Rehabilitation and Business Assistance Loans. The sources of the fund balances are from repayment of prior loans. The Revolving Loan Funds will be used for these activities before new CDBG funds are drawn. The Business Assistance Revolving Loan Fund will be used for the repayment of the Section 108 Loan. The Housing Rehabilitation Revolving Loan Fund will be used to assist additional housing units.

HOME Investment Partnership

The total HOME Investment Partnerships funds available for Program Year 2009 are \$885,997.

Entitlement:

The allocation of HOME funds for Program Year 2009 is \$885,997.

Program Income:

No program income is estimated for the forthcoming year. The primary source of potential program income is from the repayment of housing rehabilitation and first time homebuyer deferred loans. Repayment of the loans is deferred until the houses are no longer owner-occupied or sold, so there can be substantial variation in the amount of program income received in a specific year.

CHDO Allocation:

A minimum of 15% of the funding allocation must be provided to a Community Housing Development Organization (CHDO) for housing programs, therefore \$132,900 is allocated for the acquisition and rehabilitation of multifamily housing units.

HOME Match:

The HOME Match is anticipated to be \$199,351, 25% of the HOME Entitlement Grant, less administrative expenses. The match for HOME funds will be provided from excess match recorded in Program Year 2004 from the acquisition and rehabilitation of Hawthorne Terrace apartments on Kornblum Avenue. Additional match, has been provided from the Hawthorne Redevelopment Agency Set Aside for the acquisition and rehabilitation of 11605 Gale Avenue.

Prior Year Funds:

The HOME Program has unspent funds from prior program years. The funds will be spent on First Time Home Buyer Assistance, and Tenant Based Rental Assistance programs. As appropriate, the oldest Program Year funds will be spent first.

Neighborhood Stabilization Program

The City submitted a joint application for funding from the Federal allocation to the State of California under the Neighborhood Stabilization Program. The joint application is for \$1,500,000. Approval and funding will occur during Program Year 2009. The City of Hawthorne's portion of the funding is estimated at \$450,000.

Homelessness Prevention and Rapid Re-Housing Program

The City received an allocation of \$703,261 under the Homelessness Prevention and Rapid Re-Housing Program created under Title Xii of the American Recovery and Reinvestment Act of 2009. The allocation must be spent within a three year period, beginning late 2009.

Section 8 Housing Voucher Program

The City does not anticipate additional Section 8 Housing Voucher funding. Funding for in-house Housing Vouchers is estimated to be \$4,700,000. The City is estimated to receive \$5,820,000 through portability payments from the County and City of Los Angeles.

Low Income Housing Tax Credits

There are no Low Income Housing Tax Credits anticipated for projects within the City during the Program Year.

McKinney-Vento Homeless Assistance Act Funds

The City will not receive McKinney-Vento Homeless Assistance Funds during the Program Year.

State and Local Funds

No State funds are anticipated during the Program Year. It is anticipated that the City of Hawthorne Redevelopment Agency will spend \$2,250,000 from its 20% Set Aside funds for assistance in increasing the supply of affordable housing. A portion of these funds may be used as a match for HOME funding of the CHDO ECHO Housing program.

Managing the Process

1. Identify the lead agency, entity, and agencies responsible for administering programs covered by the consolidated plan.
2. Identify the significant aspects of the process by which the plan was developed, and the agencies, groups, organizations, and others who participated in the process.
3. Describe actions that will take place during the next year to enhance coordination between public and private housing, health, and social service agencies.

Program Year Action Plan Managing the Process response:

1. The City of Hawthorne Department of Planning and Community Development serves as the lead agency in coordinating the preparation of Consolidated Plan.
2. City departments, community-based organizations, and housing and service providers contributed to the development of the Annual Action Plan through direct coordination and interviews.

Although the following surrounding cities were contacted, the City did not receive any comments from any of these municipalities.

- a. City of Lawndale,
- b. City of Gardena,
- c. City of Los Angeles,
- d. City of Inglewood,
- e. City of El Segundo,
- f. City of Manhattan Beach,
- g. City of Redondo Beach, and
- h. Los Angeles County.

In preparation of the Annual Action Plan, the following agencies were contacted:

- a. Beacon Light Mission
- b. Behavioral Health Services
- c. California Youth Karate Club
- d. Centinela Valley Unified High School District
- e. Centinela YMCA
- f. Centinela Youth Services
- g. Charlotte's House
- h. Children Dental Center
- i. Disabled Resources Center
- j. Hawthorne Chamber of Commerce
- k. Hawthorne School District
- l. House of Yahweh
- m. Housing Rights Center
- n. Los Angeles County Community Development Commission
- o. Los Angeles County Department of Children and Family Services
- p. Los Angeles County Department of Community and Senior Services
- q. Los Angeles County Department of Health Services
- r. Los Angeles County Department of Mental Health
- s. Los Angeles County Department of Public Social Services
- t. Los Angeles County Teen Challenge
- u. Moneta Gardens Improvement Inc
- v. People Assisting the Homeless (P.A.T.H.)
- w. Richstone Family Center
- x. St. Margaret's Center
- y. Shelter Partnership, Inc.
- z. South Bay Family Healthcare Center
- aa. South Bay Gang Abatement Project, and
- bb. South Bay Workforce Investment Board

The Los Angeles County Department of Public Social Services was the only agency responding. The response is included as Appendix 1.

Copies of the Annual Action Plan were not submitted to the State nor to the County.

3. Hawthorne has a large network of groups and organizations providing services to various segments of the City's population. The effectiveness of the programs and services offered to the community is due, in large part, to the communication among these various organizations. One of the major goals of the consolidated planning process is to enhance coordination among the various agencies involved in providing housing and social services.

The City will continue its efforts to improve communication with private industry, non-profit organizations, and public institutions as well as the general public to best allocate its Federal dollars to address the most pressing needs of the City. Toward this end, the City will make every effort to coordinate all funding and in-kind resources available to the jurisdiction. The joint application with the City of Inglewood for NSP funds is an example of coordinating efforts. The City recognizes the benefits and needs for this type of hands-on coordination, which maximizes the potential of resources to ameliorate the housing and non-housing community development needs of Hawthorne.

Along with coordinating public participation for the Annual Action Plan, the Lead Agency will continue to support and participate in public participation processes that encourage and assist community development. The Lead Agency will also continue to work with local nonprofits, residents, government agencies, and other community organizations to ensure that the needs and concerns of the community are addressed. This past year's joint Housing Fair with the City of Long Beach and the City of Carson focused on preventing and dealing with housing foreclosures and demonstrates the willingness to work with other agencies to meet the needs of the community

The City has strengthened its efforts to produce and preserve affordable housing within the City through the involvement of City departments and agencies, as well as other agencies at the County, State and Federal levels. The City will continue to foster relationships with other governmental agencies, as well as neighboring jurisdictions to further the goals and objectives for preserving the supply of affordable housing and promoting community development activities as set forth in this Plan.

Citizen Participation

1. Provide a summary of the citizen participation process.
2. Provide a summary of citizen comments or views on the plan.
3. Provide a summary of efforts made to broaden public participation in the development of the consolidated plan, including outreach to minorities and non-English speaking persons, as well as persons with disabilities.
4. Provide a written explanation of comments not accepted and the reasons why these comments were not accepted.

*Please note that Citizen Comments and Responses may be included as additional files within the CPMP Tool.

Program Year Action Plan Citizen Participation response:

1. Citizen participation is one of the most important components of the Consolidated Plan process. The City of Hawthorne Department of Planning and Community Development utilized the following strategy to solicit community input in preparing the City's Annual Action Plan.

On February 10, 2009, letters were sent to the surrounding municipalities and the agencies listed above for their input into the development of the Annual Action Plan. On February 12, 2009, a notice was published in the Hawthorne Tribune seeking recommendations for the use of CDBG and HOME funds during Program Year 2009.

A public hearing was publicized and held at a time and location convenient to the community. The location of the hearing at City Hall is accessible to persons with physical disabilities. Translation services were available upon request.

A public hearing was held on February 24, 2009 before the City Council to solicit input into the preparation of the Annual Action Plan. Herb Child, Executive Director of Access Community Housing, spoke at the Public Hearing. He spoke about the success of the Housing Rehabilitation Program and requested continued funding for the forthcoming year. No one else spoke at the public hearing.

2. – 4. The City received written comments on the Annual Plan from the County of Los Angeles Department of Public Social Services on March 4, 2009. The Department of Public Social Services did not have any concerns or recommendations.

On March 19, 2009, a notice was published in the Hawthorne Tribune notifying the public about the availability of the Preliminary Annual Action Plan and the 30 day review period. The review period ran from March 19, 2009 through April 17, 2009. Copies of the Preliminary Annual Plan were available at the Hawthorne Memorial Center, Hawthorne Library, Hawthorne City Hall, and on-line on the City's website.

A public hearing was held on April 14, 2009 before the City Council. No one else spoke at the Public Hearing.

On April 23, 2009, a notice was published in the Hawthorne Tribune notifying the public about the availability of the Final Annual Action Plan and the 10 day review period. The review period ran from April 28, 2009 through May 7, 2009. Copies of the Preliminary Annual Plan were available at the Hawthorne Memorial Center, Hawthorne Library, Hawthorne City Hall, and on-line on the City's website.

A public hearing was held on May 12, 2009 before the City Council.

Institutional Structure

1. Describe actions that will take place during the next year to develop institutional structure.

Program Year Action Plan Institutional Structure response:

1. Hawthorne Department of Planning and Community Development

The Department of Planning and Community Development is the Lead Agency responsible for implementing the priorities and objectives outlined in the Consolidated Plan. The Department is responsible for administering the CDBG and HOME Investment Partnership programs. The Department of Planning and Community Development also provides a variety of services to the community by answering questions from the public about the General Plan, zoning and development standards. The Department provides research and analysis on an array of issues at the request of the City Council, Planning Commission, citizens, and departments within the city. The Department updates and implements the City's General Plan, including the Housing Element, to ensure that it is consistent with state-mandated requirements, regional and local concerns.

The Department evaluates development proposals for the Redevelopment Agency, other public agencies, and private developers for consistency with the City's General Plan, zoning ordinance, and other policies for all residential, commercial, industrial, and public facilities projects. The programs contained within the Annual Action Plan are compatible with activities and programs conducted by the Hawthorne Department of Planning and Community Development and are compatible with the goals and policies contained within the Hawthorne General Plan and 2000-2005 Housing Element.

The City is updating the Housing Element for the period 2008 through 2014. It is anticipated that the Housing Element update will be approved by the City Council and certified by the State at the end of 2009.

Hawthorne Department of Housing/Hawthorne Housing Authority

The Hawthorne Department of Housing is responsible for administering the Section 8 Housing Choice Voucher Program. The Hawthorne Department of Housing is the staff for the Hawthorne Housing Authority. As of 2009, 640 Hawthorne households received Section 8 Rental Assistance funded and administered by the Hawthorne Housing Authority. In addition, the Hawthorne Housing Authority served 540 participants who have Housing Vouchers from either the County or the City of Los Angeles, under portability provisions. The Housing Authority PHA Plan and the City of Hawthorne Consolidated Plan are completely compatible. The Consolidated Plan and the PHA Plan both include programs that will benefit the Section 8 participants, directly or indirectly.

The Hawthorne Department of Housing will continue to administer the HOME funded Tenant Based Rental Assistance Program. It is anticipated that 26 very low income households will be provided assistance.

Hawthorne Redevelopment Agency

Pursuant to State redevelopment law, the Hawthorne Redevelopment Agency sets aside 20 percent of the tax increment generated from within the redevelopment project area for low and moderate income housing. Agency funds must be used to increase, improve and preserve the City's supply of low and moderate income housing available at affordable housing costs to persons and families of low and moderate income. The Agency is responsible for implementation of the inclusionary housing, replacement housing, and tenant relocation requirements of State redevelopment law.

The Redevelopment Implementation Plan for Program Years 2006 through 2010, projects that 20 low income households will be assisted with funds provided for the acquisition and rehabilitation of multifamily housing units. During Program Year 2008, three buildings were acquired and rehabilitated by the Redevelopment Agency, 11605 Gale Avenue, 10 units, 11527 Gale Avenue, 12 units and 11537 Gale Avenue, 5 units. The Agency is seeking to acquire additional buildings.

Nonprofit Supportive Housing and Special Needs Service Organizations

There are many support organizations that include as part of their mission the provision of assistance to individuals and families with special needs. Special needs populations in the City include elderly and frail elderly persons, disabled persons, persons with AIDS and related diseases, persons with substance abuses, families and individuals living below

poverty, lower income families with dependent children, and those who are at risk of becoming homeless.

The City will provide \$36,000 of HOME funds as Tenant based Rental Assistance to Behavioral Health Services to house 12 very low income households containing single women and dependent children. The housing is transitional housing for women suffering from substance and/or alcohol abuse.

Enhancing Coordination

Hawthorne has a large network of groups and organizations providing services to various segments of the City's population. The effectiveness of the programs and services offered to the community is due, in a large part, to the communication among these various organizations. The City will continue its efforts to improve communications with private industry, non-profit organizations, and public institutions as well as the general public to best allocate its Federal funding resources to address the most pressing needs of the City. Toward this end, the City will make every effort to coordinate all funding and in-kind resources available to Hawthorne. The City recognizes the benefits and needs for this type of hands-on coordination, which maximizes the potential of resources to ameliorate the housing and non-housing community development needs of Hawthorne.

Along with coordinating public participation for the Consolidated Plan, the Lead Agency will continue to support and participate in public participation processes that encourage and assist community development. The Lead Agency will also continue to work with local non-profits, residents, government agencies and other community organizations to ensure that the needs and concerns of the community are addressed.

Monitoring

1. Describe actions that will take place during the next year to monitor its housing and community development projects and ensure long-term compliance with program requirements and comprehensive planning requirements.

Program Year Action Plan Monitoring response:

1. The City of Hawthorne developed an Administration Manual for the Community Development Block Grant Program, effective January 1, 2003. The Manual provides detailed procedures for the City to follow to monitor its subrecipients. The City will adhere to its Administration Manual.

The City of Hawthorne Department of Planning and Community Development will monitor activities funded under the CDBG and HOME grants. Program implementation will incorporate monitoring standards to ensure compliance with program objectives.

Each project and activity is monitored in various ways depending on the type of program and reporting requirements. Services providers, including City departments, are required to commit to a number of persons served (or appropriate measurement) and outcomes, of performance, expenditure rates, and compliance. Monitoring includes on-site visits, interviews, telephone contacts and annual reports. A sample of files will be checked to determine accuracy of records and compliance with the requirements of the program and funding source. All disbursements of funds are on a cost-reimbursement basis.

Public service programs having slow expenditure rates are subject to having the funds recaptured and reallocated to other programs and/or activities. Department staff will monitor specific actions such as minority business and women business outreach and Section 3 compliance.

Lead-based Paint

1. Describe the actions that will take place during the next year to evaluate and reduce the number of housing units containing lead-based paint hazards in order to increase the inventory of lead-safe housing available to extremely low-income, low-income, and moderate-income families, and how the plan for the reduction of lead-based hazards is related to the extent of lead poisoning and hazards.

Program Year Action Plan Lead-based Paint response:

1. The City has a certified lead based hazard testing company on contract for testing, risk assessments, and clearance testing as related to the City's housing rehabilitation, tenant based rental assistance, and mortgage assistance programs.

The City's rehabilitation programs will provide financial assistance to reduce lead-based hazards within housing units.

HOUSING

Specific Housing Objectives

*Please also refer to the Housing Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve during the next year.
2. Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year Action Plan Specific Objectives response:

1. The City of Hawthorne has made housing preservation and conservation a high priority. Older housing units represent a significant portion of the housing stock within Hawthorne, indicating the ongoing need for maintenance, code enforcement activities, safety improvements, and rehabilitation assistance.

As discussed in the Consolidated Plan, 74.1% of the housing units in the City were renter-occupied in 2000. In 1990, the rental housing vacancy rate was 6.4%. A vacancy rate of 5% for rental housing is considered healthy, providing a certain level of mobility among renters. The vacancy rate for rental housing had decreased to 3.3% in 2000, indicating a high demand for housing. The low vacancy rate for rental housing makes finding affordable and appropriate housing difficult for many households in the City.

The current decline in housing values has brought homeownership back as tenure choice for low/moderate income households. Providing financial assistance to first-time homebuyers is a major focus of housing activities.

At the Consolidated Plan Workshop held on September 9, 2004, residents and service providers commented on the lack of larger rental units in the City. Large family households account for 17% of all households in the City. Approximately 88% of large family renter households had some type of housing problem, including cost burden or inadequate housing. Low-income households are unable to afford larger rental units. Very low-income households are unable to afford all rental units within the City without significant financial assistance.

A reduced funding level for the Section 8 Program has made it difficult to maintain a 100% lease-up rate. The gap between the monthly adjusted income of extremely low-income households and the fair market rent requires a monthly subsidy in excess of funds provided by HUD. The City was forced to reduce its lease-up rate to reflect the level of funds received, thereby reducing the number of households that could be served and the length of time a household would remain on the waiting list.

Currently 13 assisted housing projects are located within Hawthorne. Two are senior rental housing developments owned and operated by TELACU, a non-profit housing corporation. Both projects were developed with an unclassified use permit that requires that the project remain affordable in perpetuity. Five assisted projects are owned and operated by Access Community Housing, a non-profit housing developer, two are owned and operated by Southern California Housing Development Inc., a non-profit housing developer, and four are owned by the Hawthorne Redevelopment Agency. Contact with the various non-profit developers and the Redevelopment Agency indicate that none of these developments are at-risk of converting to market rate housing. Nevertheless, the City will continue to monitor assisted housing within the City and work to prevent the potential conversion of affordable units to market rate.

Table 4
Annual Housing Completion Goals

TABLE 3B ANNUAL HOUSING COMPLETION GOALS					
ANNUAL AFFORDABLE RENTAL HOUSING GOALS (SEC. 215)	Annual Expected Number Completed	Resources used during the period			
		CDBG	HOME	ESG	HOPWA
Acquisition of existing units	5	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Rehabilitation of existing units		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Rental Assistance	51	<input type="checkbox"/>	<input checked="" type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Rental Goals	56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE OWNER HOUSING GOALS (SEC. 215)					
Acquisition of existing units		<input type="checkbox"/>	<input type="checkbox"/>		
Production of new units		<input type="checkbox"/>	<input type="checkbox"/>		
Rehabilitation of existing units	13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
Homebuyer Assistance		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/>
Total Sec. 215 Owner Goals	13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL AFFORDABLE HOUSING GOALS (SEC. 215)					
Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Non-Homeless		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Special Needs	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Total Sec. 215 Affordable Housing	12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ANNUAL HOUSING GOALS					
Annual Rental Housing Goal	68	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Annual Owner Housing Goal	13	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Total Annual Housing Goal	81	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
For the purpose of identification of annual goals, an assisted household is one that will receive benefits through the investment of Federal funds, either alone or in conjunction with the investment of other public or private funds.					

Housing Needs Table				Grantee:		Only complete blue sections. Do NOT type in sections other than blue.													Disproportionate Racial/Ethnic Need?	Plan to Fund?	End Source	Households with a Disabled Member		Disproportionate Racial/Ethnic Need?	# of Households in Lead-Heard Housing	Total Low Income Expenditure
Housing Needs - Comprehensive Housing Affordability Strategy (CHAS) Data Housing Problems				Current % of Households	Current Number of Households	3-5 Year Quantities																% HH-LD	% HH-HD			
Household Income <=30% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	452																100%	898		3504		
		Any housing problems		63.9	289	11	2	0	0	0	23						2	###	H	Y	H	74.1	665			
		Cost Burden > 30%		61.7	279	2	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		55.1	249	9	2	0	0	0	23						2	###	H	Y	H						
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	1960																					
		With Any Housing Problems		86.2	1690	11	44	29	8	3	27						52	###	H	Y	H					
		Cost Burden > 30%		78.7	1543	2	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		73.7	1445	9	44	29	8	3	27						52	###	H	Y	H						
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	557																					
		With Any Housing Problems		96.4	537	11	16	25	0	2	7						16	###	H	Y	H					
		Cost Burden > 30%		86.5	482	2	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		77.6	432	9	16	25	0	2	7						16	###	H	Y	H						
	At other in household	NUMBER OF HOUSEHOLDS		100%	1152																					
		With Any Housing Problems		78.5	904	11	0	0	0	0	15						0	###	H	Y	H					
		Cost Burden > 30%		75.9	874	2	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		71.7	826	9	0	0	0	0	15						0	###	H	Y	H						
Household Income > 30 to <=50% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	146																					
		With Any Housing Problems		58.9	86	5	4	5	3	2	3						7	###	H	Y	H, C					
		Cost Burden > 30%		58.9	86	0	0	0	0	0	0						0	###	H	Y	H, C					
	Cost Burden >50%		42.5	62	0	0	0	0	0	0						0	###	H	N							
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	68																					
		With Any Housing Problems		88.2	60	2	0	0	2	2	1						2	###	H	Y	H, C					
		Cost Burden > 30%		88.2	60	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		52.9	36	0	0	0	0	0	0						0	###	H	N							
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	67																					
		With Any Housing Problems		85.1	57	0	0	0	0	1	1						0	###	H	N						
		Cost Burden > 30%		85.1	57	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		85.1	57	0	0	0	0	0	0						0	###	H	N							
	At other in household	NUMBER OF HOUSEHOLDS		100%	97																					
		With Any Housing Problems		79.4	77	0	0	0	0	0	0						0	###	H	N						
		Cost Burden > 30%		79.4	77	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		60.8	59	0	0	0	0	0	0						0	###	H	N							
Household Income > 50 to <=80% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	347																100%	784				
		With Any Housing Problems		87.0	302	11	1	0	0	0	0						1	###		Y	H	88.4	693			
		Cost Burden > 30%		87.0	302	9	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		47.3	164	2	1	0	0	0	0						1	###	H	Y	H						
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	1528																					
		With Any Housing Problems		96.5	1475	11	7	4	3	4	0						10	###	H	Y	H					
		Cost Burden > 30%		93.3	1426	9	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		36.1	552	2	7	4	3	4	0						10	###	H	Y	H						
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	506																					
		With Any Housing Problems		98.0	496	11	5	0	2	1	0						7	###	H	Y	H					
		Cost Burden > 30%		80.0	405	9	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		21.1	107	2	5	0	2	1	0						7	###	H	Y	H						
	At other in household	NUMBER OF HOUSEHOLDS		100%	891																					
		With Any Housing Problems		97.3	867	11	0	0	0	0	0						0	###	H	Y	H					
		Cost Burden > 30%		96.9	863	9	0	0	0	0	0						0	###	H	Y	H					
	Cost Burden >50%		45.0	401	2	0	0	0	0	0						0	###	H	Y	H						
Household Income > 80% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	290																					
		With Any Housing Problems		49.7	144	2	4	0	5	1	3						9	###	H	Y	H, C					
		Cost Burden > 30%		48.3	140	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		26.2	76	0	0	0	0	0	0						0	###	H	N							
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	68																					
		With Any Housing Problems		70.6	48	2	3	6	6	5	1						9	###	H	Y	H, C					
		Cost Burden > 30%		55.9	38	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		50.0	34	0	0	0	0	0	0						0	###	H	N							
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	131																					
		With Any Housing Problems		100.0	131	0	0	0	0	1	1						0	###	H	N						
		Cost Burden > 30%		93.9	123	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		72.5	95	0	0	0	0	0	0						0	###	H	N							
	At other in household	NUMBER OF HOUSEHOLDS		100%	32																					
		With Any Housing Problems		100.0	32	0	0	0	0	0	0						0	###	H	N						
		Cost Burden > 30%		100.0	32	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		75.0	24	0	0	0	0	0	0						0	###	H	N							
Household Income > 80% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	235																100%	831				
		With Any Housing Problems		67.4	135	0	0	0	0	0	0						0	###	M	N		70.8	688			
		Cost Burden > 30%		53.2	125	0	0	0	0	0	0						0	###	M	N						
	Cost Burden >50%		9.4	22	0	0	0	0	0	0						0	###	M	N							
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	2539																					
		With Any Housing Problems		70.7	1795	0	0	0	0	0	0						0	###	M	N						
		Cost Burden > 30%		38.5	978	0	0	0	0	0	0						0	###	M	N						
	Cost Burden >50%		3.5	89	0	0	0	0	0	0						0	###	M	N							
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	780																					
		With Any Housing Problems		93.2	727	0	0	0	0	0	0						0	###	M	N						
		Cost Burden > 30%		23.8	186	0	0	0	0	0	0						0	###	M	N						
	Cost Burden >50%		0.0	0	0	0	0	0	0	0						0	###	M	N							
	At other in household	NUMBER OF HOUSEHOLDS		100%	1426																					
		With Any Housing Problems		56.0	799	0	0	0	0	0	0						0	###	M	N						
		Cost Burden > 30%		53.2	759	0	0	0	0	0	0						0	###	M	N						
	Cost Burden >50%		3.6	51	0	0	0	0	0	0						0	###	M	N							
Household Income > 80% MFI	Elderly	NUMBER OF HOUSEHOLDS		100%	265																					
		With Any Housing Problems		30.9	82	1	2	0	2	0	1						4	###	H	Y	H, C					
		Cost Burden > 30%		30.9	82	0	0	0	0	0	0						0	###	H	N						
	Cost Burden >50%		27.9	74	0	0	0	0	0	0						0	###	H	N							
	Small/Prepaid	NUMBER OF HOUSEHOLDS		100%	289																					
		With Any Housing Problems		83.7	242	4	8	2	7	4	2						15	###	H	Y	H, C					
		Cost Burden > 30%		82.4	238	2	0	0	0	0	0						0	###	H	Y	C					
	Cost Burden >50%		46.7	135	0	0	0	0	0	0						0	###	H	N							
	Large/Prepaid	NUMBER OF HOUSEHOLDS		100%	292																					

In an effort to serve these needs, the City adopted the following housing goals:

- a. Preserve existing rental and owner-occupied housing resources
- b. Increase access to the community's existing housing resources
- c. Retain the stock of affordable housing units

During Program Year 2009, the City will:

- a. Assist in the minor rehabilitation 4 single-family owner-occupied housing units.
- b. Assist in the major housing rehabilitation of 9 single-family owner-occupied housing units.
- c. Assist CHDO in the acquisition and rehabilitation of 5 multifamily housing units.
- d. Provide tenant based rental assistance to 26 at-risk and homeless households through the City's TBRA Program.
- e. Provide tenant based rental assistance to 12 homeless special needs households through a contract with Behavioral Health Services.
- f. Concentrate code enforcement activities and increase compliance with City ordinances through inspection of 1,600 housing units.
- g. Support the efforts of the Crimefree Multifamily Housing Program providing crime prevention services to landlords/property managers of 400 multifamily buildings in CDBG Target Areas.
- h. Provide fair housing counseling, including housing discrimination counseling, landlord/tenant dispute resolution services, education, and outreach through HOME funding of \$40,800 to the Housing Rights Center.
- i. Provide security deposit financial assistance to 25 at-risk and homeless households through Moneta Gardens Improvement Inc.
- j. Continue to attract developers interested in building affordable for sale housing in the city.

2. CDBG and HOME funds will be the major source of funding for these projects. In addition, State and private funding will be utilized to leverage the federal resources.

The City will use 20% Set Aside funds from the City Redevelopment Agency to assist in the acquisition and rehabilitation of multifamily buildings.

Policies and Procedures to Affirmatively Market Housing Containing Five or More HOME Assisted Units:

The City of Hawthorne developed an Affirmative Marketing and Minority Outreach Manual in January 2003 for HOME funded activities. In order to inform the public, owners, and potential tenants about federal fair housing laws and the City's affirmative marketing policy, the City and its developers will:

- a. Use the Equal Housing logo or Equal Housing Opportunity slogan in all press releases, solicitations for owners, and communication to fair housing and other groups,
- b. Provide information about fair housing services provided under contract with the Housing Rights Center,
- c. Hold public information meetings on fair housing laws and the City's affirmative marketing policies, and
- d. Make information available at the City of Hawthorne Housing Authority (City of Hawthorne Department of Housing).

Each Agreement with an owner for a project using HOME funds will have an attached exhibit to the loan document detailing the HOME Program requirements, as related to affirmative marketing and community business enterprises. The owner/developer will be required to provide a description of the actions that will be undertaken to affirmatively market housing assisted with HOME funds. Actions may include, but are not limited to:

- a. Use the Equal Housing logo or Equal Housing Opportunity slogan in all press releases,
- b. Display of fair housing posters,
- c. Advertise in local Hawthorne newspapers, Spanish language newspapers, and cable television,
- d. Provide information to community based housing and service agencies, and
- e. Provide information to City of Hawthorne Housing Authority

Each owner/developer will be required to provide a description of the actions that will be undertaken to inform persons not likely to apply for housing without special outreach. Actions may include, but are not limited to:

- a. Advertise available units in local Hawthorne newspapers and Spanish language newspapers,
- b. Provide information to community based housing and service agencies, places of worship, the South Bay Workforce Investment Board, and the Housing Rights Center,
- c. Provide information to City of Hawthorne Housing Authority,
- d. Applications should be made available in Spanish and the owner/developer will have Spanish-speaking personnel to assist in the application process.

The City will maintain a record of the actions taken to affirmatively market units and an assessment of the actions. Similarly, each owner/developer will be required to maintain record describing actions that were undertaken to affirmatively market units and records to assess the results of these actions. Such records may include, but are not limited to:

- a. Copies of all advertisements and notices,
- b. Copies of all flyers and listing of places flyers sent,

- c. Details on other actions taken, including dates, locations, and specific steps undertaken, and
- d. Applications should indicate how person heard of availability of unit in order to ascertain success of outreach steps.

The City will monitor the owner/developer on an annual basis, to determine compliance with the affirmative marketing requirements and the maintenance of records.

The City will assess the success of affirmative marketing actions on an annual basis. The City will determine the steps that were taken to affirmatively market units and the relationship of the outreach efforts to the occupancy of the units. If it is determined that the owner/developer failed to affirmatively market the units, the owner/developer will be required to submit a detailed action plan and will be required to submit compliance with the detailed action plan on a quarterly basis. The owner/developer will be subject to additional monitoring to determine compliance.

Compliance with Housing Codes, Including Actions or On-Site Inspections Undertaken during the Program Year:

All housing units rehabilitated with CDBG or HOME funds are inspected prior to and during the rehabilitation. Final payment is not made until the rehabilitation is completed. Rehabilitation items required to bring the unit into compliance with the Housing and Building Codes are given the highest priority.

Multifamily units rehabilitated with HOME funding will be inspected on an annual basis during the required period of affordability to assure compliance with appropriate codes.

Needs of Public Housing

1. Describe the manner in which the plan of the jurisdiction will help address the needs of public housing and activities it will undertake during the next year to encourage public housing residents to become more involved in management and participate in homeownership.
2. If the public housing agency is designated as "troubled" by HUD or otherwise is performing poorly, the jurisdiction shall describe the manner in which it will provide financial or other assistance in improving its operations to remove such designation during the next year.

Program Year Action Plan Public Housing Strategy response:

1. The Hawthorne Housing Authority does not own nor operate public housing units within the City. Currently 1,180 Hawthorne household were receiving Section 8 Rental Assistance funded and administered by the Hawthorne Housing Authority.
2. The Hawthorne Housing Authority is neither considered to be a "troubled authority" by HUD nor is it performing badly. The Housing Authority expects to maintain its voucher utilization rate at a level using its full budgetary authority.

Barriers to Affordable Housing

1. Describe the actions that will take place during the next year to remove barriers to affordable housing.

Program Year Action Plan Barriers to Affordable Housing response:

1. Constraints to the provision of adequate and affordable housing are posed by market, governmental, infrastructure, and environmental factors. These constraints may result in housing that is not affordable to lower and moderate income households or may render residential construction economically infeasible for developers. Constraints to housing production significantly impact households with lower and moderate incomes and special needs.

Market Constraints

Market factors, such as the cost to develop housing and the availability of funding for the purchase or rehabilitation of housing, can constrain the ability of lower income households to purchase or maintain affordable housing.

Construction and Land Costs

A major cost associated with building a new house is the cost of building materials. Costs for wood frame, single-family construction of average to good quality range from \$50 to \$70 per square foot while custom homes and units with extra amenities run higher. Costs for wood frame, multifamily construction average about \$50 per square foot, exclusive of parking. During the past years, construction costs have accelerated due to increased demand for building products generated by the Gulf States devastation and increased world-wide demand. The City's ability to mitigate high construction costs is limited without direct subsidies.

The price of land and any necessary improvement is a key component of the total cost of housing. Land costs include the cost of raw land, site improvements, and all costs associated with obtaining government approvals. Due to several market factors, including a limited supply of vacant land, land costs can comprise a significant proportion of the costs of developing homes within Hawthorne. According to recent listing of 0.91 acre lot located within the R-3 zone, the price of land is valued at approximately \$30 per square foot.

Availability of Mortgage and Rehabilitation Financing

Under the Home Mortgage Disclosure Act (HMDA), lending institutions are required to disclose information on the disposition of loan applications and the income, gender, and race of loan applicants. Approximately 1,248 conventional loan applications were submitted in 2003 for home purchase in Hawthorne, of which approximately 70 percent were approved, though not all were accepted by the applicants. Lower income households experienced a significantly lower rate of approval (37 percent) compared to middle and upper income households (71 percent).

Considerably fewer home improvement loans were processed in Hawthorne compared to home purchase loans. In 2003, 176 homeowners in Hawthorne applied for a conventional home improvement loan. Low and moderate income households had a lower approval rate (26 percent) than the middle/upper income households, which experienced a 49 percent rate of approval.

Governmental Constraints

Actions by the City can have an impact on the price and availability of housing in the City. Land use controls, site improvement requirements, building codes, fees, and other local programs to improve the overall quality of housing may serve as a constraint to housing development.

The Land Use Element of the Hawthorne General Plan (as amended) sets forth the policies for guiding local development. These policies, together with existing zoning regulations, establish the amount and distribution of land to be allocated for different uses within the City. Housing supply and costs are affected by the amount of land designated for residential use and the density at which development is permitted. The General Plan allows for a wide range of residential uses, with densities ranging from one unit per acre in lower density residential areas, to 40 units per acre in the higher density residential zones. The Zoning Ordinance implements the General Plan and provides densities up to 12.4 units per acre for R-2, 17.4 units per acre for R-3, and 20 units per acre for R-4.

During 2008, the City amended its zoning ordinance adding a density bonus for affordable housing, amending the definition of “family”, and adopting a reasonable accommodation requirement for disabled people. The City is seeking to amend the General Plan and Zoning Ordinance to allow higher density residential development as a way of encouraging the development of affordable housing. The City will create a Mixed Use overlaying the commercial zones. Residential development up to 30 dwelling units per acre will be allowed in these overlay areas. The City is also proposing to amend the R-4 (Maximum Residential Density) zoning district to permit a density of 30 dwelling units per acre. Also to be included within the R-4 district are transitional housing and single room occupancy housing.

Residential Development Standards

City regulations affect the type, location, density, and scale of residential development. The Zoning Ordinance is the primary regulatory tool that guides development. Zoning regulations are designed to protect and promote the health, safety and welfare of local residents and businesses, as well as implement the policies of the General Plan. The Zoning Ordinance also serves to preserve the character and integrity of existing neighborhoods. The Ordinance sets forth the residential development standards, including density, lot area, lot coverage, and parking.

Density: A range of densities is permitted in residential zones. Density levels range from 1 to 8 units per acre in the single-family (R-1) zone and up to 17.4 units per acre in the R-3 and 20 units per acre in the R-4 zones. Residential development in the C-1 zone is permitted up to 20 units per acre. The City amended the General Plan to allow mixed-use development as an overlay on commercially designated areas. The General Plan permits a density up to 40 dwelling units per acre. One development was approved under this amendment, Primavera Courts on Hawthorne Boulevard, a mixed use development with a residential density of 36 dwelling units per acre. Density bonus and regulatory concessions encourage and facilitate the development of affordable and senior housing.

Height Limits and Lot Coverage: Maximum height is 22 feet to the top of the plate line in all residential zones. Maximum lot coverage is 50% in the R-1 and R-2 zones and 60% in the R-3, R-4 and C-1 zones. Maximum lot coverage in Hawthorne is comparable to those in neighboring cities: Gardena (50-65% lot coverage depending on district) and El Segundo (40-53% lot coverage depending on district). Although these building standards are designed to ensure the livability and quality of residential development, especially open space for families with children, the combination of height restrictions, lot coverage, and parking requirements may constrain the development of affordable, higher density housing in Hawthorne.

Unit Sizes: The Zoning Code requires that a single-family unit provide a minimum floor area of at least 850 square feet and duplexes are required to have at least 600 square feet. For multifamily units, the minimum sizes are 500 square feet for a studio, 750 square feet for a one-bedroom unit, 900 square feet for a two-bedroom unit, and 1,100 square feet for a three-bedroom unit.

Parking Requirements: The Hawthorne Zoning standards require that all residential units have at least two parking spaces. Single-family homes are required to have two parking spaces (covered) with one additional space for each bedroom in excess of four. Duplexes and multifamily dwellings must have two spaces per unit, with one additional space per bedroom for dwelling units with more than three bedrooms. For guest parking, projects with four or more units: one guest space for every three units must be provided. The parking standard for senior housing projects is reduced to one parking space per unit.

Fees and Improvements

Various fees and assessments are charged by the City to cover the costs of processing permits and providing services and facilities, such as utilities, schools, and infrastructure. Almost all of these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or on the extent of the benefit that will be derived. However, these fees contribute to the cost of housing and may constrain the development of lower priced units.

Local Processing and Permit Procedures

The evaluation and permit process required by City procedures contributes to the cost of housing in that holding costs incurred by developers are ultimately manifested in the unit's selling price or rent. The permit and review procedure in Hawthorne is a one-step process in which the building plans are submitted to the Department of Building and Safety. The Department of Building and Safety routes the plans to the appropriate departments including Planning, Fire, Engineering, and Building and Safety. The permit processing procedure takes approximately two to four weeks to complete.

Building Codes and Enforcement

The City has adopted the 2007 State Uniform Building, Housing, Plumbing, Mechanical, and Electrical Codes. These codes are considered to be the minimum necessary to protect the public health, safety, and welfare. The local enforcement of these codes does not add significantly to the cost of housing.

HOME/ American Dream Down payment Initiative (ADDI)

1. Describe other forms of investment not described in § 92.205(b).
2. If the participating jurisdiction (PJ) will use HOME or ADDI funds for homebuyers, it must state the guidelines for resale or recapture, as required in § 92.254 of the HOME rule.
3. If the PJ will use HOME funds to refinance existing debt secured by multifamily housing that is that is being rehabilitated with HOME funds, it must state its refinancing guidelines required under § 92.206(b). The guidelines shall describe the conditions under which the PJ will refinance existing debt. At a minimum these guidelines must:
 - a. Demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing.
 - b. Require a review of management practices to demonstrate that disinvestments in the property has not occurred; that the long-term needs of the project can be met; and that the feasibility of serving the targeted population over an extended affordability period can be demonstrated.
 - c. State whether the new investment is being made to maintain current affordable units, create additional affordable units, or both.
 - d. Specify the required period of affordability, whether it is the minimum 15 years or longer.
 - e. Specify whether the investment of HOME funds may be jurisdiction-wide or limited to a specific geographic area, such as a neighborhood identified in a neighborhood revitalization strategy under 24 CFR 91.215(e)(2) or a Federally designated Empowerment Zone or Enterprise Community.
 - f. State that HOME funds cannot be used to refinance multifamily loans made or insured by any federal program, including CDBG.
4. If the PJ is going to receive American Dream Down payment Initiative (ADDI) funds, please complete the following narratives:
 - a. Describe the planned use of the ADDI funds.
 - b. Describe the PJ's plan for conducting targeted outreach to residents and tenants of public housing and manufactured housing and to other families assisted by public housing agencies, for the purposes of ensuring that the ADDI funds are used to provide down payment assistance for such residents, tenants, and families.
 - c. Describe the actions to be taken to ensure the suitability of families receiving ADDI funds to undertake and maintain homeownership, such as provision of housing counseling to homebuyers.

Program Year Action Plan HOME/ADDI response:

1. The City only provides deferred payment loans as a form of mortgage assistance. It does not use forms of investment other than what is included in Section 92.205 (b.)
2. The City's First Time Home Buyers Program incorporates a recapture provision in accordance with Section 92.254 (a) (5) (ii). Recapture of funds is required upon the following:

- a. Sale of the property or transfer of any kind (excluding those related to the dissolution of a marriage);
- b. When the residence ceases to be used as the primary residence, subleasing or renting of the property;
- c. Refinancing; and
- d. Failure to maintain the property in decent, safe, and sanitary condition.

Recapture of funds will be required during and after the term of affordability has been met. The recapture takes place at the time of resale, refinance, lease, or when the homeowner ceases to reside in the property, whichever comes first. The funds subject to recapture include all funds advanced in connection with the City's First Time Home Buyer Program. In transactions where there are sufficient funds from the net proceeds of the sale, the City will recapture the entire amount of the funds invested. In the event that there are insufficient funds from the net proceeds to recapture the entire amount of City and homeowner funds invested in the property, the City will allow the amount of funds subject to recapture to be reduced. The recaptured funds will be used to carry out HOME eligible activities.

3. The City does not anticipate using HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

4. The City spent all previously received ADDI funding, it will not be receiving additional ADDI funding.

HOMELESS

Specific Homeless Prevention Elements

*Please also refer to the Homeless Needs Table in the Needs.xls workbook.

1. Sources of Funds—Identify the private and public resources that the jurisdiction expects to receive during the next year to address homeless needs and to prevent homelessness. These include the McKinney-Vento Homeless Assistance Act programs, other special federal, state and local and private funds targeted to homeless individuals and families with children, especially the chronically homeless, the HUD formula programs, and any publicly-owned land or property. Please describe, briefly, the jurisdiction's plan for the investment and use of funds directed toward homelessness.
2. Homelessness—In a narrative, describe how the action plan will address the specific objectives of the Strategic Plan and, ultimately, the priority needs identified. Please also identify potential obstacles to completing these action steps.
3. Chronic homelessness—The jurisdiction must describe the specific planned action steps it will take over the next year aimed at eliminating chronic homelessness by 2012. Again, please identify barriers to achieving this.
4. Homelessness Prevention—The jurisdiction must describe its planned action steps over the next year to address the individual and families with children at imminent risk of becoming homeless.

5. Discharge Coordination Policy—Explain planned activities to implement a cohesive, community-wide Discharge Coordination Policy, and how, in the coming year, the community will move toward such a policy.

Program Year Action Plan Homeless Prevention response:

1. With the exception of CDBG ,HOME, and HPRP funds, the City will not receive any funding to address homelessness or to prevent homelessness.
2. The Continuum of Care was developed to provide a range of services designed to assist people from homelessness into permanent housing and a stable living environment. The Los Angeles Services Authority (LAHSA) is the lead agency for the Los Angeles Continuum of Care (LACoC). LAHSA coordinates or administers publicly funded homeless programs in the LACoC and works closely with hundreds of services providers, faith based organizations, businesses and foundations, and local governments that also provide homeless services. The City of Hawthorne works with LAHSA in order to address homeless issues in the area through the continuum of care model. This model includes the following components:
 - a. Outreach intake assessment,
 - b. Emergency shelter,
 - c. Transitional housing,
 - d. Permanent supportive housing,
 - e. Permanent housing,
 - f. Employment supportive services.

Nature and Extent of Homelessness

As part of its Continuum of Care Strategy, LAHSA prepares a Gap Analysis annually to update information on the unmet needs of the homeless. There are two basic types of homelessness within the population. First there are the transitionally homeless who because of circumstances, usually in combination with other factors, such as loss of job, unexpected expenses, or health issues, find themselves without the ability to stay housed. The second type of homeless population is the chronically homeless. A person who is chronically homeless is an unaccompanied individual with a disabling condition who has either been continuously homeless for a year or more, or has had at least four episodes of homelessness in the past three years.

According to the Continuum of Care Gap Analysis, there are 7,135 chronically homeless individuals within Los Angeles County. Based on a pro-rated estimate, (Hawthorne homeless population is approximately 0.8 percent of total Los Angeles County homeless population) approximately 57 chronically homeless persons reside in Hawthorne. The City provided financial support to a variety of agencies that serve homeless persons and families and at-risk households.

Moneta Gardens Improvement Inc. provides a variety of housing and human services to low and moderate-income people. The proposed program in Hawthorne is a tenant based rental assistance program designed for individuals and families who are homeless or are living in substandard housing. The program will provide security deposit grants to participants who are unable to secure security deposit funding from any other source. The program is designed to serve very low income people who are homeless and not receiving any other forms of housing assistance. During the year the City will provide \$35,000 to Moneta Gardens Improvement Inc. to assist 25 households.

The City will establish a HOME funded tenant based rental assistance program for individuals and families that are homeless or at-risk of being homeless. At-risk households will include households living in substandard housing units, overcrowded housing units and/or paying 50% or more of their adjusted monthly income on rent and utilities. Assistance will be provided to households on the Section 8 Waiting List who would otherwise be unable to be served during the year. During the year the City will provide \$280,996 HOME funds for direct rental payments to landlords under a program to be administered by the City of Hawthorne Housing Department. The Program will assist 26 households.

Behavioral Health Services, Inc. provides substance abuse treatment services throughout Los Angeles. Behavioral Health Services operates two residential programs in Hawthorne, Pacifica House for adult men and women, and Patterns for women and dependent children. Many homeless or at-risk individuals often suffer from substance abuse or mental health issues that preclude them from finding and retain work and housing. According to Behavioral Health Services Inc., 87 percent of the women receiving treatment at the Patterns Facility are either homeless or are extremely low income. During the program year the City will provide \$36,000 to Behavioral Health Services to provide tenant based rental assistance to house 12 households.

Three City Departments will work cooperatively to implement the City's Homelessness Prevention and Rapid Re-Housing Program. The City's Planning and Housing Departments and the South Bay Workforce Investment Board will provide temporary rental assistance, utility assistance, security and utility deposits, and similar forms of financial assistance to individuals and families whose assessment and needs plans identify their homelessness or risk of becoming homeless as a barrier. Low and very low income applicants seeking employment services through the SBWIB have individualized assessment and needs plans completed which address barriers to obtaining and maintaining full employment. The Program is in the design development phase and has not been included in the Housing and Homelessness Tables.

The City of Hawthorne recognizes that homelessness is a regional as well as local issue and that high home prices within the Los Angeles County and the region as a whole have exacerbated the needs of the homeless and at-risk homeless. As such, the City will continue to participate in the homeless consortium and support the efforts of local non-profit agencies that provide supportive services to the homeless. In addition, the City assists in preventing homelessness by maintaining its lease-up rate of Hawthorne Housing Authority's Section 8 vouchers.

Table 6 Continuum of Care Homeless Population and Subpopulations Chart

Part 1: Homeless Population		Sheltered				Un-sheltered	Total	Jurisdiction														
		Emergency		Transitional				Data Quality														
1. Homeless Individuals		5445		6140		29503	41088	(E) estimates														
2. Homeless Families with Children		325		998		8531	9854															
	2a. Persons in Homeless with Children Families	975		2993		25594	29562															
Total (lines 1 + 2a)		6420		9133		55097	70650															
Part 2: Homeless Subpopulations		Sheltered				Un-sheltered	Total	Jurisdiction														
								Data Quality														
1. Chronically Homeless		1688				5459	7147	(E) estimates														
2. Severely Mentally Ill		2300				0	2300															
3. Chronic Substance Abuse		1977				0	1977															
4. Veterans		813				0	813															
5. Persons with HIV/AIDS		445				0	445															
6. Victims of Domestic Violence		1375				0	1375															
7. Youth (Under 18 years of age)		865				0	865															
Part 3: Homeless Needs Table: Individuals		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund?	Fund Source: CDBG, HOME, HOPWA, ESG or Other		
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete								
Beds	Emergency Shelters	8218	5576	2642	70	147	0	0	0	0	0	0	0	0	70	147	###	H	Y	C		
	Transitional Housing	###	6413	###	7	0	0	0	0	0	0	0	0	0	7	0	0%	H	Y	C		
	Permanent Supportive Housing	###	3378	8447	45	0	0	0	0	0	15	0	0	0	60	0	0%	H	Y	H, C		
	Total	###	###	###	70	147	0	0	0	0	15	0	0	0	85	147	###	H	Y	H, C		
Chronically Homeless																						
Part 4: Homeless Needs Table: Families		Needs	Currently Available	Gap	5-Year Quantities										Total			Priority H.M.L.	Plan to Fund?	Fund Source: CDBG, HOME, HOPWA, ESG or Other		
					Year 1		Year 2		Year 3		Year 4		Year 5		Goal	Actual	% of Goal					
					Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete	Goal	Complete								
Beds	Emergency Shelters	5912	975	4937	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	C		
	Transitional Housing	###	3082	8743	0	0	0	0	0	0	0	0	0	0	0	0	###	H	Y	C		
	Permanent Supportive Housing	###	3378	8447	6	21	48	80	4	0	41	0	0	0	99	101	###	H	Y	H, C		
	Total	###	7435	###	6	21	48	80	4	0	41	0	0	0	99	101	###	H	Y	H, C		

Emergency Shelter Grants (ESG)

(States only) Describe the process for awarding grants to State recipients, and a description of how the allocation will be made available to units of local government.

Program Year Action Plan ESG response:

The City of Hawthorne is not a recipient of ESG funding.

COMMUNITY DEVELOPMENT

Community Development

*Please also refer to the Community Development Table in the Needs.xls workbook.

1. Identify the jurisdiction's priority non-housing community development needs eligible for assistance by CDBG eligibility category specified in the Community Development Needs Table (formerly Table 2B), public facilities, public improvements, public services and economic development.

2. Identify specific long-term and short-term community development objectives (including economic development activities that create jobs), developed in accordance with the statutory goals described in section 24 CFR 91.1 and the primary objective of the CDBG program to provide decent housing and a suitable living environment and expand economic opportunities, principally for low- and moderate-income persons.

*Note: Each specific objective developed to address a priority need, must be identified by number and contain proposed accomplishments, the time period (i.e., one, two, three, or more years), and annual program year numeric goals the jurisdiction hopes to achieve in quantitative terms, or in other measurable terms as identified and defined by the jurisdiction.

Program Year Action Plan Community Development response:

1. Infrastructure improvements are CDBG-eligible activities within income-eligible areas. As an older, urban community, infrastructure improvements are an ongoing need. A large portion of the community is within income eligible low/moderate income Census Block Groups. The City has identified the need to improve sidewalks, storm drains, street resurfacing, accessibility, sewer upgrades, and street tree planting within income eligible areas.

Graffiti removal and crime reduction in low and moderate income areas is a high priority in Hawthorne. The City provides a graffiti removal crew to remove graffiti within 48 hours of its discovery. The City also works with the Police Department to arrest the graffiti vandals, whenever possible.

The provision of youth services was identified as an important community need at the Consolidated Plan Community Workshop and in the Community Development Needs Survey. Potential youth services include diversion, education, recreation, and outreach activities. These activities will be provided after school to reduce crime rates and improve educational opportunities for low income residents.

The City will provide a variety of neighborhood services including housing counseling, social security, disability benefits assistance, affordable housing assistance, and language interpretation.

The City will use CDBG funds to assist in the construction, expansion, and/or rehabilitation of community facilities that primarily serve low and moderate income residents as well as those with special needs such as children, youth, elderly and frail elderly persons, persons with disabilities, and low income families with dependent children. Within Hawthorne, high priority has been given to improving recreational facilities.

2. OBJECTIVE: Provide Needed Public Infrastructure Improvements in Targeted Low and Moderate Income Areas

During Program Year 2009, the City will:

- a. Utilize \$396,030 to pay the Section 108 debt on the Street Reconstruction project.

OBJECTIVE: Provide Programs to Address Slum and Blight

- a. Remove 1,100,000 square feet of graffiti within income eligible CDBG Target Areas, serving 56,000 people using \$129,026.50 of CDBG funding, one year.

OBJECTIVE: Increase and Improve Existing Public Service Programs Available to Serve Low and Moderate Income Residents

- a. Use \$1,000 for services provided by Moneta Gardens Improvement Inc. serving 200 people. The agency provides assistance for housing issues, obtaining social security benefits, obtaining disability benefits, access to affordable healthcare benefits and other social services.
- b. Use \$1,000 for services provided by California Youth Karate Club serving 350 people. California Youth Karate Club provides physical fitness training and health within the context of martial arts.
- d. Use \$4,700 for services provided through the South Bay Workforce Investment Board at the Teen Center located at the Hawthorne Memorial Center. The program will offer recreational and social services to 700 people.
- e. Use \$1,000 for services provided by Richstone Center serving 20 people. The agency will provide counseling services for youth.

OBJECTIVE: Improve and Provide Public and Community Facilities to Serve Disabled and Low and Moderate Income Persons

No activities funded during Program Year 2009

OBJECTIVE: Expand the City's Economic Base and Promote Greater Employment Opportunities

- a. Utilize \$140,394.50 to pay the Section 108 debt for the Commercial Rehabilitation Program.
- b. Utilize \$256,678 to pay the Section 108 debt for the business loan provided to Muscle Improvement. \$217,850 of the repayment will be from Program Income received from the loan recipient.

CPMP Version 2.0																					
Jurisdiction		Needs	Current	Gap	5-Year Quantities												% of Goal	Priority Need H.M.L.	Dollars to Address	Plan to Fund Y/N	Fund Source
Table 7 Housing and Community Development Activities					Year 1		Year 2		Year 3		Year 4		Year 5		Cumulative						
					Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual	Goal	Actual					
01 Acquisition of Real Property 570.201(a)		0	0	0										0	0	####	L		N		
02 Disposition 570.201(b)		0	0	0										0	0	####	L		N		
Public Facilities and Improvements	03 Public Facilities and Improvements (General) 570.201(c)	0	0	0										0	0	####	L		N		
	03A Senior Centers 570.201(c)	0	0	0										0	0	####	L		N		
	03B Handicapped Centers 570.201(c)	0	0	0										0	0	####	L		N		
	03C Homeless Facilities (not operating costs) 570.201(c)	0	0	0										0	0	####	H		N		
	03D Youth Centers 570.201(c)	0	0	0										0	0	####	M		N		
	03E Neighborhood Facilities 570.201(c)	0	0	0										0	0	####	M		N		
	03F Parks, Recreational Facilities 570.201(c)	1	0	1	1	1								1	1	100%	H	5E+05	Y	C	
	03G Parking Facilities 570.201(c)	0	0	0										0	0	####	L		N		
	03H Solid Waste Disposal Improvements 570.201(c)	0	0	0										0	0	####	L		N		
	03I Flood Drain Improvements 570.201(c)	0	0	0										0	0	####	M		N		
	03J Water/Sewer Improvements 570.201(c)	1	0	1										0	0	####	H		N		
	03K Street Improvements 570.201(c)	1	0	1		1	1							1	1	100%	H		Y	C	
	03L Sidewalks 570.201(c)	1	0	1										0	0	####	H		Y	C	
	03M Child Care Centers 570.201(c)	0	0	0										0	0	####	M		N		
	03N Tree Planting 570.201(c)	1	0	1		1	0							1	0	0%	H		Y	C	
03O Fire Stations/Equipment 570.201(c)	0	0	0										0	0	####	L		N			
03P Health Facilities 570.201(c)	0	0	0										0	0	####	M		N			
03Q Abused and Neglected Children Facilities 570.201(c)	0	0	0										0	0	####	M		N			
03R Asbestos Removal 570.201(c)	0	0	0										0	0	####	L		N			
03S Facilities for AIDS Patients (not operating costs) 570.201(c)	0	0	0										0	0	####	L		N			
03T Operating Costs of Homeless/AIDS Patients Programs	0	0	0										0	0	####	L		N			
04 Clearance and Demolition 570.201(d)		0	0	0										0	0	####	L		N		
04A Clean-up of Contaminated Sites 570.201(d)		0	0	0										0	0	####	L		N		
Public Services	05 Public Services (General) 570.201(e)	1	0	1	1	1	1	1	1	1	1	1	1	4	2	50%	H	4E+05	Y	C	
	05A Senior Services 570.201(e)	1	0	1										0	0	####	H		N		
	05B Handicapped Services 570.201(e)	1	0	1										0	0	####	H		N		
	05C Legal Services 570.201(e)	0	0	0										0	0	####	M		N		
	05D Youth Services 570.201(e)	1	0	1	1	1	1	1	1	1	1	1	1	4	2	50%	H	25000	Y	C	
	05E Transportation Services 570.201(e)	0	0	0										0	0	####	L		N		
	05F Substance Abuse Services 570.201(e)	1	0	1	1	1	1	1	1	1	1	1	1	4	2	50%	M		N		
	05G Battered and Abused Spouses 570.201(e)	1	0	1										0	0	####	H		N		
	05H Employment Training 570.201(e)	0	0	0			1	1						1	1	100%	M		N		
	05I Crime Awareness 570.201(e)	1	0	1	1	1	1	1	1	1	1	1	1	4	2	50%	H	1E+06	Y	C	
	05J Fair Housing Activities (if CDBG, then subject to 570.201(e))	0	0	0	1	1	1	1	1	1	1	1	1	4	2	50%	H		N		
	05K Tenant/Landlord Counseling 570.201(e)	0	0	0	1	1	1	1	1	1	1	1	1	4	2	50%	H		N		
	05L Child Care Services 570.201(e)	0	0	0										0	0	####	M		N		
	05M Health Services 570.201(e)	1	0	1	1	1	1	1	1	1	1	1	1	2	2	100%	M		N		
	05N Abused and Neglected Children 570.201(e)	0	0	0										0	0	####	M		N		
	05O Mental Health Services 570.201(e)	1	0	1										0	0	####	M		N		
	05P Screening for Lead-Based Paint/Lead Hazards Poison 570.201(e)	1	0	1										0	0	####	H	25000	Y	H,C	
	05Q Subsistence Payments 570.204	0	0	0										0	0	####	L		N		
	05R Homeownership Assistance (not direct) 570.204	0	0	0										0	0	####	H	20000	Y	H	
05S Rental Housing Subsidies (if HOME, not part of 5% 570.204	1	0	1	1	1	1	1	0					2	1	50%	H	2E+06	Y	H		
05T Security Deposits (if HOME, not part of 5% Admin c	1	0	1	1	1	1	1	1	1	1	1	1	3	2	67%	H	1E+05	Y	H		
06 Interim Assistance 570.201(f)		0	0	0										0	0	####	L		N		
07 Urban Renewal Completion 570.201(h)		0	0	0										0	0	####	L		N		
08 Relocation 570.201(i)		0	0	0										0	0	####	L		N		
09 Loss of Rental Income 570.201(j)		0	0	0										0	0	####	L		N		
10 Removal of Architectural Barriers 570.201(k)		0	0	0										0	0	####	M		N		
11 Privately Owned Utilities 570.201(l)		0	0	0										0	0	####	L		N		
12 Construction of Housing 570.201(m)		1	0	1										0	0	####	M		N		
13 Direct Homeownership Assistance 570.201(n)		1	0	1	1	1	1	1	1	1	1	1	1	4	0	0%	H	1E+05	Y	H	
	14A Rehab: Single-Unit Residential 570.202	1	0	1	1	1	1	1	1	1	1	1	1	4	2	50%	H	1E+06	Y	H,C	
	14B Rehab: Multi-Unit Residential 570.202	1	0	1	1	1	1	1	1	1	1	1	1	4	1	25%	H	2E+06	Y	H	
	14C Public Housing Modernization 570.202	0	0	0										0	0	####	L		N		
	14D Rehab: Other Publicly-Owned Residential Buildings 570.202	0	0	0										0	0	####	L		N		
	14E Rehab: Publicly or Privately-Owned Commercial/Indu 570.202	1	0	1	1	1	1	1			1			3	2	67%	H	1E+06	Y	C	
	14F Energy Efficiency Improvements 570.202	0	0	0										0	0	####	L		N		
	14G Acquisition - for Rehabilitation 570.202	1	0	1	1	1	1	1	1	1				3	1	33%	H	2E+06	Y	H	
	14H Rehabilitation Administration 570.202	1	0	1	1	1	1							1	1	100%	H	4E+05	Y	H	
	14I Lead-Based/Lead Hazard Test/Abate 570.202	1	0	1	1	1	1	1	1	1				3	1	33%	H	25000	Y	H,C	

Antipoverty Strategy

1. Describe the actions that will take place during the next year to reduce the number of poverty level families.

Program Year Action Plan Antipoverty Strategy response:

1. Poverty is defined by the Social Security Administration as the minimum income an individual must have to survive at a particular point in time. Although there are many causes of poverty, some of the more pronounced causes of poverty include the following:

- a. Low income-earning capability,
- b. Low educational attainments and job skills,
- c. Discrimination, and
- d. Personal limitations (e.g. developmental and physical disabilities, mental illness, drug/alcohol dependency, etc.).

The City continues to look for ways to expand economic activities to include all people and provide programs to low and moderate income people. Previously, the City focused on the creation of jobs for low and moderate income persons through the Business Assistance Loan Program. This program was designed to create and retain permanent jobs that were available to and/or filled by low and moderate income people. In addition, other essential elements of the City's anti-poverty strategy include:

- a. Section 8 Rental Assistance,
- b. Economic Development programs,
- c. Anti-Crime programs,
- d. Housing Rehabilitation programs, and
- e. Transitional housing and homeless service programs.

Through these programs the City is working to reduce the number of families that may find themselves below the poverty line.

NON-HOMELESS SPECIAL NEEDS HOUSING

Non-homeless Special Needs (91.220 (c) and (e))

*Please also refer to the Non-homeless Special Needs Table in the Needs.xls workbook.

1. Describe the priorities and specific objectives the jurisdiction hopes to achieve for the period covered by the Action Plan.
2. Describe how Federal, State, and local public and private sector resources that are

reasonably expected to be available will be used to address identified needs for the period covered by this Action Plan.

Program Year Action Plan Special Needs response:

1. Public assistance is typically required to deliver community and supportive services for low and moderate income households and persons with special needs. These populations tend to have less income at their disposal, may be unaware of services responding to their special circumstances, and may have difficulty with enrollment or eligibility procedures.

The City will continue to assist disabled households through the Single Family Residential Rehabilitation Program, the City's Tenant Based Rental Assistance Program, Moneta Gardens Improvement Inc. TBRA Security Deposit Program, and Behavioral Health Services. The City will also continue to provide non-financial assistance to homeless and community service providers which often serve homeless individuals that have special needs.

2. Other than CDBG and HOME funds, the City does not receive any other funding to meet the needs of nonhomeless people with special needs.

CPMP Version 2.0

Grantee Name: **Jurisdiction**

Table 8 Non-Homeless Special Needs Including HOPWA		Needs	Currently Available	GAP	3-5 Year Quantities												Total			Priority Need: H	Plan to Fund? Y/N	Funding Source: CDB
					Year 1		Year 2		Year 3		Year 4*		Year 5*									
					Goal	Com- plete	Goal	Com- plete	Goal	Com- plete	Goal	Com- plete	Goal	Com- plete	Goal	Com- plete	Goal	Actual	% of Goal			
Housing Needed	52. Elderly	0	0	0	4	13	5	10	3	0	18	0	0	0	30	23	77%	H	Y	H,C		
	53. Frail Elderly	0	0	0	4	0	0	0	0	0	12	0	0	0	16	0	0%	H	Y	H,C		
	54. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	55. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	56. Physically Disabled	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0%	H	Y	H,C		
	57. Alcohol/Other Drug Addicted	0	0	0	4	16	46	77	4	0	4	0	0	0	58	93	160%	L	N			
	58. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	59. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	Total	0	0	0	16	29	51	87	7	0	34	0	0	0	108	116	107%					
Supportive Services Needed	60. Elderly	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0%	H	Y	H,C		
	61. Frail Elderly	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0%	H	Y	H,C		
	62. Persons w/ Severe Mental Illness	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	63. Developmentally Disabled	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	64. Physically Disabled	0	0	0	4	0	0	0	0	0	0	0	0	0	4	0	0%	H	Y	H,C		
	65. Alcohol/Other Drug Addicted	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	66. Persons w/ HIV/AIDS & their families	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	67. Public Housing Residents	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	####	L	N			
	Total	0	0	0	12	0	0	0	0	0	0	0	0	0	12	0	0%					

Housing Opportunities for People with AIDS

*Please also refer to the HOPWA Table in the Needs.xls workbook.

1. Provide a Brief description of the organization, the area of service, the name of the program contacts, and a broad overview of the range/ type of housing activities to be done during the next year.
2. Report on the actions taken during the year that addressed the special needs of persons who are not homeless but require supportive housing, and assistance for persons who are homeless.

3. Evaluate the progress in meeting its specific objective of providing affordable housing, including a comparison of actual outputs and outcomes to proposed goals and progress made on the other planned actions indicated in the strategic and action plans. The evaluation can address any related program adjustments or future plans.
4. Report on annual HOPWA output goals for the number of households assisted during the year in: (1) short-term rent, mortgage and utility payments to avoid homelessness; (2) rental assistance programs; and (3) in housing facilities, such as community residences and SRO dwellings, where funds are used to develop and/or operate these facilities. Include any assessment of client outcomes for achieving housing stability, reduced risks of homelessness and improved access to care.
5. Report on the use of committed leveraging from other public and private resources that helped to address needs identified in the plan.
6. Provide an analysis of the extent to which HOPWA funds were distributed among different categories of housing needs consistent with the geographic distribution plans identified in its approved Consolidated Plan.
7. Describe any barriers (including non-regulatory) encountered, actions in response to barriers, and recommendations for program improvement.
8. Please describe the expected trends facing the community in meeting the needs of persons living with HIV/AIDS and provide additional information regarding the administration of services to people with HIV/AIDS.
9. Please note any evaluations, studies or other assessments that will be conducted on the local HOPWA program during the next year.

Program Year Action Plan HOPWA response:

The City does not receive HOPWA funding.

Specific HOPWA Objectives

Describe how Federal, State, and local public and private sector resources that are reasonably expected to be available will be used to address identified needs for the period covered by the Action Plan.

Program Year Specific HOPWA Objectives response:

The City does not receive HOPWA funding

Other Narrative

Include any Action Plan information that was not covered by a narrative in any other section.

The total Community Development Block Grant funds available for Program Year 2009 are \$1,969,508.

The activities proposed to address these priorities are as follows:

Community Development

Administration

General Administration	\$ 341,302
------------------------	------------

Section 108 Loan Repayment

Commercial Rehabilitation Program	140,394.50
Street Reconstruction Program	396,030
Muscle Improvement Inc. Loan	256,678

Housing

Single Family Housing Rehabilitation	50,000
--------------------------------------	--------

Public Services

Youth Services

Richstone Center	1,000
California Youth Karate Club	1,000
Teen Center	4,700

Neighborhood Services

Graffiti Removal	129,026.50
Crime Free Multifamily Housing	119,250
Moneta Gardens Improvement	1,000

Code Enforcement

Code Enforcement	529,127
------------------	---------

CDBG Total	\$1,969,508
-------------------	--------------------

The total HOME Partnerships Investment funds available for Program Year 2009 are \$885,997.

The activities proposed to address these priorities are as follows:

HOME

Administration

General Administration	47,795
Fair Housing - Housing Rights Center	40,800

Community Housing Development Organization

Acquisition and Rehabilitation Multifamily Housing Units	132,900
--	---------

Rehabilitation

Single Family Housing Rehabilitation	312,506
--------------------------------------	---------

Tenant Based Rental Assistance

TBRA - City	280,996
TBRA - Behavioral Health Services	36,000
Security Deposit – Moneta Gardens Improvement Inc	35,000

HOME Total	\$885,997
-------------------	------------------

Compliance with Program Requirements, including timeliness of expenditures for all Programs:

The City of Hawthorne developed an Administration Manual for the Community Development Block Grant Program, effective January 1, 2003. The manual provides detailed procedures for the City to follow to assure compliance with program requirements, including monitoring the timeliness of expenditures. The City will adhere to its Administration Manual.

Appendix 1

Letter from Los Angeles County Department of Public Social Services



PHILIP L. BROWNING
Director

SHERYL L. SPILLER
Chief Deputy

County of Los Angeles
DEPARTMENT OF PUBLIC SOCIAL SERVICES

128811 CROSSROADS PARKWAY SOUTH • CITY OF INDUSTRY, CALIFORNIA 91746
Tel (562) 908-6400 • Fax (562) 908-0458



Board of Supervisors
GLORIA MORALES
First District

MARK RIDLEY THOMAS
Second District

ZEV YAROSLAVSKY
Third District

DON KNABE
Fourth District

MICHAEL D. ANTONOVICH
Fifth District

March 4, 2009

Harold Roth, Director
Planning and Community Development
City of Hawthorne
4455 West 126th Street
Hawthorne, CA 90250-4482

Dear Mr. Roth:

**CITY OF HAWTHORNE – CONSOLIDATED PLAN, ONE-YEAR ACTION PLAN,
PROGRAM YEAR 2009, JULY 1, 2009 TO JUNE 30, 2010**

This is in response to your request for input to the City of Hawthorne's Consolidated Plan Annual Action Plan for Program Year 2009. The Department of Public Social Services does not have any concerns or recommendations at this time.

Should you have any questions or need additional information, please let me know or your staff may contact Estela Barrera at (562) 908-3096.

Sincerely,

Philip L. Browning
Director

PLB:eb

"To Enrich Lives Through Effective And Caring Service"