



Hawthorne, California

Planning Department

October 15, 2021

California Department of Housing and Community Development
Land Use and Planning Unit
2020 West El Camino Ave, Suite 500
Sacramento, CA 95833

Subject: City of Hawthorne 2021-2029 Housing Element Update Draft Submittal

Dear Recipient,

On behalf of the City of Hawthorne, we are pleased to submit our Public Review Draft 2021-2029 Housing Element to the Department of Housing and Community Development (HCD) for review. As required, the City has also prepared an Electronic Housing Element Site Inventory Form (included as Appendix A) and submitted it to HCD at sitesinventory@hcd.ca.gov. The City is committed to ensuring that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Hawthorne. We appreciate the important role that our Housing Element plays in charting the path forward to achieve these objectives.

The City of Hawthorne has retained the services of De Novo Planning Group to assist us with preparing an update to our Housing Element. The Housing Element update was prepared consistent with the requirements of state Housing Element law pertaining to housing elements. HCD's Building Blocks and Housing Element Update Guidance resources were also used in the preparation of this Housing Element update. During the HCD review period, the City made the Public Review Draft Housing Element available for public review and will continue to encourage public input and comment. Upon conclusion of the public review period, the City will consider feedback received and transmit to HCD any recommended changes resulting from this important public process.

The City and De Novo Planning Group look forward to working collaboratively with HCD during the review process to address any potential issues as they arise. We are available by phone, video call, or email and will make ourselves available as needed during the review period. The City appreciates your assistance with the review and certification process. We look forward to hearing from you. If you have any questions, please do not hesitate to contact me or Perry Banner.

Sincerely,

CITY OF HAWTHORNE

Gregg McClain
Interim Planning Director
GMcClain@cityofhawthorne.org | 310-349-2970

DE NOVO PLANNING GROUP

Perry A. Banner
Principal Planner
pbanner@denovoplanning.com | 310-529-2150



2021-2029 HOUSING ELEMENT

Public Review Draft
October 2021

City of Hawthorne

This page intentionally left blank.

PUBLIC DRAFT



Prepared For:

City of Hawthorne
Contact: Gregory McClain
Interim Director of Planning
and Community Development
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA 90250
(310) 349-2901
<https://www.cityofhawthorne.org/>

Prepared By:

De Novo Planning Group
Contact: Perry Banner, Principal Planner
180 E Main Street Suite 108
Tustin, CA 92780
info@denovoplanning.com
<https://denovoplanning.com/>

2021-2029 HOUSING ELEMENT

Public Review Draft
October 2021

This page intentionally left blank.

PUBLIC DRAFT

2021-2029 Housing Element Organization

Part 1: Housing Plan

Part 1 of the 2021-2029 Housing Element is the City's "Housing Plan", which includes the goals, policies, and programs the City will implement to address constraints and needs. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments which comprise Hawthorne.

Part 2: Background Report

Part 2 of the 2021-2029 Housing Element is the "Background Report" which identifies the nature and extent of Hawthorne's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housings, resources, and constraints, the City can then determine a plan of action for providing adequate housing, as presented in Part 1: Housing Plan. In addition to identifying housing needs, the Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Appendix A: Housing Sites Inventory

The Housing Element must include an inventory of land suitable and available for residential development to meet the City's regional housing need by income level.

Appendix B: Public Engagement Summary

As part of the Housing Element Update process, the City hosted numerous opportunities for the community and key stakeholders to provide feedback on existing housing conditions, housing priorities, priority areas for new residential growth, and topics related to fair housing. Public participation played an important role in the refinement of the City's housing goals and policies and in the development of new housing programs, as included in Part 1: Housing Plan. The public's input also helped to validate and expand upon the contextual information included in Part 2: Background Report. The City's efforts to engage the community in a meaningful and comprehensive way are summarized in Appendix B.

This page intentionally left blank.

PUBLIC DRAFT



PART 1: HOUSING PLAN

Public Review Draft
October 2021

This page intentionally left blank.

PUBLIC DRAFT

HOUSING PLAN TABLE OF CONTENTS

1.	2021-2029 Housing Plan Introduction.....	3
2.	Goals and Policies	3
3.	Housing Element Programs	6
	Adequate Housing Sites (Goal 1: Housing Diversity and Opportunities)	6
	Housing and Supportive Services for Special Needs Populations (Goal 1: Housing Opportunities)....	10
	Rental Assistance and Conversion (Goals 1 and 2: Affordable Housing Opportunities)	11
	Preservation and Maintenance (Goal 3: Preserve Existing Housing Stock)	13
	Removal of Housing Constraints (Goal 4: Minimize Governmental Constraints)	14
	Equal Housing Opportunity (Goal 5: Affirmatively Further Fair Housing)	15
4.	Quantified Objectives	19

This page intentionally left blank.

PUBLIC DRAFT

1. 2021-2029 Housing Plan Introduction

This section presents the City of Hawthorne's Housing Plan, including goals, policies, and programs the City will implement to address housing needs and constraints. The City's overarching objective is to ensure that decent, safe housing is available to all current and future residents at a cost that is within the reach of the diverse economic segments that comprise Hawthorne. To this end, the Housing Plan focuses on:

- 1) Encouraging housing diversity and opportunities;
- 2) Providing housing affordable to lower and moderate-income households;
- 3) Preserving the quality of existing housing and residential neighborhoods;
- 4) Minimizing governmental constraints; and
- 5) Promoting equal opportunity for all residents to reside in the housing of their choice.

2. Goals and Policies

The Housing Element Background Report evaluates the City's housing needs, opportunities, and constraints, and presents a review of the previous Housing Element. This Housing Plan reflects the City's experience during the 2014-2021 planning period and sets forth the City's goals, policies, and programs to address the identified housing needs and issues for the 2021-2029 planning period. Quantified objectives for new construction, rehabilitation, and conservation are also identified. The goals and policies that guide the City's housing programs and activities are as follows:

Housing Diversity and Opportunities

Goal 1: Provide a broad range of housing opportunities to meet the existing and future needs of all Hawthorne residents.

- Policy 1.1: Allow for the development of a variety of housing opportunities (ownership and rental) in Hawthorne including low-density single-family homes, moderate-density townhomes, higher-density apartments and multifamily projects, mixed-use development, accessory dwelling units, and mobile homes to fulfill regional housing needs.
- Policy 1.2: Maintain adequate capacity to accommodate the City's unmet Regional Housing Needs Allocation (RHNA) for all income categories throughout the planning period.
- Policy 1.3: Promote the development of new housing units in the City's mixed-use districts, which are located along the City's major transportation corridors and near community activity centers.
- Policy 1.4: Encourage both the private and public sectors to produce or assist in the production of housing with particular emphasis on housing affordable to seniors, persons with disabilities, large families, female-headed households with children, and the homeless.
- Policy 1.5: Coordinate efforts with the Public Works Department and the City's sewer and water providers with regard to ongoing infrastructure maintenance and upgrades to ensure that sewer and water capacity are sufficient to accommodate projected growth.
- Policy 1.6: Continue to work with the Los Angeles Continuum of Care and surrounding jurisdictions to address the needs of the homeless on a regional basis.

Affordable Housing

Goal 2: Protect, encourage, and provide housing opportunities for persons of lower and

moderate incomes.

- Policy 2.1: Preserve and expand the City's supply of affordable rental and ownership housing for lower and moderate-income households.
- Policy 2.2: Utilize the City's regulatory powers including density bonuses and financial incentives to promote and facilitate the development of affordable housing.
- Policy 2.3: Seek out partnerships with affordable housing developers, nonprofits, and other agencies to maximize resources available for the provision of housing affordable to lower and moderate-income households.
- Policy 2.4: Actively pursue state and federal housing program funds to provide housing assistance and to support the development of housing affordable to lower and moderate-income households.
- Policy 2.5: Allow by-right approval of housing developments proposed on non-vacant sites included in the previous Housing Element inventory (5th Cycle) and on vacant sites included in the two previous Housing Element inventories (4th and 5th Cycles), provided that the proposed housing development includes at least 20 percent lower income affordable housing units.

Preservation and Maintenance of Housing

Goal 3: Preserve and maintain the existing housing stock so that all residents live in neighborhoods free from blight and deterioration.

- Policy 3.1: Promote programs that improve the overall quality and conditions of existing housing in Hawthorne with an emphasis on housing that is affordable to lower income households.
- Policy 3.2: Promote and facilitate the conservation and rehabilitation of substandard residential properties by homeowners and landlords.
- Policy 3.3: Subject to the availability of funding, continue to offer rehabilitation and home improvement loans to qualified households.
- Policy 3.4: Promote resources and programs available to homeowners and landlords for residential maintenance and rehabilitation.
- Policy 3.5: Use the code enforcement program to bring substandard units into compliance with City codes and to improve housing quality and conditions.
- Policy 3.6: Promote a balance of rental and affordable ownership housing.
- Policy 3.7: Monitor "at-risk" affordable housing and proactively address potential conversion of affordable units to market-rate units prior to their transition.
- Policy 3.8: Through the Department of Housing, continue to provide rental assistance programs for very low-income households, including the Housing Choice Voucher Program.

Removal of Housing Constraints

Goal 4: Reduce or remove governmental and nongovernmental constraints to the development, improvement, and maintenance of housing where feasible and legally permissible.

- Policy 4.1: Review residential development standards, regulations, ordinances, departmental processing procedures, and permit fees related to construction and rehabilitation to determine any constraints on housing development and modify accordingly.
- Policy 4.2: Inform applicants on how to navigate the development review process and efficiently facilitate building permit and development plan processing for residential construction.

- Policy 4.3: Monitor state and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.
- Policy 4.4: Provide incentives and regulatory concessions for residential projects constructed specifically for lower and moderate-income households.
- Policy 4.5: Adopt plans and programs that support the provision of adequate infrastructure and public facilities required to serve new housing.

Equal Housing Opportunity

Goal 5: Affirmatively further fair housing practices, promoting equal opportunity for all residents to reside in housing of their choice.

- Policy 5.1: Prohibit discrimination in the sale, rental, or financing of housing based on race, color, ancestry, religion, national origin, sex, sexual orientation, gender identity, age, disability/medical condition, familial status, marital status, source of income, or other protected characteristics.
- Policy 5.2: Assist in the enforcement of fair housing laws by providing support to organizations that conduct outreach and education regarding fair housing rights, receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.
- Policy 5.3: Encourage housing development in an equitable and fair manner that prevents discrimination, overcomes patterns of segregation, avoids concentrations of lower income households, addresses pollution burdens, and fosters inclusive communities.
- Policy 5.4: Accommodate persons with disabilities who seek reasonable waiver or modification of land use controls and/or development standards pursuant to procedures and criteria set forth in the Zoning Code.
- Policy 5.5: Broaden the availability and accessibility of housing to special needs residents such as seniors, disabled persons, developmentally disabled, large households, families with children, female-headed households, and persons experiencing homelessness.
- Policy 5.6: Provide information to the public on available housing, housing affordable to lower income households, and special needs housing through the City's public information channels and social media accounts.

3. Housing Element Programs

Hawthorne offers a variety of housing opportunities to meet the needs of the community and comply with State housing law. This section of the Housing Plan addresses the issues identified in the Background Report of the Housing Element and provides a strategy to achieve the City's housing goals. The housing programs designed to implement the City's strategy are discussed in detail below.

Adequate Housing Sites (Goal 1: Housing Diversity and Opportunities)

A key element in satisfying the housing needs of all segments of the community is the provision of adequate sites for housing. This is an important function of both the General Plan and zoning.

Program 1: Residential Sites Inventory

Planning and regulatory actions to achieve adequate housing sites are implemented through the Land Use Element, Zoning Code, and in some instances, development agreements. These regulatory documents provide for a variety of residential development types, ranging from lower-density single-family homes to higher-density apartments, condominiums, and mixed-use projects.

The City of Hawthorne received a RHNA of 1,734 units for the 2021-2029 planning period. After credits for constructed units (330) and approved/entitled units (30) are taken into consideration, the City has a remaining 2021-2029 RHNA of 1,374 units, including 419 extremely/very low-income, 204 low-income, 232 moderate-income, and 519 above moderate-income units.

The City must identify adequate sites with appropriate density and development standards to accommodate this RHNA. Without adjustments to the City's land use policies and zoning standards, the City would not be able to fully accommodate the remaining RHNA. As part of this Housing Element update, the City has identified candidate sites to be designated with a Housing Overlay. Detailed information on the candidate sites is provided in Appendix A.

As with the Housing Overlay, in order to fully accommodate its lower income RHNA (419 very low and 204 low-income units) the City will amend the permitted density in the Mixed-Use district of the Downtown Hawthorne Specific Plan from 24 dwelling units per acre to 30 dwelling units per acre.

With the land use policy and zoning amendments identified above, the residential sites inventory consists of approximately 61.56 acres of land designated in vacant and underutilized residential and mixed-use areas which allow for residential development at densities of 30 du/ac, with the potential to yield at least 1,300 new units. Construction of new accessory dwelling units (ADUs) will also add to the City's housing stock (229 units). Together, these resources have the capacity to accommodate at least 1,529 new units affordable to all income levels. These sites can accommodate the City's remaining RHNA allocation for all income levels through year 2029. The City will maintain an inventory of sites with residential development potential and provide it to prospective residential developers upon request.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Maintain and monitor the residential sites inventory to ensure sufficient sites remain to accommodate the RHNA allocation throughout the planning period. Receive and process development applications for residential projects.
Timeframe:	By October 15, 2023, amend the Zoning Code to (i) establish the Housing Overlay and (ii) increase the permitted density in the Mixed-Use district of the Downtown Hawthorne Specific Plan, in order to designate adequate candidate sites with the objective of meeting the

City’s remaining RHNA of 1,374 units. Annual monitoring and reporting throughout the planning period.

Program 2: Monitor Residential Capacity (No Net Loss)

The City will monitor the consumption of residential acreage (i.e. land identified with residential development potential), and review proposed General Plan amendments, Specific Plan amendments, Zoning Code amendments, and development projects to ensure an adequate inventory is available to meet the City’s 2021-2029 RHNA obligations.

To make certain sufficient residential development capacity is maintained, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863 and will make the findings required by that code section if a site is proposed for development with fewer units or at a different income level(s) than shown in the residential sites inventory. Should an approval of development result in a reduction of capacity below that needed to accommodate the remaining RHNA for lower income, moderate-income, or above moderate-income households, the City, and potentially the applicant (in accordance with State law), will identify and, if necessary, rezone sufficient sites within 180 days to accommodate the shortfall and ensure “no net loss” in capacity to accommodate the RHNA allocation, consistent with State law. Any rezoned site(s) will satisfy the adequate sites requirements of Government Code Section 65583.2 and will be consistent with the City’s obligation to affirmatively further fair housing.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Maintain adequate capacity to accommodate the City’s RHNA obligations at all income levels throughout the planning period. Report as required through the HCD annual report process.
Timeframe:	Ongoing implementation, at time of approval of a project on a site listed in the Housing Element, and annual reporting throughout the planning period.

Program 3: Public Property Conversion to Housing

The City will maintain a list of surplus city-owned lands, including identification of address, APN, General Plan land use designation, zoning, current use, parcel size, and status (surplus land or exempt surplus land). The City will work with nonprofits and public agencies to evaluate the feasibility of transferring surplus city-owned lands not committed to other City purposes for development of affordable housing by the private sector. The inventory will be updated annually in conjunction with the Annual Progress Report (Program 1). Any disposition of surplus lands will be conducted consistent with the requirements of Government Code Section 54220 et. seq.

Responsible Agencies:	Planning and Community Development Department; City Manager’s Office
Funding Sources:	General Fund and federal and state technical assistance grants
2021-2029 Objectives:	Collaborate with the development community, including affordable housing developers, to evaluate the viability of developing city-owned

land as affordable housing.

Timeframe: Annually

Program 4: Replacement of Affordable Units

Consistent with the requirements of Government Code Section 65583.2(g)(3), development projects on sites in the residential sites inventory (Appendix A) that have, or have had within the five years preceding the application, residential uses restricted with rents affordable to low or very low-income households or residential uses occupied by low or very low-income households, shall be conditioned to replace all such units at the same or lower income level as a condition of any development on the site, and such replacement requirements shall be consistent with Government Code Section 65915(c)(3).

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund; replacement costs to be borne by developer of any such site
2021-2029 Objectives:	For all project applications, identify need for replacement of affordable housing units and ensure replacement, if required, occurs.
Timeframe:	Ongoing

Program 5: Facilitate Affordable and Special Needs Housing Construction

The City will encourage and facilitate affordable housing construction and housing that addresses populations with special housing needs through financial assistance (when funding is available), removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following actions to encourage affordable housing production during the planning period:

- *Collaborate with Affordable Housing and Special Needs Housing Developers:* Affordable housing developers work to develop, conserve, and promote rental and ownership housing for lower income households. Special needs housing developers work to ensure housing opportunities are available that are accessible to and supportive of persons and households with special needs, such as persons with developmental disabilities. These developers can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Housing Element. The City will collaborate with affordable housing developers and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus). The City will proactively provide affordable housing developers with maps illustrating higher resource areas and areas with high levels of people-based and place-based opportunities in the City in order to highlight opportunities for new development to affirmatively further fair housing. In addition, developers will proactively be provided the list of housing sites identified in the residential sites inventory (Appendix A).
- *Regulatory Concessions and Incentives:* The City will work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and special needs housing. In a mid-size city like Hawthorne, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, density bonuses, reductions in required parking, fee reductions or deferral, expedited permit processing, and modified or waived development standards pursuant to Chapter 17.17 (Residential Density Bonus) of the Municipal

Code.

- *Low Income Housing Tax Credits (LIHTC)*: The City will assist developers in gaining funding for the development of affordable housing through the LIHTC program. Investors receive a credit against federal tax owed in return for providing funds to developers to build or renovate housing for low-income households. In turn, the capital subsidy allows rents to be set at below market rates.
- *Collaborate with Housing Developers to Support Large Families*: Developers of affordable and market rate housing can help address the special needs of the community's large families by providing a mix of unit types and sizes, including units with more than three bedrooms. The City will advise developers regarding the presence of larger families in Hawthorne and encourage them to evaluate the feasibility of including a higher proportion of units which are more than three bedrooms.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Monitor the City's existing affordable housing stock and support affordable housing developers in their efforts to develop new affordable units in Hawthorne. Monitor the City's options for special needs housing and likewise support special needs housing developers.
Timeframe:	Provide ongoing assistance to interested affordable housing and special needs housing developers.

Program 6: Mixed-Use Development

Mixed-use development will add residential units along major corridors and can provide significant opportunities for affordable housing development. In addition to providing for expanded residential development in higher-density settings, mixed-use developments will help the City achieve greenhouse gas reductions through reduced vehicle trips. Furthermore, mixed-use developments can be transformative projects that become the catalyst for the revitalization of a larger area. The City will undertake the following actions to encourage mixed-use development during the planning period:

- Facilitate the development of residential units in mixed-use districts by providing technical support for lot consolidation, streamlined permit processing, regulatory concessions or incentives, fee waivers and fee deferrals, assistance with on and off-site improvements, and financial assistance (where feasible). The City will establish specific and objective criteria for mixed-use site plan reviews and will target development densities as estimated in the Housing Element.
- Play a proactive role in development of mixed-use areas by pursuing strategic partnerships with developers, lenders, and property owners to ensure the development of housing at appropriate densities and the inclusion of affordable housing units.
- Monitor development interest, inquiries, and progress towards mixed-use development and affordable housing creation. Periodically re-evaluate approach and progress. Should monitoring reveal a shortfall in residential and affordable residential uses in mixed use developments, the City will consider additional incentives and approaches (including examination of development standards) to ensure the City satisfies its identified housing need (RHNA).

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund and other sources

2021-2029 Objectives:	Support the development of mixed-use projects along transit corridors.
Timeframe:	Ongoing implementation with annual monitoring.

Program 7: Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs) and junior accessory dwelling units (JADUs) help meet the City's housing needs for all income levels and also provide a housing resource for seniors, students, and low and moderate-income households throughout the entire Hawthorne community, not just in any single geographic area. The City will continue to apply Zoning Code regulations that allow ADUs and JADUs (also known as second units or granny flats) by right in all residential zones, in accordance with State law. The City will amend the ADU ordinance as necessary based on future changes to State law and work with HCD to ensure continued compliance with the law. The City will also continue to monitor the extent of ADU production to ensure that the Housing Element goals can be met.

While the City will promote the opportunity for residents to develop ADUs throughout Hawthorne, the City is especially focused on promoting the development of ADUs that are affordable to lower income and moderate-income households. To the extent feasible, the City will survey ADU owners/builders to determine if they will be affordable to lower or moderate-income households. The City will ask ADU applicants to voluntarily share the unit's intended rental rate (if applicable) to track the supply of affordable ADUs in the City. Additionally, by the end of 2023, the City will identify and evaluate potential incentives (if any) to encourage production of affordable ADUs, particularly in higher resource areas (as described in the Affirmatively Furthering Fair Housing chapter of the Housing Element), and present potential strategies to implement those incentives to the Planning Commission and/or City Council during the planning period. To further strengthen the potential for ADU development in higher opportunity areas, the City will conduct targeted outreach in these areas such as meeting with HOAs in higher opportunity areas and posting educational social media advertisements on location-based platforms like Nextdoor.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Support the development of accessory dwelling units in neighborhoods throughout the City.
Timeframe:	Survey ADU owners/builders to determine affordability and update ADU application to inquire about affordability level (2021-2022); identify and evaluate potential incentives to encourage production of affordable ADUs (2022-2023); present findings to the City's Planning Commission and/or City Council (2023); implementation and annual reporting throughout the planning period via the Housing Element Annual Progress Report (continuous).

Housing and Supportive Services for Special Needs Populations (Goal 1: Housing Opportunities)

Program 8: Density Bonus Implementation

The City will provide for density bonuses consistent with State law for all projects proposing to construct affordable housing. A density bonus functions on a sliding scale, where the level of density bonus and number of development incentives vary according to the number and type of affordable housing units to be provided. The City will monitor State law updates that impact density bonuses and will update local plans and programs as necessary.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Review the current density bonus ordinance to ensure compliance and consistency with Government Code Sections 65400 and 65915. Promote the use of density bonus incentives and provide technical assistance to developers in utilizing the density bonus to maximize feasibility and meet local housing needs.
Timeframe:	Ongoing

Program 9: Multi-Family Acquisition and Rehabilitation

The City will work with qualified Community Housing Development Organizations (CHDOs) to acquire and rehabilitate multifamily rental units as affordable housing.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	HOME
2021-2029 Objectives:	<ul style="list-style-type: none"> • Acquire and rehabilitate two rental units annually, targeting for occupancy by extremely low and very low-income households. • Support applications by CHDOs for additional state and federal funding to pursue the acquisition and rehabilitation of larger multifamily rental housing.
Timeframe:	Ongoing

Program 10: California Accessibility Standards Compliance Program

The City will continue to ensure that all construction projects requiring building permits comply with the State of California accessibility standards. The City will provide technical assistance as part of the building permit review process to assist property owners and contractors in understanding this law and related requirements applied to new development and/or retrofit or rehabilitation projects for public, residential, or commercial structures. The City will also provide a link on the City website to the Division of the State Architect's web page that provides various access compliance reference materials, including an advisory manual and answers to frequently asked questions.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Assure housing units accommodate residents with disabilities.
Timeframe:	Ongoing implementation; updates to the City's website by February 15, 2022

Rental Assistance and Conversion (Goals 1 and 2: Affordable Housing Opportunities)

Market rents in Hawthorne are at a level which significantly limits the supply of housing affordable to very low-income households. Rental subsidies are necessary to prevent many of the City's very low-income residents from spending upwards of 30% of their incomes on housing costs, and over-extending themselves financially. In addition to rent subsidies, actions to preserve the low-income housing projects in Hawthorne

at-risk of converting to market rate will be necessary to maintain their affordability and not reduce affordable housing units available in the community.

Program 11: Rental Assistance

The Federal Housing Choice Voucher rental assistance program provides rental subsidies to extremely low and very low-income families (i.e. those earning up to 50% AMI) and elderly who spend more than 30% of their income on rent. The subsidy represents the difference between the excess of 30% of a recipient's monthly income and the actual rent. Rent subsidies can be used to pay for mobile home park space rents.

The City's Housing Department will promote the program to all residents while placing an emphasis on the City's special needs populations, including seniors, persons with disabilities, large families, and female-headed households, with the goal of assisting an average of approximately 1,160 extremely low and very low-income households annually during the planning period. Through other programs included in the Housing Plan, the City will educate the community on the importance of integrating affordable housing throughout all geographic areas of the City to help create balanced and integrated neighborhoods.

Responsible Agencies:	Housing Department
Funding Sources:	U.S. Department of Housing and Urban Development (HUD) Housing Choice Vouchers
2021-2029 Objectives:	An average of 1,160 Hawthorne households were assisted by this program annually during the prior planning period. The objective is to place a special emphasis on promoting the program to the City's special needs populations, and maintain this level of assistance as allowed by the federal budget.
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

Program 12: Preservation of Existing Affordable Units

In order to meet the housing needs of all economic groups in Hawthorne, the City must develop programs to minimize the loss of housing units available to lower income households. As of August 2021, the City's affordable housing inventory consisted of 614 deed-restricted units, of which only three units were at risk of converting to market rate rents during the planning period.

The City will work with property owners, interest groups, and the State and federal governments to conserve the City's affordable housing stock through implementation of the following programs:

- **Monitor Units at Risk:** Maintain contact with providers and owners to monitor the status of existing and future affordable units.
- **Work with Owners:** Provide technical assistance to owners of properties with at-risk units by identifying funding sources and supporting grant or tax credit applications for the extension of affordability covenants.
- **Work with Potential Purchasers:** Where feasible, provide technical assistance to public and non-profit agencies interested in purchasing and/or managing properties that include units at risk.
- **Tenant Education:** The California Legislature extended the noticing requirement of at-risk units opting out of low-income use restrictions to one year. Should a property owner pursue conversion of the units to market rate, the City will strive to ensure that tenants are properly noticed and informed of their rights and that they are eligible to receive Housing Choice Vouchers that would enable them to stay in their units, should they receive one.

Responsible Agencies:	Planning and Community Development Department; Housing Department
Funding Sources:	General Fund, CDBG, HOME, Housing Choice Voucher Program
2021-2029 Objectives:	Work with property owners, interest groups, and the State and federal governments to preserve the City's affordable housing stock.
Timeframe:	Ongoing implementation and annual monitoring and reporting throughout the planning period. Within 60 days of notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (https://www.hcd.ca.gov/policy-research/preserving-existing-affordable-housing.shtml), and educate tenants of their rights.

Preservation and Maintenance (Goal 3: Preserve Existing Housing Stock)

The majority of the City's housing stock is in good condition; however, it is important for the City to provide programs that ensure the continued maintenance of the housing stock.

Program 13: Single-Family Residential Rehabilitation Program

Subject to the availability of funding, the City may provide housing rehabilitation assistance to low and moderate-income homeowners to make exterior home improvements through a loan program for owner-occupied single-family detached and attached homes and mobile home units. Eligible repairs include roofing, windows, exterior and interior painting, plumbing, electrical, energy/weatherization, garage doors, and other common home repairs, as well as accessibility improvements. City staff will research and identify new funding sources through federal assistance, grants, and collaborations to assist with financing rehabilitation of the existing housing stock.

Responsible Agencies:	Community and Economic Development Department
Funding Sources:	CDBG or other grant funding sources
2021-2029 Objectives:	<ul style="list-style-type: none"> • The Housing Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households. • Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. • Identify and secure additional funding sources.
Timeframe:	Ongoing

Program 14: Code Enforcement

The City's code enforcement program implements a comprehensive approach to property and neighborhood improvement to ensure building safety, property maintenance, and the integrity of residential neighborhoods. The City will identify and prioritize target areas where the rehabilitation of housing units is most needed. The City will provide financial incentives, identify funding options and apply for grant funds if any and when they become available, and services to property owners in identified target areas to provide opportunities for maintenance and rehabilitation.

Responsible Agencies:	Planning and Community Development Department
-----------------------	---

Funding Sources:	General Fund, CDBG
2021-2029 Objectives:	Continue to enforce applicable sections of the Hawthorne Municipal Code, including property maintenance standards and the California Building Code. Identify and prioritize target areas.
Timeframe:	Ongoing enforcement; identify and prioritize target areas (2021-2022).

Program 15: Energy Conservation and Energy Efficiency Opportunities

The City will continue to implement energy-efficient measures for new construction and rehabilitation projects, including the California Green Building Standards Code (CALGreen). Information regarding the City's energy-efficiency standards and available programs to assist homeowners and property owners, including those identified in the Housing Element Background Report, will be made available on the City's website and at the permit counter. In addition to promoting the programs citywide, the City will target special advertisements and education to the City's lower income census tracts to explain available programs and potential long-term utility cost savings.

The City will review the General Plan to determine if updates are needed to support and encourage energy-efficiency in existing and new housing, especially in areas of the City with higher (worse) CalEnviroScreen scores, which may suffer from elevated levels of environmental burdens. If updates are necessary, amend the General Plan to support this program.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Improve energy-efficiency in new and existing development and promote available programs and benefits to all City residents, especially lower income residents.
Timeframe:	Ongoing implementation; review the General Plan to determine if updates are appropriate no later than December 2022 and complete updates, if needed, no later than December 2023.

Removal of Housing Constraints (Goal 4: Minimize Governmental Constraints)

State law requires the Housing Element to address, and where appropriate and legally possible, remove constraints affecting the maintenance, improvement, and development of housing. The following programs are designed to lessen governmental and nongovernmental constraints on housing development during the planning period.

Program 16: Monitor Changes in Federal and State Housing, Planning, and Zoning Laws

The City will continue to monitor federal and state legislation that could impact housing and comment on, support, or oppose proposed changes or additions to existing legislation, as well as support new legislation when appropriate. Furthermore, while Program 21 addresses specific constraints identified in this Housing Element, the City will continue to, at least annually, monitor its development processes and zoning regulations to identify and remove any housing constraints and endeavor to minimize governmental constraints to the development, improvement, and maintenance of housing.

Responsible Agencies:	Planning and Community Development Department; City Manager's Office
-----------------------	--

Funding Sources:	General Fund
2021-2029 Objectives:	Monitor state and federal legislation as well as City development processes and zoning regulations to identify and remove constraints to housing.
Timeframe:	Ongoing implementation and annual reporting throughout the planning period.

Program 17: Zoning Code Amendments - Housing Constraints

The City shall update the Zoning Code to remove constraints to housing development and ensure the City's standards and permitting requirements are consistent with State law. The update shall address the following:

- A. **Low Barrier Navigation Centers:** The Zoning Code will be updated to define and permit low barrier navigation centers consistent with the requirements of Government Code Sections 65660 through 65668, including treating low barrier navigation centers as a by-right use in areas zoned for mixed-use and nonresidential zones permitting multifamily uses (if applicable).
- B. **Transitional and Supportive Housing:** The Zoning Code will be revised to ensure that transitional and supportive housing are allowed in residential and mixed-use zones subject to the same standards as a residence of the same type in the same zone consistent with Government Code Section 65583(c)(3), and to allow eligible supportive housing as a by-right use in zones where multifamily and mixed uses are permitted pursuant to Government Code Sections 65650 through 65656.
- C. **Residential Care Facilities:** The Zoning Code will be amended to fully address small and large residential care facilities consistent with State law. This program is also a carryover from the 2014-2021 Housing Element.
- D. **Streamlined and Ministerial Review for Eligible Affordable Housing Projects:** The Zoning Code will be updated to ensure that eligible multifamily projects with an affordable component are provided streamlined review and are only subject to objective design standards consistent with relevant provisions of SB 35 and SB 330 as provided by applicable sections of the Government Code, including but not limited to Sections 65905.5, 65913.4, 65940, 65941.1, 65950, and 66300. State law defines objective design standards as those that "involve no personal or subjective judgement by a public official and are uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant and public official prior to submittal."

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund
2021-2029 Objectives:	Ensure that the City's Zoning Code is consistent with State law and update the Zoning Code as needed to comply with future changes.
Timeframe:	Zoning Code Amendments adopted by December 2022.

Equal Housing Opportunity (Goal 5: Affirmatively Further Fair Housing)

Program 18: Fair Housing Services

Hawthorne currently contracts with the Housing Rights Center (HRC) for the provision of fair housing

services, and the City will continue to contract with a fair housing services provider to provide fair housing services for the duration of the planning period. Services offered include bilingual fair housing enforcement and education, landlord/tenant counseling, mediation, and homebuyer HUD counseling which includes first-time homebuyer education and mortgage default counseling.

The City monitors and attempts to minimize discriminatory housing practices with the assistance of the Housing Rights Center. Funding to HRC is provided annually from the City's CDBG funding allocation. HRC actively counsels residents on landlord/tenant issues to help minimize discriminatory housing acquisition policies and practices. In addition to providing educational workshops to our residents, the organization advocates fair housing rights on behalf of residents. The City will continue to maintain the link on the City's website providing information about fair housing services. The City will also work with its fair housing services provider to identify any specific geographic areas in the City that have higher levels of discrimination claims and will target outreach and education to these areas.

To help address fair housing issues at local and regional levels, the City will continue efforts to mitigate impediments identified in the Regional Analysis of Impediments to Fair Housing Choice.

Responsible Agencies:	City of Hawthorne; fair housing services provider
Funding Sources:	CDBG
2021-2029 Objectives:	Support fair housing services provider and efforts to minimize discriminatory housing practices.
Timeframe:	Annual allocation of funds to fair housing services provider. Annual monitoring and reporting throughout the planning period through the Housing Element Annual Progress Report (APR) and the Consolidated Annual Performance and Evaluation Report (CAPER).

Program 19: Affirmatively Furthering Fair Housing Outreach and Coordination Program

Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers. This program addresses the fair housing issues of education and outreach, integration/segregation, and access to opportunity. Efforts will begin immediately and may include, but not be limited to:

Education and Outreach

- Provide public information and brochures regarding fair housing/equal housing opportunity requirements including how to file a complaint and access the investigation and enforcement activities of the State Fair Employment and Housing Commission. This information will be made available on the City's website and at City Hall. This information will be reviewed annually to ensure that any materials, links, and information provided are up-to-date.
- City staff will serve as liaison between the public and appropriate agencies in matters concerning housing discrimination within the City. City staff will refer discrimination complaints to the City's fair housing services provider.
- Provide annual training to City staff, including through coordination with local advocacy groups or the fair housing services provider, on how to receive, log, refer, and follow-up on fair housing complaints. If resolution is not obtained for any complaints, refer complaint to HCD to ensure that affordable housing laws are actively enforced.

- Provide a biennial fair housing update to the City Council.
- Provide annual public service announcements, through coordination with HCD, via different media (e.g., newspaper ads, public service announcements on local radio and television channels, the City’s website, or the City’s social media accounts).
- Provide fair housing literature to schools, libraries, and post offices. This information is available via the City’s fair housing services provider and will be reviewed annually to ensure that the posters and literature being provided are up-to-date.

Integration/Segregation

- Coordinate with local organizations, through Community Action Agency, Continuum of Care, and Housing Department efforts, to encourage, expand, and publicize fair housing requirements as part of programs that provide rental assistance to lower income households.
- On an ongoing basis, and at least annually, review land use and planning proposals, including development proposals, General Plan amendments, master planning efforts for parks, recreation, infrastructure, and other facilities and amenities, to ensure that the City is replacing segregated living patterns with integrated and balanced living patterns, where applicable and feasible, and work to transform racially and ethnically concentrated areas of poverty into areas of opportunity without displacement.

Access to Opportunity

- Provide assistance to aid alleged victims of violence or discrimination in obtaining access to appropriate state or federal agency programs.
- On an ongoing basis, actively recruit residents from neighborhoods of concentrated poverty to serve or participate on boards, committees, and other local government bodies as positions are made available due to the regular appointment process or vacancies.
- On an annual basis, provide education to the community on the importance of participating in the planning and decision-making process and completing Census questionnaires.

Responsible Agencies: Planning and Community Development Department; Housing Department

Funding Sources: General Fund

2021-2029 Objectives: Facilitate equal and fair housing opportunities by implementing actions to affirmatively further fair housing and opportunities for all persons regardless of race, religion, sex, age, marital or familial status, ancestry, national origin, color, disability, or other protected characteristics through provision of information, coordination, and education on fair housing law and practices to residents, landlords, and housing developers.

Timeframe: Ongoing outreach and coordination, beginning immediately; annual review of fair housing educational information to ensure that the most recent information provided by the City’s fair housing services provider is being disseminated; annual presentations and media outreach.

Program 20: Economic Displacement Risk Analysis

Economic displacement can occur when new development, particularly residential development, changes the market conditions in an existing area so much that current residents can no longer afford to live there.

The City of Hawthorne can reduce the impact of economic displacement when it occurs by preventing practices that increase or enable displacement. To determine if market-force economic displacement is occurring due to development of new housing, increased housing costs, or other factors, the City will conduct an analysis to determine if individuals and families may be displaced as a result of new residential development in the City’s mixed-use areas. The analysis will consider gentrification locally and will assess how new development and community investments may potentially influence displacement. If this study shows that displacement is expected as a result of new development in the City’s mixed-use areas, the City will develop an action program based on the identified causes of displacement, including specific actions to monitor and mitigate displacement. Annual review of the action program may result in modifications to further reduce displacement risk. This program addresses the fair housing issue of disproportionate housing needs, including displacement risk.

Responsible Agencies:	Planning and Community Development Department
Funding Sources:	General Fund, grant funding
2021-2029 Objectives:	Understand the potential for market-force economic displacement and consider programs to address the issue, if necessary.
Timeframe:	Conduct analysis by December 31, 2023 and establish resulting programs (if any) by December 31, 2024. Ongoing implementation and reporting throughout the planning period through the Housing Element Annual Progress Report (APR).

4. Quantified Objectives

State law requires the Housing Element to include quantified objectives for the maximum number of units that can be constructed, rehabilitated, or conserved. Policies and programs in the Housing Element establish the strategies to achieve these objectives. The City's quantified objectives are described under each program, and represent the City's best effort in implementing each of the programs. Assumptions are based on past program performance and funding availability, construction trends, land availability, and future programs that will enhance program effectiveness and achieve full implementation of the City's housing goals.

The new construction objectives shown in Table 1 are based on the City's RHNA for the 2021-2029 planning period for lower income, moderate-income, and above moderate-income housing, historic trends, and expectations for new ADUs. Rehabilitation and conservation objectives are based on specific program targets, including such programs as use of the City's Single-Family Residential Rehabilitation Program and Housing Choice Voucher Program.

Table 1 below summarizes the City's quantified objectives for housing during the 2021-2029 planning period.

TABLE 1: QUANTIFIED OBJECTIVES 2021-2029

Income Category	New Construction Objectives	Rehabilitation Objectives	Conservation/Preservation Objectives
Extremely Low (0% - 30% AMI)	222	--	3
Very Low (31% - 50% AMI)	223	--	
Low (51% - 80% AMI)	204	40	
Moderate (81% - 120% AMI)	249	40	--
Above Moderate (>120% AMI)	836	--	--
Totals	1,734	80	3

This page intentionally left blank.

PUBLIC DRAFT



PART 2: BACKGROUND REPORT

Public Review Draft
October 2021

This page intentionally left blank.

PUBLIC DRAFT

TABLE OF CONTENTS

1.	2021-2029 Housing Element Background Report Introduction	4
2.	Accomplishments Under 5th Cycle Housing Element	6
2A.	Review of 2013-2021 Housing Element	6
2B.	Housing Production During 5th Cycle RHNA Period	6
2C.	Appropriateness and Effectiveness of 2013-2021 Housing Element	7
3.	Housing Needs Assessment	16
3A.	Introduction and Background	16
3B.	Population Trends and Characteristics	16
3C.	Household Characteristics	20
3D.	Income	22
3E.	Housing Characteristics	25
3F.	Housing Costs	28
3G.	Future Housing Needs	35
3H.	Special Needs Groups	35
3I.	Units At-Risk of Conversion	44
3J.	Estimates of Housing Need	47
4.	Constraints	49
4A.	Governmental Constraints	49
4A.1	Land Use Controls	49
4A.2	Development Review Process	61
4A.3	Development Fees	66
4B.	Non-Governmental Constraints	68
4C.	Environmental Constraints	70
4D.	Infrastructure Constraints	71
5.	Resources	73
5A.	Regional Housing Needs Allocation (RHNA)	73
5B.	Residential Sites Inventory	76
5C.	Administrative and Financial Resources	88
5D.	Opportunities for Energy Conservation	96
6.	Affirmatively Furthering Fair Housing (AFFH)	98
6A.	Assessment of Fair Housing	98
6B.	Summary of Fair Housing Issues	139
6C.	Contributing Factors, Goals, and Actions/Programs	140

LIST OF TABLES

Table 2-1: Regional Housing Needs Allocation - 5th Cycle Progress	7
Table 2-2: Evaluation of the 2013-2021 Housing Programs	8
Table 3-1: Population Trends - Hawthorne and Neighboring Jurisdictions	17
Table 3-2: Population by Age (2019)	17
Table 3-3: Race and Ethnicity (2019)	18
Table 3-4: Job Growth and Employment Status	18
Table 3-5: Jobs by Industry (2019)	19
Table 3-6: Jobs by Occupation (2019)	19
Table 3-7: Travel Time to Work (2019)	20

Table 3-8: Commute Method (2019)	20
Table 3-9: Households by Tenure and Age (2019)	21
Table 3-10: Household Size by Tenure (2019)	22
Table 3-11: Meidan Household and Per Capita Income	22
Table 3-12: Household Income for All Households and by Tenure (2019)	23
Table 3-13: Households by Income Group (2017)	23
Table 3-14: Housing Stock by Type and Vacancy (2020)	25
Table 3-15: Vacancy by Type (2019)	26
Table 3-16: Housing Stock Conditions (2019)	26
Table 3-17: Overcrowding by Tenure (2019)	27
Table 3-18: Household Size by Tenure (2019)	28
Table 3-19: Number of Bedrooms by Tenure	28
Table 3-20: Homes for Sale (March 2021)	28
Table 3-21: Rental Costs (2019)	29
Table 3-22: Median Rent by bedrooms (2021)	30
Table 3-23: State Income Limits - Los Angeles County (2020)	30
Table 3-24: Housing Affordability by Income Group	31
Table 3-25: Households by Income Level and Overpayment (2017)	33
Table 3-26: Deed Restricted Affordable Housing Units	34
Table 3-27: Regional Housing Needs Allocation - 6 th Cycle	35
Table 3-28: Senior Population and Households (2010 & 2019)	36
Table 3-29: Householder Age by Tenure (2019)	36
Table 3-30: Disabilities by Disability Type (2019)	38
Table 3-31: Disabled Persons by Employment Status (2019)	38
Table 3-32: Developmentally Disabled Persons by Residence Type (2019)	39
Table 3-33: Median Income By Household Size (2019)	40
Table 3-34: Household Size versus Bedroom Size by Tenure (2019)	40
Table 3-35: Families and Female Householder with Children Under 18 (2019)	41
Table 3-36: Homelessness in Hawthorne - 2016-2020	43
Table 3-37: Homeless Facilities (2020)	43
Table 3-38: Facilities and Services for the Homeless	44
Table 3-39: Summary of at-Risk Subsidized Housing Units	46
Table 3-40: Summary of Needs	48
Table 4-1: General Plan Residential Land Use Designations	50
Table 4-2: Residential Development Standards - Green Line Mixed-Use Specific Plan	51
Table 4-3: Permitted Residential Uses by Zone	52
Table 4-4: ADU and JADU Development Standards	54
Table 4-5: Basic Residential Development Standards	59
Table 4-6: Minimum Floor Area	59
Table 4-7: Residential Parking Requirements	60
Table 4-8: Typical Permit Processing Times and Reviewing Body	63
Table 4-9: Development Project Processing Fees (Effective 07/01/2020)	67
Table 4-10: Residential Building Permit Fees	68
Table 4-11: Residential Fee Comparison	68
Table 5-1: RHNA 2021-2029	73
Table 5-2: Credits Towards the RHNA	74
Table 5-3: Remaining 6th Cycle RHNA	76
Table 5-4: Capacity Adjustment Factors for Mixed-Use Overlay Zones	79
Table 5-5: Opportunity Sites	82
Table 5-6: Sites Inventory Summary	87

Table 5-7: Funding Sources for Affordable Housing Activities	90
Table 6-1: Race/Ethnicity by Census Tract (2020).....	99
Table 6-2: Racial/Ethnic Dissimilarity Index.....	104
Table 6-3: RHNA Units by Racial/Ethnic Minority Concentration.....	105
Table 6-4: RHNA Units by Percent of Children in Female-Headed Households.....	108
Table 6-5: Domains and list of Indicators for Opportunity Maps.....	119
Table 6-6: TCAC Opportunity Map Scores by Tract	120
Table 6-7: RHNA Units by CalEnviroScreen Score	129
Table 6-8: Summary of Fair Housing Issues	139
Table 6-9: Fair Housing Issues and Actions.....	140

LIST OF FIGURES

Figure 3-1: Percentage of Families & People Living in Poverty (2019)	24
Figure 3-2: Median Home Price Trends Hawthorne	29
Figure 5-1: Housing Opportunity Sites	86
Figure 6-1: Census Tract Boundaries.....	100
Figure 6-2: Diversity Index.....	101
Figure 6-3: Housing Choice Vouchers	103
Figure 6-4: Racial/Ethnic Minority Concentrations (2010).....	106
Figure 6-5: Racial/Ethnic Minority Concentrations (2018).....	107
Figure 6-6: Children in Married Couple Households and RHNA Sites	109
Figure 6-7: Children in Female-Headed Households and RHNA Sites	110
Figure 6-8: Concentration of Persons with Disabilities.....	112
Figure 6-9: Concentration of LMI Households - Regional Perspective	114
Figure 6-10: Concentration of LMI Households	115
Figure 6-11: Racially/Ethnically Concentrated Areas of Poverty (R/ECAPS)	116
Figure 6-12: White Majority Population	117
Figure 6-13: Median Income by Block Group.....	118
Figure 6-14: TCAC Opportunity Areas by Tract and RHNA Sites	121
Figure 6-15: TCAC Opportunity Areas - Economic Score	123
Figure 6-16: TCAC Opportunity Areas - Education Score.....	125
Figure 6-17: Jobs Proximity Index by Block Group.....	127
Figure 6-18: High Quality Transit Areas (HQTAs).....	128
Figure 6-19: TCAC Opportunity Areas - Environmental Score	130
Figure 6-20: CalEnviroScreen 4.0 Score and RHNA Sites	131
Figure 6-21: Overpaying Homeowners	133
Figure 6-22: Overpaying Renters	134
Figure 6-23: Overcrowded Households.....	136
Figure 6-24: Displacement Risk	138

1. 2021-2029 Housing Element Background Report Introduction

Incorporated in 1922, the City of Hawthorne is located in the South Bay region of Los Angeles County, near the Pacific Ocean and within close proximity to downtown Los Angeles. The City of Hawthorne is a highly urbanized community of approximately 87,500 residents within a six square mile area. Surrounding communities include Inglewood and the Los Angeles County unincorporated area of Lennox to the north, Gardena to the east, Lawndale to the south, and El Segundo to the west. Nicknamed the “Hub of the South Bay”, Hawthorne is well-connected to several regional transportation systems, including the San Diego (I-405), Harbor (I-110), and Glenn Anderson (I-105) freeways. No unincorporated islands are located within the City.

Hawthorne experienced the majority of its population and housing growth after World War II, fueled by rapid growth in the aviation and commercial industries. However, the City was heavily impacted by both the regional recession in the early 1990s and the Great Recession in the late 2000s that curbed job and housing growth during those periods. Nonetheless, Hawthorne continued to have a steady increase in population, growing to close to 87,500 by 2020.

The ethnic makeup of Hawthorne residents has changed over time. By 2000, Hispanics became the largest ethnic group in the City and now represent 54.8% of the population (2019).

Housing in Hawthorne offers a variety of housing types. The majority of homes in Hawthorne (66%) consist of multifamily homes, with 29% being comprised of single-family detached homes, and approximately 4% consisting of attached units. Between 1990 and 2000, very limited residential development occurred in the City, due in large part to the recession during the late 1990s. As the economy recovered between 2000 and 2006, the housing market in Hawthorne also improved, with major developments being constructed. However, the market downturn at the end of the 2000s yet again substantially impacted housing growth in the City.

State Housing Law (Government Code Section 65583) requires that a “housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, and mobile homes, and shall make adequate provision for the existing and projected needs of all economic segments of the community.” This report is an update of the City’s 2013-2021 Housing Element (5th Cycle), adopted in February 2014.

The assessment and inventory must include all of the following:

- Analysis of population and employment trends, documentation of projections, and a quantification of the locality's existing and projected housing needs for all income levels. Such existing and projected needs shall include the locality's share of the regional housing need in accordance with Section 65584 of the Government Code.
- Analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.
- An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship between zoning, public facilities, and city services to these sites.
- Analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, local processing and permit procedures, and any locally adopted ordinances that directly impact the cost and supply of residential development.

- Analysis of potential and actual non-governmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, the cost of construction, requests to develop housing at densities below the minimum densities in the inventory of sites, and the length of time between receiving approval for a housing development and submittal of an application for building permits that hinder the construction of a locality's share of the regional housing need.
- Analysis of any special housing needs, such as those of the elderly, disabled, including developmentally disabled, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter.
- Analysis of opportunities for energy conservation with respect to residential development.
- Analysis of existing assisted multifamily rental housing developments that are eligible to change from low-income housing to market-rate during the next 10 years.

The Background Report of this Housing Element identifies the nature and extent of Hawthorne's housing needs, including those of special populations, potential housing resources (land and funds), potential constraints to housing production, and energy conservation opportunities. By examining the City's housing needs, resources, and constraints, the City can determine a plan of action for providing adequate housing. This plan is presented in the Housing Plan, which is the policy component of the Housing Element. In addition to identifying housing needs, this Background Report also presents information regarding the setting in which these needs occur. This information is instrumental in providing a better understanding of the community, which in turn is essential for the planning of future housing needs.

Since the update of the City's prior Housing Element in 2014, statutory changes have occurred that must be included in the 2021-2029 Hawthorne Housing Element (6th Cycle). These laws have been incorporated in the appropriate sections throughout this Background Report as well as in its accompanying Policy Document.

2. Accomplishments Under 5th Cycle Housing Element

The following section reviews and evaluates the City's progress in implementing the 2013-2021 Housing Element. It reviews the results and effectiveness of programs, policies, and objectives from the previous Housing Element planning period, which covered 2013 through 2021. This section also analyzes the difference between projected housing need and actual housing production.

2A. Review of 2013-2021 Housing Element

The 2013-2021 Housing Element program strategy focused on the implementation of policies and programs to conserve and improve the condition of the existing affordable housing stock; assist in the development of adequate housing to meet the needs of low and moderate-income households; remove, to the extent feasible, constraints to the development, improvement, and preservation of housing; identify adequate housing sites made available through appropriate zoning and development standards to facilitate and encourage the development of a variety of housing types for all residents; and assure equal housing opportunity for all residents. The 2013-2021 Housing Element identified the following goals:

Goal 1: Maintenance and Preservation

Provide a variety of types and adequate supply of housing to meet the existing and future needs of the community.

Goal 2: Provision of a Variety of Housing Types

Provide opportunity for increasing the supply of affordable housing in the City, with special emphasis on housing for special needs groups.

Goal 3: Removal of Constraints

Minimize the impact of governmental constraints on housing construction and cost.

Goal 4: Provision of Adequate Sites for Residential Development

Provide adequate residential sites through appropriate land use designation and zoning to accommodate the City's share of regional housing needs.

Goal 5: Equal Housing Opportunity

Promote equal opportunity for all residents to reside in the housing of their choice.

2B. Housing Production During 5th Cycle RHNA Period

The City's 5th Cycle Housing Element addressed housing needs for Hawthorne from October 15, 2013 through October 15, 2021. Note, however, that the 5th Cycle Regional Housing Needs Allocation (RHNA) projection period adopted by the Southern California Association of Governments (SCAG) began on January 1, 2014 and concludes on October 1, 2021. Hence, there was a slight offset between the 5th Cycle Housing Element planning period and the 5th Cycle RHNA projection period.

Table 2-1 shows the total number of housing units built in the City during the 5th Cycle RHNA period and compares these units with the units required to be accommodated pursuant to the City's Regional Housing Needs Allocation. Housing development in Hawthorne during the 5th Cycle surpassed the City's RHNA allocation in terms of total units; however, housing production fell short in the extremely low, very low, and moderate-income categories as shown in Table 2-1.

During the 2014-2021 RHNA period, 834 units were constructed in the City, including 643 above moderate, market-rate dwelling units, 55 moderate-income units, and 127 units affordable to low-income households. Overall, the 2013-2021 Housing Element provided programs that were effective in housing production just as the City was emerging out of the housing crisis of the late 2000s.

TABLE 2-1: REGIONAL HOUSING NEEDS ALLOCATION - 5TH CYCLE PROGRESS

Status	Extremely Low	Very Low	Low	Moderate	Above Moderate	TOTAL
RHNA Allocation	85	85	101	112	300	683
Built	0	9	127	55	643	834
<i>Remaining Allocation</i>	85	76	0	57	0	218

Sources: City of Hawthorne 2013-2021 Housing Element; 2020 General Plan Annual Progress Report

2C. Appropriateness and Effectiveness of 2013-2021 Housing Element

While the majority of goals, policies, and programs included in the 2013-2021 Housing Element continue to be appropriate to address the City's housing needs, the Housing Plan has been updated to provide clearer guidance and more specific direction to encourage affordable and special needs housing production. The Housing Plan has also been updated to streamline programs and facilitate implementation, and to include a matrix that makes it easier to identify the applicability and timing of programs. In order to facilitate implementation of the Housing Plan and tracking of programs, the housing programs are presented in a user-friendly table.

As part of its Housing Element update effort, the City carefully evaluated the effectiveness of its existing housing programs, as discussed in Table 2-2. Based on this evaluation and community input, the City has found that most of the housing programs in the 2013-2021 Housing Element have been effective and will be included in the 2021-2029 Housing Plan, with revisions to address specific housing needs, constraints, or other concerns identified as part of this update, and to affirmatively further fair housing. The City implemented many of the housing programs in the last several years and anticipates that the revisions included in the Housing Plan will further encourage affordable and special needs housing production.

Since adoption of the Housing Element in 2014, the City has used various funding sources, including CDBG and HOME funds, for housing rehabilitation programs and to provide fair housing services as well as services to special needs and at-risk populations (homeless, persons at risk of homelessness). During the planning period, the City provided 56 housing rehabilitation loans to lower income households. Due to the limited amount of funds available on an annual basis, it can require several years of accrued funds to assist a single project.

New extremely low and very low-income housing and special needs housing development did not occur due primarily to a lack of available local and state funds to encourage or incentivize the development of such housing. State and federal funds for lower income housing are very limited and extremely competitive to receive.

The Housing Plan included in this 2021-2029 Housing Element includes modifications to make programs more effective, clarify objectives, and ensure that the programs are implementable. See the Housing Plan for the goals, policies, and programs of this Housing Element.

While the City took several significant steps to promote housing during the prior planning period, the experience of most communities throughout the state demonstrates that it is very difficult for local governments to meet their fair share housing goals for lower and moderate-income housing (i.e. the RHNA allocation) when working alone. All cities, including Hawthorne, have limited financial and staffing resources and require substantial state and/or federal assistance, which has not been available at the levels necessary to support the City's housing needs, or for-profit and non-profit housing developers and agencies. As discussed below, the City has evaluated the success of existing programs to support the development of affordable housing, and has added new programs to the Housing Plan to address this objective.

TABLE 2-2: EVALUATION OF THE 2013-2021 HOUSING PROGRAMS

Program	Accomplishments
1. Maintenance and Preservation of the Housing Stock	
<p>Program 1: Single-Family Residential Rehabilitation Program: This program provides low interest loans to lower income homeowners for the preservation of decent, safe and sanitary housing considered necessary to eliminate blight and to correct building and code violations.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> The Housing Rehabilitation Program will assist approximately 10 housing units annually for a total of 80 households. Continue to provide information regarding this program through brochures displayed at City Hall, the Hawthorne Library, and Memorial Center. 	<p>Result/Evaluation: Program considered successful. During the 2013-2021 planning period, the City assisted an average of seven low and moderate-income households annually by providing low interest loans for rehabilitation projects. The City continues to provide information about this program at City Hall and other public locations.</p> <p>Continue/Modify/Delete: Program addresses a high priority affordable housing need and continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 2: Crime-Free Multi-Housing Program: This program was designed to help landlords, property owners, and the Police Department improve the quality of life in and around apartment complexes within the City, while reducing the calls for police services at participating complexes. Through a cooperative effort, this program helps to eliminate gang, drug and illegal activity from targeted rental properties. The program provides training in crime prevention measures, tenant screening, and policing of multifamily buildings.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Maintain low crime levels and vacancy rates for the existing 380 participating rental buildings. 	<p>Result/Evaluation: This program was discontinued during the planning period as limited CDBG monies used to fund the program were reallocated to other housing programs. The program is not anticipated to be funded with CDBG monies in the future.</p> <p>Continue/Modify/Delete: Although public safety is vitally important, the program will be cancelled due to the lack of an alternate funding source to run the program.</p>
<p>Program 3: Code Enforcement: As Hawthorne's housing stock continues to age, it is important that the City maintain its concentrated code enforcement efforts. When code violations are identified the City will provide the homeowner with information on available rehabilitation programs for use in correcting the existing code violation.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Continue to enforce the City's adopted codes and provide information on available rehabilitation programs. Inspect approximately 1,500 homes within low and moderate income neighborhoods. 	<p>Result/Evaluation: Program considered successful. The Code Enforcement Division remained active during the planning period and continues to ensure compliance with the municipal code and permits issued by the City. Approximately 1,154 dwelling units were inspected in the low and moderate-income neighborhoods between 2013 and 2021.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 4: Multi-Family Acquisition and Rehabilitation: The City will work with qualified Community Housing Development Organizations (CHDOs) to acquire and rehabilitate multi-family rental units as affordable housing.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Acquire and rehabilitated two rental units annually, 	<p>Result/Evaluation: In 2019, the City attempted to partner with a non-profit affordable housing developer to acquire and rehabilitate a multifamily rental site. However, due to compliance deficiencies on the part of the developer with regard to submission requirements for the HOME funding, the project was cancelled and the available funds were redirected towards efforts to address COVID-19 related emergency</p>

Program	Accomplishments
<p>targeting for occupancy by extremely low and very low income households.</p> <ul style="list-style-type: none"> Support applications by CHDOs for additional State and federal funding to pursue the acquisition and rehabilitation of larger multi-family rental housing. 	<p>activities.</p> <p>Although the City did not acquire or rehabilitate any rental units during the planning period, City staff continues to look for opportunities to partner with Community Housing Development Organizations and other affordable housing developers for the acquisition and rehabilitation of affordable multifamily housing.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
2. Assist in the Provision and Conservation of Affordable Housing	
<p>Program 5: Housing Choice Voucher Program: This program assists extremely low and very low-income households in paying their monthly rent. Under the program, the tenant contributes 30 percent of their monthly income toward rent, while the Housing Choice voucher will pay for the remainder of the monthly rental cost up to the payment standards established by the Housing Authority.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Continue to market the Housing Choice Voucher program to eligible households and provide approximately 1,100 extremely low and very low income households with Housing Choice Voucher Rental Assistance annually through the Hawthorne Housing Authority and portability provisions under the City and County of Los Angeles Housing Choice Voucher programs. Pursuant to HUD regulations, 70 percent of the Housing Choice Voucher program rental assistance should be targeted to extremely low income households. 	<p>Result/Evaluation: Program considered successful and is ongoing. The program is implemented by the City's Housing Department and funded by the U.S. Department of Housing and Urban Development (HUD). The program currently assists 1,160 households in Hawthorne who are low-income and do not earn enough to keep pace with rising rental housing costs.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 6: Security Deposit Assistance Program: This program provides extremely low and very low-income renters with a zero-percent interest loan for up to one month's rent to be used as a security deposit. The loan must be paid back to the City upon tenant vacation of the unit.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Provide security deposit financial assistance to 40 at-risk and homeless households annually through Moneta Gardens Improvement, Inc. 	<p>Result/Evaluation: The program was not implemented during the planning period due to budget constraints.</p> <p>Continue/Modify/Delete: The program will be cancelled due to the lack of an alternate funding source to run the program and a shift to other housing programs intended to assist at-risk and homeless individuals and households in the City.</p>
<p>Program 7: Preservation of At-Risk Units: Currently 16 housing developments with deed-restricted affordable housing units are located within Hawthorne. These include two senior rental housing developments owned and operated by TELACU, a non-profit housing corporation. Five assisted projects are owned and operated by Access Community Housing, a non-profit developer. Two assisted buildings are owned and operated by National CORE (formerly the Southern California Housing Development Corporation), a</p>	<p>Result/Evaluation: Program considered successful. Staff continued to monitor the inventory of publicly assisted affordable rental housing throughout the planning period. Although the two TELACU projects were required to renew their Section 8 contracts with HUD between 2013 and 2021, no affordable units were at risk of converting to market-rate during the planning period. Furthermore, staff remained engaged with property owners of affordable housing developments in order to be aware of any intent to convert and to assist with any preservation efforts.</p>

Program	Accomplishments
<p>non-profit housing developer. Three projects (Doty, Chadron, and Yukon) are under construction or soon to be constructed. Each of these is utilizing private and non-profit funding. Moneta Gardens Improvement Inc owns one project and the remaining projects are owned and operated by the Hawthorne Housing Authority. This program will monitor assisted housing in the City and work to preserve the affordable units in the community.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Monitor the legislative changes concerning the Section 8 program, in order to be strategically prepared for the potential conversion of the at-risk projects. • Work with nonprofit developers to preserve the at-risk housing. Support applications by the project owners or affordable housing providers for funding to extend affordability covenants or make improvements to the properties. • Ensure that tenants receive adequate noticing should an at-risk housing project file a notice of intent to convert to market-rate housing. 	<p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 8: Facilitate the Production of New Affordable and Special Needs Housing: Developers of affordable and special needs housing face a number of hurdles, including financing, development codes and standards, and in some cases, public opposition. Dissolution of the City's Redevelopment Agency by the State in 2012 eliminated the Low and Moderate Income Housing Fund (LMIHF), formerly the City's primary mechanism for providing direct funding support of affordable housing development. Continuing reductions in federal funding of HUD programs (e.g., CDBG and HOME) will constrain the City's ability to offer committed funding assistance to affordable and special needs housing even further. The City can encourage and facilitate affordable and special needs housing through financial assistance, removal of regulatory constraints, and administrative support. With limited funding, the City will rely on the following non-funding-related actions to encourage affordable and special needs housing production (including housing for extremely low-income households and the developmentally disabled) during the planning period:</p> <ul style="list-style-type: none"> • <u>Collaborate with Affordable and Special Needs Housing Developers:</u> Affordable housing developers work to develop, conserve and promote rental and ownership affordable housing. Particularly in relation to senior citizen housing and housing for persons with disabilities (including persons with 	<p>Result/Evaluation: Program considered successful. In 2017, The Pacific Companies completed construction of the affordable housing development project Icon at Rosecrans. The project provides 127 new housing units, 126 of which are affordable to low-income households. The 135,222 sq ft development includes the following unit types: 4 bedroom/2 bath, 3 bedroom/2 bath, 2 bedroom/2 bath. The site is located near public transit, shopping, schools, and a park.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>

Program	Accomplishments
<p>developmental disabilities), the affordable housing developer is often, but not always, a local organization interested in developing affordable housing. The affordable housing developer is often involved with what is called "assisted housing", where some type of government assistance (such as Section 8 or Tax Credits) is provided to the individual household to keep rents affordable. An affordable or special needs housing developer can help meet the goals for additional housing by implementing or assisting with the implementation of programs described in this Element. The City will continue to collaborate with affordable and special needs housing developers to identify potential sites, write letters of support to help secure governmental and private-sector funding, and offer technical assistance related to the application of City incentive programs (e.g., density bonus).</p> <ul style="list-style-type: none"> • <u>Regulatory Concessions and Incentives:</u> The City will continue to work with developers on a case-by-case basis to provide regulatory concessions and incentives to assist them with the development of affordable and senior housing. In a relatively small city like Hawthorne, this is the most effective method of assisting developers, as each individual project can be analyzed to determine which concessions and incentives would be the most beneficial to the project's feasibility. Regulatory concessions and incentives could include, but are not limited to, density bonuses, parking reductions, fee reductions or deferral, expedited permit processing, and modified or waived development standards. <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Maintain contact information for affordable housing developers special needs service providers for the purposes of soliciting their involvement in development projects in Hawthorne. • Participate with affordable and special needs housing developers to review available federal and State financing subsidies and apply as feasible on an annual basis. • Assist and support developers of housing for lower income households, especially housing for extremely low income households and the disabled (including the developmentally disabled), with site identification, supporting applications, conducting pre-application meetings, assisting with design and 	

Program	Accomplishments
site requirements, and providing regulatory incentives and concessions.	
3. Removal of Constraints	
<p>Program 9: Residential Care Facilities: In Hawthorne, residential care homes serving up to six persons is permitted by right in all residential zones and the C-1 zone. Pursuant to State law, residential care homes serving six or fewer persons should be treated as a regular residential use permitted by right where residential uses are permitted. As single-family housing is permitted by right in the MU Overlay zone, residential care facilities serving six or fewer persons should be treated in the same manner. The City will amend the Zoning Ordinance to define a residential care home serving up to six persons as a single-family residential use and therefore permitted as such use is otherwise permitted in the MU Overlay zone.</p> <p>Residential care facilities serving more than six persons are not addressed in the Zoning Ordinance. The City will amend the Zoning Ordinance to conditionally permit residential care facilities for seven or more persons in R-4 and MU Overlay zones. Conditions will pertain to performance standards (such as parking, management, security, hours of operation, etc.) and will not be different from those required for similar uses in the same zone.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address provisions for small and large residential care facilities. 	<p>Result/Evaluation: Program to be completed.</p> <p>Continue/Modify/Delete: The City will amend the Zoning Code to address small and large residential care facilities consistent with State law by December 2022.</p>
<p>Program 10: Single-Room Occupancy Housing: The Hawthorne Zoning Ordinance does not currently address SRO units. The City will amend the Zoning Ordinance to specify SRO as a conditionally permitted use in an overlay zone to be created on the commercial and industrial zones. Conditions for approval will relate to the performance of the facility, such as parking, security, and management.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Amend the Zoning Ordinance within one year of the adoption of the Housing Element to address the provisions for single-room occupancy housing. 	<p>Result/Evaluation: Program to be completed.</p> <p>Continue/Modify/Delete: The City will amend the Zoning Code to address single-room occupancy housing consistent with State law by December 2022.</p>
4. Provision of Adequate Sites	
<p>Program 11: Specific Plans: As a means of providing adequate sites for development, the City has utilized Specific Plans as a tool to provide consolidated development projects on unique development sites. The Specific Plan process permits flexible development standards uniquely tailored to</p>	<p>Result/Evaluation: Program considered successful. Two new specific plans were adopted during the planning period, both with an emphasis on high-quality residential development as part of the respective plans. The Downtown Hawthorne Specific Plan (DHSP) is intended to make Hawthorne Boulevard the City's economic, civic, and cultural</p>

Program	Accomplishments
<p>the special needs of the project.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> Continue to use specific plans as a tool to promote residential development within the City. Provide technical assistance to property owners and developers. 	<p>"Downtown" with a mix of retail, office, hotel, dining, entertainment, employment, housing, civic, and public spaces. The Green Line Mixed-Use Specific Plan is a transit-oriented, mixed-use development on 2.53-acres located in the northeastern area of the City, less than 0.5-mile from the Green Line Crenshaw transit station.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 12: Provision of Adequate Sites for RHNA: The City is primarily built out. As part of this Housing Element, the City has identified several areas where the recycling of existing lower intensity uses to higher intensity residential or mixed use developments is appropriate and encouraged. In 2011, the City amended the General Plan and Zoning Ordinance to apply a Mixed Use Overlay on select C-1 and C-3 properties and to upzone some properties to Maximum Density Residential. The High Density Residential zone was also amended to become the Maximum Density Residential with a maximum density of 30 units per acre. These land use planning efforts provided the City with adequate land capacity to accommodate the City's RHNA. The Zoning Code was also amended in 2011 to allow multi-family by-right, without any discretionary approval procedure to facilitate higher density housing to accommodate the City's regional housing need for lower-income households.</p> <p>The Hawthorne Zoning Ordinance is designed to encourage lot consolidation. Small lots of 5,000 square feet or smaller can only accommodate one single unit. This approach encourages the consolidation of existing small lots to facilitate larger-scale developments. The R-4 zone contains contiguous areas of underutilized properties with a demonstrated trend of lot consolidation. Lot consolidation is an administrative procedure.</p> <p>The City will meet with property owners and interested developers to promote and encourage proposals for multi-family and mixed use development to accommodate the City's share of regional housing need.</p> <p>The City received a grant from MTA to develop a Transit-Oriented Design ordinance. The TOD grant that the City was awarded by MTA was for the development of a model TOD ordinance that can be used by the participating cities (Lawndale, Redondo Beach and Hawthorne). The document that is to be created is a pre-regulatory document that will give each of the jurisdictions involved the opportunity to create or customize a TOD ordinance for their jurisdiction. The ordinance development is still in the very beginning stages; however, the model ordinance will take into consideration form-based standards with emphasis on</p>	<p>Result/Evaluation: Program considered successful. Planning staff continued to track projects through the development review process during the planning period based on the level of affordability using a RHNA sites inventory database that identifies vacant, underutilized, and for-sale properties. City staff also engaged with developers throughout the planning period and discussed opportunity sites in the City.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>

Program	Accomplishments
<p>building form and massing rather than uses, facades that engage in pedestrian use, flexible building heights, mix of uses and possible vertical mix of uses with pedestrian oriented ground-floors that front complete streets.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Maintain an inventory of vacant and underutilized sites in the City and provide potential sites information to interested developers. • Meet with property owners and developers to discuss the incentives offered by the Mixed Use Overlay. • Complete Metro TOD study and develop customize development standards for the City in 2015. 	
<p>Program 13: Monitor Residential Capacity (No Net Loss): City staff will monitor the consumption of residential acreage to ensure an adequate inventory is available to meet the City's RHNA obligations. To ensure sufficient residential capacity is maintained to accommodate the RHNA, the City will develop and implement a formal ongoing (project-by-project) evaluation procedure pursuant to Government Code Section 65863. The City's development application tracking software will notify staff when an application has been submitted for development of a property included in the residential sites inventory (Appendix C). Should an approval of development result in a reduction of capacity below the residential capacity needed to accommodate the remaining need for lower income households, the City will identify and, if necessary, rezone sufficient sites to accommodate the shortfall and ensure "no net loss" in capacity to accommodate the RHNA.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Develop and implement a formal evaluation procedure pursuant to Government Code Section 65863 by January 2014. 	<p>Result/Evaluation: Program considered successful. The program was implemented through a Planning Department policy procedure using an updated RHNA sites inventory as the basis and staff knowledge of available sites (vacant, underutilized, for-sale). In February 2018, the City retained a consultant to assist with an updated sites inventory to create a more accurate baseline for the program. Although no funds are currently available for the development of a software application to improve the program, development of such a program remains a goal of the Dept.</p> <p>Furthermore, Planning staff continued to track projects through the development review process during the planning period based on the level of affordability. Although projects built or approved during the 5th Cycle largely fell into the moderate and above moderate-income categories, the capacity for affordable housing was not threatened during the planning period.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>
<p>Program 14: Lot Consolidation: Future residential development in Hawthorne is expected to occur primarily in the Mixed Use and High Density Residential (R-4, 30 units per acre) zones. The City will facilitate lot consolidation for mixed use and housing developments in these areas.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Allow administrative processing of lot consolidation requests. • Facilitate lot consolidation by assisting developers in identifying parcels with consolidation potential and assisting in the lot consolidation process. 	<p>Result/Evaluation: Program considered successful and is ongoing.</p> <p>Continue/Modify/Delete: Program continues to be appropriate and will be kept for the 2021-2029 planning period.</p>

Program	Accomplishments
<ul style="list-style-type: none"> • Work with property owners to facilitate lot consolidation and identify redevelopment potential. 	
5. Fair Housing Program	
<p>Program 15: Fair Housing Program: The City contracts with the Housing Rights Center to provide fair housing services including fair housing education, counseling, enforcement, and landlord/tenant dispute resolution to Hawthorne residents.</p> <p>Objectives and Timeframe:</p> <ul style="list-style-type: none"> • Provide fair housing counseling, including housing discrimination counseling, landlord/tenant dispute resolution services, education, and outreach. • Serve 800 persons with general housing and/or fair housing issues. 	<p>Result/Evaluation: Program considered successful. The Housing Rights Center (HRC) provided fair housing services throughout the planning period, and during the 2019-2020 program year HRC facilitated workshops in Hawthorne and worked to expand community participation through greater outreach efforts to renters and property owners/managers to make them aware that these workshops were available at no charge.</p> <p>More than 200 residents were served annually during the planning period.</p> <p>Continue/Modify/Delete: Program will continue for the 2021-2029 planning period and will be revised to reflect current State requirements to affirmatively further fair housing.</p>

3.

4. Housing Needs Assessment

4A. Introduction and Background

The purpose of the Housing Needs Assessment is to describe housing, economic, and demographic conditions in Hawthorne, assess the demand for housing for households at all income levels, and document the demand for housing to serve various special needs populations. The Housing Needs Assessment also addresses whether assisted housing projects are at risk of converting to market-rate projects. The Housing Needs Assessment is intended to assist Hawthorne in developing housing goals and formulating policies and programs that address local housing needs.

Several sources of data were used to describe existing demographic and housing conditions, including the following:

- Local Housing Data package for the City of Hawthorne developed by the Southern California Association of Governments (SCAG) and pre-certified by the California Department of Housing and Community Development (HCD) for use in 6th cycle housing elements.
- Data from the 2010 U.S. Census, 2015-2019 U.S. Census American Community Survey (ACS), California Department of Finance (DOF), California Employee Development Department (EDD), and U.S. Department of Housing and Urban Development (HUD) is included to provide information on population, household, housing, income, employment, and other demographic characteristics.
- Regional information from the Housing Rights Center (HRC).
- Other sources of economic data such as information from the websites Zillow.com and Apartments.com, and other published data are used where current Census, ACS, DOF, HUD, and other standard data sources do not provide relevant data.
- Interviews with key agencies and organizations were conducted to obtain information on housing needs and, in particular, needs of populations with special housing needs.
- Research and data related to fair housing, including Census Scope, Social Science Data Analysis Network, the UC Davis Center for Regional Change and Rabobank, N.A., and the California Fair Housing Task Force.

Due to the use of multiple data sources (with varying dates), there are slight variations in some of the information, such as total population and total household numbers, presented in this document. However, these variations do not significantly affect the discussion of overall housing trends and changes.

4B. Population Trends and Characteristics

Population Growth

Table 3-1 shows population growth for Hawthorne and other jurisdictions in the region from 2010 through 2020. According to data prepared by the California DOF, the population of Hawthorne in 2020 was 87,571 persons, an increase of approximately 3.9% from 84,293 in 2010. Hawthorne's growth outpaced countywide growth and that of its immediately surrounding neighbors during the 2010 through 2020 period, as shown in Table 3-1. While the City of Los Angeles had the greatest percentage change in population (4.8%), Hawthorne had the next largest percentage change in population (3.9%) of the communities identified below.

TABLE 3-1: POPULATION TRENDS - HAWTHORNE AND NEIGHBORING JURISDICTIONS

Jurisdiction	2010	2020	Change	% Change
Hawthorne	84,293	87,571	3,278	3.9%
El Segundo	16,654	16,749	95	0.6%
Gardena	58,829	60,732	1,903	3.2%
Inglewood	109,673	110,925	1,252	1.1%
Lawndale	32,769	32,873	104	0.3%
Los Angeles	3,792,621	3,975,234	182,613	4.8%
Los Angeles County	9,818,605	10,135,614	317,009	3.2%

Source: DOF, 2010 and 2020

Age

Changes in age groups can indicate future housing needs. Table 3-2 compares Hawthorne's age cohort sizes in 2019 with Los Angeles County's. In Hawthorne, children under 15 comprise 22.1% of the City's population, teens and young adults (15 - 24) represent 13.1%, and adults in family-forming age groups (25 - 44) comprise 32.2%. Adults aged 45 to 64 represent 23.6% of the population and seniors (65 and over) comprise 8.9%. In 2019, the median age in Hawthorne (33.2 years) was lower than that of Los Angeles County and the statewide median age, both 36.5 years. These figures indicate that the City of Hawthorne is a family-oriented community with a high proportion of families with children.

TABLE 3-2: POPULATION BY AGE (2019)

Age	Hawthorne		Los Angeles County	
	Number	Percent	Number	Percent
Under 5 Years	7,369	8.5%	611,485	6.1%
5 to 9	6,388	7.3%	596,485	5.9%
10 to 14	5,502	6.3%	627,199	6.2%
15 to 19	5,069	5.8%	641,814	6.4%
20 to 24	6,331	7.3%	717,692	7.1%
25 to 34	15,631	17.9%	1,623,246	16.1%
35 to 44	12,453	14.3%	1,379,814	13.7%
45 to 54	11,747	13.5%	1,355,625	13.4%
55 to 64	8,843	10.1%	1,192,232	11.8%
65 to 74	4,802	5.5%	758,833	7.5%
75 to 84	2,195	2.5%	393,364	3.9%
85 and Over	777	0.9%	183,781	1.8%
TOTAL	87,107	100%	10,081,570	100%

Source: US Census, 2015-2019 ACS

Race and Ethnicity

Table 3-3 shows the ethnic composition of Hawthorne's population. The majority of the City's population identify as White (36.2%). The next largest racial group is "Other Race" (26.3%), followed by Black and African American (24.9%), Asian (7.7%), "Two or More Races" (3.9%), American Indian and Alaskan Native (0.6%), and Native Hawaiian and Pacific Islander (0.4%). Just over half of the population (54.8%) is of Hispanic origin.

TABLE 3-3: RACE AND ETHNICITY (2019)

Race/Ethnicity	Hawthorne		Los Angeles County	
	Number	Percent	Number	Percent
White	31,560	36.2%	5,168,443	51.3%
Black and African American	21,660	24.9%	820,478	8.1%
American Indian and Alaskan Native	553	0.6%	73,393	0.7%
Asian	6,710	7.7%	1,473,221	14.6%
Native Hawaiian and Pacific Islander	347	0.4%	27,720	0.3%
Some Other Race	22,878	26.3%	2,115,548	21.0%
Two or More Races	3,399	3.9%	402,767	4.0%
TOTAL	87,107	100%	10,081,570	100%
Hispanic Origin (of any race)	47,775	54.8%	4,888,434	48.5%

Source: US Census, 2015-2019 ACS

Employment

An assessment of the needs of the community must take into consideration the type of employment held by residents. Incomes associated with different jobs and the number of workers in a household determines the type and size of housing a household can afford. In some cases, the types of jobs themselves can affect housing needs and demand (such as in communities with military installations, college campuses, and seasonal agriculture). Employment growth typically leads to strong housing demand, while the reverse is true when employment contracts.

One of the factors that can contribute to an increase in demand for housing is expansion of the employment base. Table 3-4 shows the employment and unemployment rates for persons 16 years and older that were in the labor force in 2010 and 2019. The number of employed residents increased by 5,207 from 2010 to 2019, in step with the increase in the labor force which was up by 4,917 workers over the same period. In 2019, ACS data indicated that the unemployment rate in Hawthorne was approximately 6.0%, a decrease from 7.0% in 2010. According to the labor report data compiled by the California EDD, the Los Angeles-Long Beach-Glendale Metropolitan Area's average annual unemployment rate in 2019 was estimated at 4.6%, while Los Angeles County's rate was 6.1%, and California's was also 6.1%.

TABLE 3-4: JOB GROWTH AND EMPLOYMENT STATUS

	2010		2019	
	Number	Percent	Number	Percent
Total Persons in Labor Force	41,905	100%	46,822	100%
Employed	38,773	92.5%	43,980	93.9%
Unemployed	2,945	7.0%	2,786	6.0%

Source: US Census, 2011; US Census ACS, 2015-2019

Industry and Occupation

The 2015-2019 ACS data identified 43,980 employed persons in the Hawthorne labor force. Table 3-5 shows 2019 employment by industry for the City. Of Hawthorne's employed residents, the "Educational services, and health care and social assistance" industry employed the most people at 19.2%. The second largest employment sector was the "Professional, scientific, and management, and administrative and waste management services" industry, which had 13.6% of the total employed persons in Hawthorne.

The City's workforce holds a variety of types of jobs as shown in Table 3-6, with the largest sector (26.6%) working in management, business, science, and arts occupations, followed by 24.7% in service occupations. Employment and occupation trends play an important role in defining housing needs. This relationship

extends beyond the impact of employment growth on housing demand in the City and includes how wage levels and median earnings affect the type of housing affordable to workers and households in Hawthorne. There is a significant gap, for example, between the median earnings of a resident employed in management and a resident employed in a service occupation, and this translates into the type of housing that is needed in the City.

TABLE 3-5: JOBS BY INDUSTRY (2019)

Industry	Number	Percent
Agriculture, forestry, fishing and hunting, and mining	133	0.3%
Construction	2,179	5.0%
Manufacturing	3,475	7.9%
Wholesale trade	1,050	2.4%
Retail trade	4,782	10.9%
Transportation and warehousing, and utilities	4,444	10.1%
Information	1,115	2.5%
Finance and insurance, and real estate and rental and leasing	2,100	4.8%
Professional, scientific, and management, and administration and waste	5,973	13.6%
Educational services, and health care and social assistance	8,464	19.2%
Arts, entertainment, and recreation, and accommodation and food serv.	6,173	14.0%
Other services, except public administration	2,666	6.1%
Public administration	1,426	3.2%
TOTAL	43,980	100%

Source: US Census, 2015-2019 ACS

TABLE 3-6: JOBS BY OCCUPATION (2019)

Occupation	Number	Percent	Median Earnings*
Management, business, science, and arts occupations	11,699	26.6%	\$52,600
Service occupations	10,874	24.7%	\$21,916
Sales and office occupations	10,615	24.1%	\$30,821
Natural resources, construction, and maintenance occupations	3,294	7.5%	\$36,063
Production, transportation, and material moving occupations	7,498	17.0%	\$30,790

*Median earnings in previous 12 months prior to survey

Source: US Census, 2015-2019 ACS

Travel to Work

Approximately 53.9% of Hawthorne workers 16 years and over travel less than 30 minutes to work. Comparatively, only 13.3% of workers drive more than 60 minutes to work. Most Hawthorne workers, 75.1%, drive alone to work and 10.9% carpool. Table 3-7 identifies travel time to work and Table 3-8 identifies commute methods for Hawthorne workers in 2019.

TABLE 3-7: TRAVEL TIME TO WORK (2019)

	Number	Percent
Less than 10 minutes	2,818	6.8%
10-19 minutes	10,459	25.2%
20-29 minutes	9,097	21.9%
30-44 minutes	10,049	24.2%
45-59 minutes	3,561	8.6%
60 + minutes	5,528	13.3%

Source: US Census, 2015-2019 ACS

TABLE 3-8: COMMUTE METHOD (2019)

	Number	Percent
Drive Alone	31,895	75.1%
Carpooled	4,629	10.9%
Public Transportation	2,378	5.6%
Walk	722	1.7%
Other	1,869	4.4%
Work at Home	977	2.3%

Source: US Census, 2015-2019 ACS

4C. Household Characteristics

According to the Census, a **household** is defined as all persons living in a housing unit. This definition includes families (related individuals living together), unrelated individuals living together, and individuals living alone.

A **housing unit** is defined by the Census as a house, an apartment, a mobile home, a group of rooms, or a single room that is occupied (or if vacant, is intended for occupancy) as separate living quarters. Separate living quarters are those in which the occupants live and eat separately from any other persons in the building and which have direct access from the outside of the building or through a common hall. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

People living in retirement homes or other group living situations are not considered “households” for the purpose of the U.S. Census count. The household characteristics in a community, including household size, income, and the presence of special needs households, are important factors in determining the size and type of housing needed in the City.

Table 3-9 below identifies the ages of householders in Hawthorne and Los Angeles County in 2019 based on ACS data from 2015-2019. Homeowner households are generally headed by residents early middle-aged to middle-aged, with 51.2% of homeowner households headed by a resident 35-59 years of age; however, 27.6% of homeowner households are headed by someone 60-74 years. Households who rent their homes trend slightly younger; approximately 71.4% of renter households are headed by a person aged 25-54.

TABLE 3-9: HOUSEHOLDS BY TENURE AND AGE (2019)

	Hawthorne		Los Angeles County	
	Number	%	Number	%
<i>Total:</i>	29,033	--	3,316,795	--
Owner Occupied:	7,934	100% (27.3% of total households)	1,519,516	100% (45.8% of total households)
Householder 15 to 24 years	60	0.8%	6,614	0.4%
Householder 25 to 34 years	670	8.4%	97,029	6.4%
Householder 35 to 44 years	1,213	15.3%	234,281	15.4%
Householder 45 to 54 years	2,014	25.4%	338,212	22.3%
Householder 55 to 59 years	832	10.5%	188,854	12.4%
Householder 60 to 64 years	1,018	12.8%	178,657	11.8%
Householder 65 to 74 years	1,174	14.8%	267,673	17.6%
Householder 75 to 84 years	690	8.7%	142,275	9.4%
Householder 85 years and older	263	3.3%	65,921	4.3%
Renter Occupied:	21,099	100% (72.7% of total households)	1,797,279	100% (54.2% of total households)
Householder 15 to 24 years	682	3.2%	78,541	4.4%
Householder 25 to 34 years	5,327	25.2%	431,854	24.0%
Householder 35 to 44 years	5,036	23.9%	412,986	23.0%
Householder 45 to 54 years	4,699	22.3%	356,065	19.8%
Householder 55 to 59 years	1,837	8.7%	139,565	7.8%
Householder 60 to 64 years	1,341	6.4%	117,733	6.6%
Householder 65 to 74 years	1,486	7.0%	148,435	8.3%
Householder 75 to 84 years	590	2.8%	75,593	4.2%
Householder 85 years and older	101	0.5%	36,507	2.0%

Source: US Census, 2015-2019 ACS 5-Year Data Profile (Table B25007)

Table 3-10 identifies the household sizes by housing tenure. In 2019, the majority of households consisted of 2 to 4 persons, which is consistent with the County's profile. Large households of 5 or more persons made up 13.6% of the total households in Hawthorne, also fairly consistent with the County's profile. The average household size was 2.98 persons, which was nearly equivalent to Los Angeles County's (2.99 persons). Additionally, the average household size in 2019 for an owner-occupied unit was 3.26 persons per household and 2.87 persons per household for a renter-occupied unit.

TABLE 3-10: HOUSEHOLD SIZE BY TENURE (2019)

	Hawthorne		Los Angeles County	
	Number	%	Number	%
Owner Households	7,934	100%	1,519,516	100%
Householder living alone	1,613	20.3%	290,464	19.1%
Households 2–4 persons	5,144	64.8%	993,411	65.4%
Large households 5+ persons	1,177	14.8%	235,641	15.5%
Average Household Size	3.26 persons		3.17 persons	
Renter Households	21,099	100%	1,797,279	100%
Householder living alone	6,468	30.7%	560,840	31.2%
Households 2–4 persons	11,863	56.2%	998,270	55.5%
Large households 5+ persons	2,768	13.1%	238,169	13.3%
Average Household Size	2.87 persons		2.83 persons	
Total Households	29,033	100%	3,316,795	100%
Householder living alone	8,081	27.8%	851,304	25.7%
Households 2–4 persons	17,007	58.6%	1,991,681	60.0%
Large households 5+ persons	3,945	13.6%	473,810	14.3%
Average Household Size	2.98 persons		2.99 persons	

Source: U.S. Census Bureau, 2015-2019 ACS 5-Year Data Profile (Table B25009)

4D. Income

Household Income

From 2010 to 2019, the median household income increased by 21.9% to \$54,215 and the per capita income increased by 30.7% to \$25,645. Table 3-11 identifies the per capita and median household incomes.

TABLE 3-11: MEIDAN HOUSEHOLD AND PER CAPITA INCOME

	2010	2019
Median Household Income	\$44,469	\$54,215
Per Capita Income	\$19,616	\$25,645

Source: US Census, 2015-2019 ACS

In 2019, the majority (55.1%) of Hawthorne's households earned in excess of \$50,000 per year. The incidence of households earning less than \$35,000 per year was significantly higher among renter households (40.7%) than owner households (14.2%). Table 3-12 identifies household income by tenure. As shown in Table 3-12, the median income of owner households was greater than twice that of renter households. Compared to the County, median household incomes were nearly equivalent for both owner and renter households.

TABLE 3-12: HOUSEHOLD INCOME FOR ALL HOUSEHOLDS AND BY TENURE (2019)

Income	All Households		Owner Households		Renter Households	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	830	2.9%	118	1.5%	712	3.6%
\$5,000 to \$9,999	717	2.5%	58	0.7%	659	3.4%
\$10,000 to \$14,999	1,472	5.1%	145	1.8%	1,327	6.8%
\$15,000 to \$19,999	1,443	5.0%	242	3.1%	1,201	6.1%
\$20,000 to \$24,999	1,676	5.8%	161	2.0%	1,515	7.7%
\$25,000 to \$34,999	2,979	10.3%	405	5.1%	2,574	13.1%
\$35,000 to \$49,999	3,911	13.5%	547	6.9%	3,364	17.2%
\$50,000 to \$74,999	5,978	20.6%	1,258	15.9%	4,720	24.1%
\$75,000 to \$99,999	3,625	12.5%	1,033	13.1%	2,592	13.2%
\$100,000 to \$149,999	3,865	13.3%	2,057	26.0%	1,808	9.2%
\$150,000 or more	2,537	8.7%	1,910	24.2%	627	3.2%
Median Household Income – Hawthorne	\$54,215		\$100,000		\$46,071	
Median Household Income – LA County	\$68,044		\$99,904		\$48,892	

Source: US Census, 2015-2019 ACS

Households by Income Group

A special aggregation of 2013-2017 ACS data performed by HUD - the Comprehensive Housing Affordability Strategy (CHAS) data - provides a breakdown of households by income group by tenure. The number of households in extremely low, very low, low, and moderate/above moderate-income groups is shown in Table 3-13. The majority of households (64.8%) are below median income. The HUD CHAS data indicates the extremely low-income group represents 20.5% of households and a higher proportion are renters (5,340) than owners (695). The very low-income group represents 21.1% of households and the low-income group represents 23.3% of households. The City's RHNA (see Table 3-27) identifies the City's share of regional housing needs for extremely low, very low, and low-income households, as well as for moderate and above moderate-income households.

As shown in Table 3-13, there is a larger proportion of renters in the extremely low, very low, and low-income groups, while there is a larger proportion of moderate and above moderate-income groups in owner households. The high incidence of lower income renter households is of particular significance as market rents in Hawthorne exceed the level of affordability for 53% of lower income households (see Table 3-25). Moreover, as indicated by Table 3-25, 45% of lower income households, including both renter and homeowner households, pay more than 30% of their income for housing.

TABLE 3-13: HOUSEHOLDS BY INCOME GROUP (2017)

Income Group	Total		Owner		Renter	
	Households	Percent	Households	Percent	Households	Percent
Extremely Low (<30% AMI)	6,035	20.5%	695	8.9%	5,340	24.7%
Very Low (31–50% AMI)	6,215	21.1%	925	11.8%	5,290	24.4%
Low (51–80% AMI)	6,865	23.3%	1,165	14.9%	5,700	26.3%
Moderate and Above Moderate (>80% AMI)	10,380	35.2%	5,045	64.5%	5,335	24.6%
TOTAL	29,490	100%	7,825	100%	21,660	100%

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

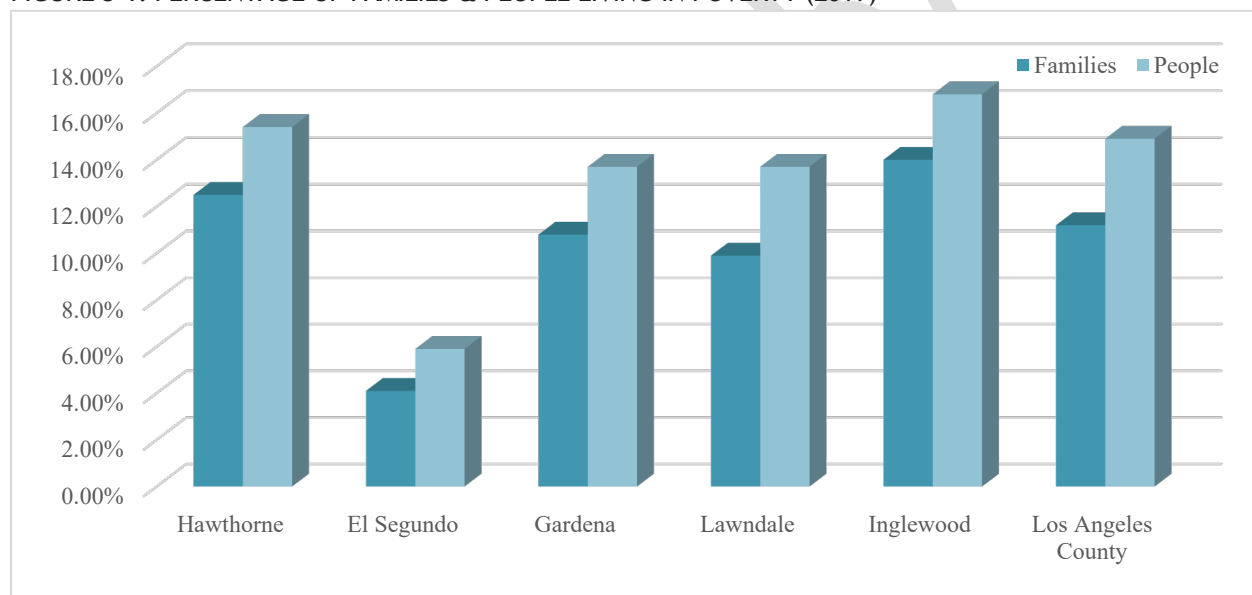
Poverty Levels

The 2015-2019 ACS data indicates that 2,384 (12.5%) of all Hawthorne families and 13,414 individuals (15.4%) had incomes at or below the poverty level in 2019. Approximately 11.2% of all Los Angeles County families were classified at or below the poverty level.

The level of poverty in a jurisdiction often influences the need for housing to accommodate those persons and families in the very low and low-income categories. The U.S. Census Bureau measures poverty by using a set of money income thresholds that vary by family size and composition of who is in poverty. If a family's total income is less than the family's threshold, then that family and every individual in it is considered in poverty. For example, the poverty threshold for a family of two with no children would be \$17,120, a household of two with a householder aged 65 or older and no children has a poverty threshold of \$15,453, and the poverty threshold of a family of four with two children under the age of 18 would be \$25,926. (U.S. Census Bureau, 2019).

Poverty rates in Hawthorne and in neighboring cities within Los Angeles County are shown in Figure 3-1, which compares the number of families and individuals living in poverty. The City of Inglewood had the highest percentage of families and individuals under the poverty line while the City of El Segundo had the least in both categories. The City of Hawthorne had the second highest percentage of families and individuals living in poverty within those presented in Figure 3-1.

FIGURE 3-1: PERCENTAGE OF FAMILIES & PEOPLE LIVING IN POVERTY (2019)



Source: US Census, 2015-2019 ACS (Tables S1701 and S17012)

Extremely Low-Income Households

Extremely low-income (ELI) households are defined as those earning up to 30% of the area median household income. For Los Angeles County, the area median household income in 2020 was \$77,300. For ELI households in Los Angeles County (including those in the City of Hawthorne), this results in an income of \$33,800 or less for a four-person household or \$23,700 for a one-person household. ELI households have a variety of housing situations and needs. For example, most families and individuals receiving only public assistance, such as social security disability insurance or disability insurance, qualify as ELI households.

Pursuant to Government Code Section 65583(a)(1), 50% of the City's very low-income regional housing needs assigned by HCD are extremely low-income households. As a result, from the very low-income need of 445 units (see Table 3-27), the City has a projected need of 222 units for extremely low-income households (i.e. households earning 30% or less of the area median income). Based on current figures, extremely low-income households will most likely be facing overpayment, overcrowding, or substandard

housing conditions. Some extremely low-income households could include individuals with mental or other disabilities and special needs. To address the range of needs of ELI households, the City will implement several programs including the following programs (refer the Housing Element Policy Document for more detailed descriptions of these programs):

- Program 5: Facilitate Affordable and Special Needs Housing Construction
- Program 11: Rental Assistance
- Program 17: Zoning Code Amendments - Housing Constraints

4E. Housing Characteristics

Housing Type

Table 3-14 identifies the types of housing units in Hawthorne in 2020 as reported in the Department of Finance, E-5 Report. The table summarizes total housing stock according to the type of structure. As shown in the table, the majority of housing in Hawthorne is multifamily 5+ unit housing, which accounted for 52.5% of units in 2020. Single-family detached homes represented 29.4% of housing units and multifamily, 2-4 units (i.e. duplex, triplex, and fourplex structures) accounted for 13.3% of housing units. Single-family attached homes (4.3%) and mobile homes (0.5%) rounded out the housing stock.

TABLE 3-14: HOUSING STOCK BY TYPE AND VACANCY (2020)

	Total	Single Family		Multifamily		Mobile Homes	Occupied	Vacant
		Detached	Attached	2 – 4	5+ Units			
Units	30,634	9,011	1,310	4,072	16,094	147	29,442	1,192
Percent	100%	29.4%	4.3%	13.3%	52.5%	0.5%	96.1%	3.9%

Source: SCAG 6th Cycle Data Package; DOF E-5 Report 2020

Vacancy Rate

Table 3-14 also shows the number and percentage of occupied units and the percentage of vacant units. It is important to note that these counts include all vacant units, including those units that are newly constructed but not yet occupied. Hawthorne's vacancy rate has fallen over the past decade from 4.6% in 2010 to 3.9% in 2020. In order for the housing market to function properly in a city there should always be some level of housing vacancy, otherwise rents or housing prices could skyrocket. The 3.9% vacancy in Hawthorne is considered low (the historical equilibrium in California is 5.5% for rental vacancy and 1.2% for homeownership vacancy).¹

The 2015-2019 ACS data indicates that there were 1,179 vacant units in 2019. As shown in Table 3-15, of the total vacant units in 2019, 449 were for rent, 50 were for sale, 146 were rented or sold but not yet occupied, 143 were for migrant workers, 391 were classified as other vacant, and none were for seasonal, recreational, or occasional use. The overall vacancy rate in the City in 2019 was 3.9%.

¹ "California's low residential vacancy rates signal more construction," *first tuesday Journal* (February 15, 2021).

TABLE 3-15: VACANCY BY TYPE (2019)

Vacancy Type	Number	Percent
For rent	449	38.1%
Rented or sold, not occupied	146	12.4%
For sale only	50	4.2%
For seasonal, recreational, or occasional use	0	0.0%
For migrant workers	143	12.1%
Other vacant	391	0.0%
TOTAL	1,179	100%

Source: US Census, 2015-2019 ACS

Housing Conditions

The U.S. Census provides only limited data that can be used to infer the condition of Hawthorne's housing stock. In most cases, the age of a community's housing stock is a good indicator of the condition of the housing stock. Moreover, many federal and state programs also use the age of housing as one factor in determining housing rehabilitation needs. Typically, housing over 30 years of age is more likely to have rehabilitation needs that may include plumbing, roof repairs, electrical repairs, foundation rehabilitation, or other significant improvements.

The 2015-2019 ACS data indicates that over half (56.1%) of the housing in the City is greater than 50 years old (i.e. built before 1970). Another 15.3% of units were built between 1970 and 1979. The age of the housing stock indicates that the need for maintenance and rehabilitation assistance may grow during the planning period. Units built prior to 1970 may require aesthetic and maintenance repairs including roof, window, and paint improvements and some units in this age range may also require significant upgrades to structural, foundation, electrical, plumbing, and other systems.

When examining a housing stock to figure out what condition it is in, there are certain factors that the Census considers. For example, older units may not have plumbing that is fully functional or the plumbing might be substandard. Table 3-16 indicates that 18 owner-occupied units and 127 rental units lacked complete plumbing facilities in 2019.

TABLE 3-16: HOUSING STOCK CONDITIONS (2019)

Year Structure Built	Owner-Occupied		Renter-Occupied		Total	
	Number	Percent	Number	Percent	Number	Percent
2014 or later	194	2.4%	221	1.0%	459	1.5%
2010 to 2013	273	3.4%	106	0.5%	379	1.3%
2000 to 2009	405	5.1%	568	2.7%	1,018	3.4%
1990 to 1999	312	3.9%	1,773	8.4%	2,168	7.2%
1980 to 1989	502	6.3%	4,016	19.0%	4,586	15.2%
1970 to 1979	590	7.4%	3,815	18.1%	4,613	15.3%
1960 to 1969	871	11.0%	4,154	19.7%	5,237	17.3%
1950 to 1959	3,138	39.6%	4,035	19.1%	7,505	24.8%
1940 to 1949	1,176	14.8%	1,932	9.2%	3,207	10.6%
1939 or earlier	473	6.0%	479	2.3%	1,040	3.4%
TOTAL	7,934	100%	21,099	100%	30,212	100%
Plumbing Facilities (Occupied Units)						
Units with Complete Plumbing Facilities	7,916	100%	20,972	100%	28,888	100%
Units Lacking Complete Plumbing Facilities	18	0.2%	127	0.6%	145	0.5%

Source: US Census, 2015-2019 ACS (Tables B25036 and B25016)

As noted, the City's housing stock is aging with 71.4% of dwelling units in Hawthorne (21,602) having been constructed prior to 1980, and as such, structural deterioration and maintenance problems may be prevalent. The age of the City's housing stock indicates a potentially significant need for continued code enforcement, property maintenance, and housing rehabilitation programs to stem housing deterioration. The City estimates that approximately 5-10% of Hawthorne's housing stock is deteriorated and between 25 and 50 units are dilapidated and require replacement.

To supplement the Census information regarding housing conditions, the City of Hawthorne included specific questions pertaining to the quality of the City's housing stock in its Housing Element Update community survey, which was posted on the City's website from April 2021 through October 2021 (this is further detailed in Appendix B). When asked to rate the physical condition of the residence they lived in, the majority (66.7%) responded that their home shows signs of minor deferred maintenance such as peeling paint or chipped stucco while 16.7% indicated that their home was in excellent condition. Another 16.7% of respondents indicated that their home was in need of a modest repair (like a new roof or new siding) and no respondents reported that their home needs extensive major repairs or renovation.

Community members were also asked to report the type of home improvements they have considered making to their homes. "Remodel of bath, kitchen, or other facility" and "None" received the most responses (40.0% each), while room additions and new roofing were also popular choices.

Additionally, the City's Planning Division has identified XX areas of the City which appear to have a significant amount of housing that is in need of major repair. These areas include: XX. The City will continue to implement its Single-Family Residential Rehabilitation Program using CDBG funds to help qualified homeowners to rehabilitate substandard housing.

Overcrowding

Typically, a housing unit is considered overcrowded if there is more than one person per room and severely overcrowded if there are more than 1.5 persons per room. Table 3-17 summarizes overcrowding data for Hawthorne. It should be noted that kitchenettes, strip or Pullman kitchens, bathrooms, porches, balconies, foyers, halls, half-rooms, utility rooms, unfinished attics, basements, or other space for storage are not defined as rooms for Census purposes.

Overcrowded households are usually a reflection of the lack of affordable housing available. Households that cannot afford housing units suitably sized for their families are often forced to live in housing that is too small for their needs, which may result in poor physical condition of the dwelling unit. In 2019, 5,133 housing units (17.7% of the total occupied units) were overcrowded, which represented 5.9% of owner units and 22.1% of renter units.

TABLE 3-17: OVERCROWDING BY TENURE (2019)

Persons per Room	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1.00 or less	7,467	94.1%	16,433	77.9%	23,900	82.3%
1.01 to 1.50	373	4.7%	2,360	11.2%	2,733	9.4%
1.51 or more	94	1.2%	2,306	10.9%	2,400	8.3%
TOTAL	7,934	100%	21,099	100%	29,033	100%
Overcrowded	467	5.9%	4,666	22.1%	5,133	17.7%

Source: US Census, 2015-2019 ACS

As shown in Table 3-18, the average household size in Hawthorne was 2.98 persons in 2019. The average household size was higher for owners (3.26 persons); renter households had an average size of 2.87 persons. The most commonly occurring household size is of one person (27.8%) and the second-most commonly occurring household size is of two people (25.0%). Table 3-19 identifies bedrooms by tenure. Although

larger owner households (5 or more persons) are slightly higher than larger renter households (14.8% vs. 13.1%), the proportion of larger homes (4 or more bedrooms) is significantly higher for owner households (16.0% vs. 2.3%).

TABLE 3-18: HOUSEHOLD SIZE BY TENURE (2019)

Household Size	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
1-person	1,613	20.3%	6,468	30.7%	8,081	27.8%
2-person	2,055	25.9%	5,200	24.6%	7,255	25.0%
3-person	1,647	20.8%	3,292	15.6%	4,939	17.0%
4-person	1,442	18.2%	3,371	16.0%	4,813	16.6%
5-person	556	7.0%	1,667	7.9%	2,223	7.7%
6-person	301	3.8%	586	2.8%	887	3.1%
7-or-more-person	320	4.0%	515	2.4%	835	2.9%
TOTAL	7,934	100% (27.3% of total)	21,099	100% (29.9% of total)	29,033	100%
Median Household Size	3.26		2.87		2.98	

Source: US Census, 2015-2019 ACS

TABLE 3-19: NUMBER OF BEDROOMS BY TENURE

Bedroom Type	Owner		Renter		Total	
	Number	Percent	Number	Percent	Number	Percent
No bedroom	114	1.4%	3,037	14.4%	3,151	10.9%
1-bedroom	196	2.5%	7,969	37.8%	8,165	28.1%
2-bedroom	1,485	18.7%	7,444	35.3%	8,929	30.8%
3-bedroom	4,868	61.4%	2,177	10.3%	7,045	24.3%
4-bedroom	1,143	14.4%	397	1.9%	1,540	5.3%
5 or more bedroom	128	1.6%	75	0.4%	203	0.7%
TOTAL	7,934	100%	21,099	100%	29,033	100%

Source: US Census, 2015-2019 ACS

4F. Housing Costs

For Sale Housing

As shown in Figure 3-2, median housing prices in Hawthorne have risen steadily over the past decade, increasing from approximately \$385,000 in September 2011 to \$758,000 in February 2021.

In March 2021, there were 25 homes listed for sale on *Zillow.com* with prices ranging from \$580,000 to \$2,450,000. Of these homes, there were ten detached single-family homes with sales prices beginning at \$599,000. As shown in Table 3-20, the majority of homes for sale are in the \$600,000+ price range, with 8.0% of homes in the \$500,000 to \$599,999 range. While the median sales price is not affordable to lower and moderate-income households (see Table 3-24), the City's home sales prices are relatively low compared to the Greater Los Angeles Area (*Zillow* reported a median home sales price of

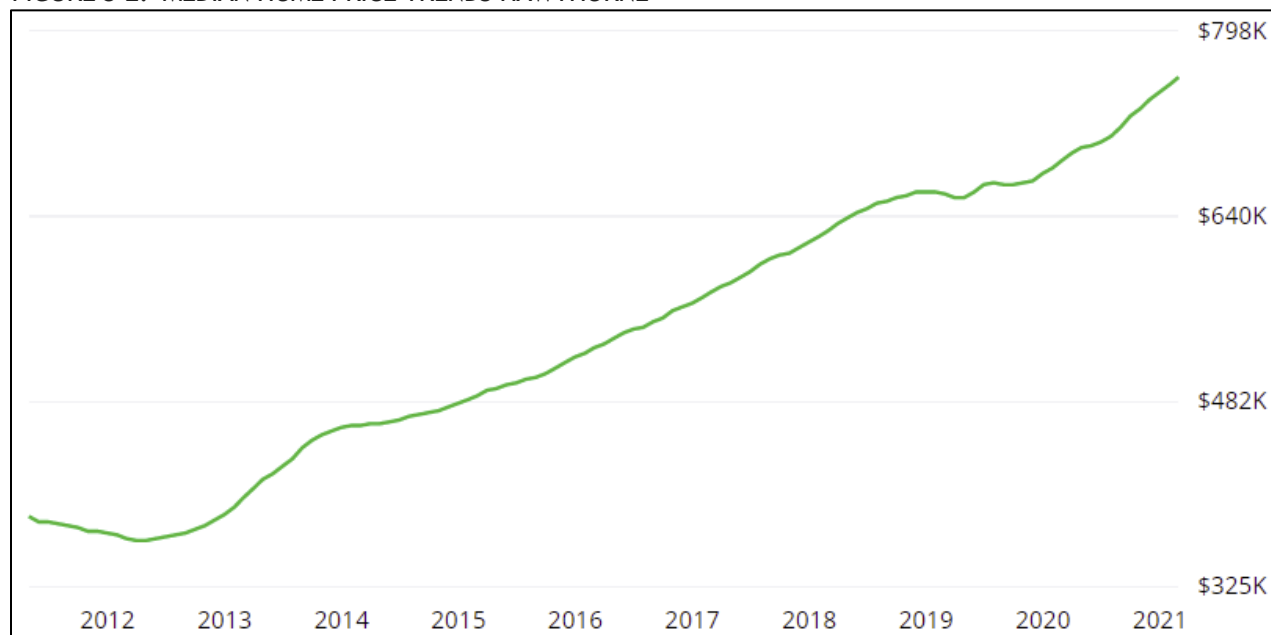
TABLE 3-20: HOMES FOR SALE (MARCH 2021)

Price	Homes	% of Homes for Sale
\$600,000 and more	23	92.0%
\$500,000 - \$599,999	2	8.0%
\$400,000 - \$499,999	0	0%
\$300,000 - \$399,999	0	0%
\$200,000 - \$299,999	0	0%
\$100,000 - \$199,999	0	0%
\$0 - \$99,999	0	0%

Source: *Zillow.com*, March 2021

\$826,566 for the Los Angeles metropolitan area in February 2021), which could result in demand for the City's higher priced housing units since they may offer more amenities and are more affordable than comparable homes in the Greater Los Angeles Area.

FIGURE 3-2: MEDIAN HOME PRICE TRENDS HAWTHORNE



Source: Zillow.com, March 2021

Rental Housing

Table 3-21 summarizes rents paid in Hawthorne in 2019 by rental range. There were 3,849 units renting for less than \$1,000 dollars per month (18.5%) while the majority of units rented between \$1,000 and \$1,499 (56.2% or 11,721 units). Slightly more than one-quarter of rentals (25.5%) were \$1,500 or more per month. The median rent in Hawthorne in 2019 was \$1,261. Table 3-22 summarizes median rental rates citywide by bedrooms in 2021, based on information from the rental website *Zumper.com*.

TABLE 3-21: RENTAL COSTS (2019)

Rent Range	Number	% of Units Paying Rent
Less than \$500	436	2.1%
\$500 to \$999	3,413	16.4%
\$1,000 to \$1,499	11,721	56.2%
\$1,500 to \$1,999	3,837	18.4%
\$2,000 to \$2,499	806	3.9%
\$2,500 to \$2,999	473	2.3%
\$3,000 or more	181	0.9%
Median (dollars)	\$1,261	

Source: US Census, 2015-2019 ACS

TABLE 3-22: MEDIAN RENT BY BEDROOMS (2021)

Bedroom Type	Median Rent
Studio	\$1,300
1 bed	\$1,515
2 bed	\$1,932
3 bed	\$2,562
4 bed or more	\$3,733

Source: Zumper.com, March 2021

Income Groups

The California Department of Housing and Community Development (HCD) publishes household income data annually for areas in California. Table 3-23 shows the maximum annual income level for each income group adjusted for household size for Los Angeles County. The maximum annual income data is then utilized to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for housing assistance programs.

- *Extremely Low-Income Households* have a combined income at or lower than 30% of area median income (AMI), as established by the State Department of Housing and Community Development (HCD).
- *Very Low-Income Households* have a combined income between 30 and 50% of AMI, as established by HCD.
- *Low-Income Households* have a combined income between 50 and 80% of AMI, as established by HCD.
- *Moderate-Income Households* have a combined income between 80 and 120% of AMI, as established by HCD.
- *Above Moderate-Income Households* have a combined income greater than 120% of AMI, as established by HCD.

TABLE 3-23: STATE INCOME LIMITS - LOS ANGELES COUNTY (2020)

Income Group	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Extremely Low	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550	\$39,250	\$41,950	\$44,650
Very Low	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850	\$65,350	\$69,850	\$74,350
Low	\$63,100	\$72,100	\$81,100	\$90,100	\$97,350	\$104,550	\$111,750	\$118,950
Moderate	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150	\$107,600	\$115,000	\$122,450
Above Moderate	\$64,900+	\$74,200+	\$83,500+	\$92,750+	\$100,150+	\$107,600+	\$115,000+	\$122,450+

Source: HCD 2020 Los Angeles County Income Limits

Housing Affordability

Table 3-24 shows the estimated maximum amount that a household can pay for housing each month without incurring a cost burden (overpayment). This information can be compared to current housing prices and market rental rates to better understand what types of housing options are affordable to different types of households. Affordability is based on a household spending 30% or less of their total household income for shelter. Affordability is based on the maximum household income levels established by HCD (Table 3-23). The annual income limits established by HCD are like those used by the U.S. Department of Housing and Urban Development (HUD) for administering various affordable housing programs. Maximum affordable sales price is based generally on the following assumptions: 4% interest rate, 30-year fixed loan, and down payments that vary with income level, as described in Table 3-24.

Comparing the maximum affordable housing costs in Table 3-24 to the rental rates in Tables 3-22 and 3-23, rental rates in Hawthorne are generally affordable to low, moderate, and above moderate-income households. With the exception of 5-bedroom units affordable to larger 6-person, low-income households, the median rental rates reported by the 2015-2019 ACS (Table 3-22) were not affordable to extremely low or very low-income households. According to *Apartments.com*, the average rent in Hawthorne in March 2021 was \$1,525 per month across unit sizes.

Based on a comparison of Tables 3-21 and 3-25, homes for sale in the City are affordable to only above moderate-income households. According to *Zillow.com*, the median price for a single-family home was \$758,847 in February 2021. Moreover, indicators suggest that rents and home prices will continue to rise in Hawthorne during the planning period.

TABLE 3-24: HOUSING AFFORDABILITY BY INCOME GROUP

Income Group	1-Person		2-Person		4-Person		6-Person	
	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent	Max. Purchase Price	Max. Monthly Rent
Extremely Low	\$85,791	\$589	\$96,112	\$655	\$121,715	\$841	\$142,388	\$977
Very Low	\$150,968	\$980	\$172,817	\$1,120	\$210,683	\$1,399	\$245,011	\$1,626
Low	\$246,968	\$1,568	\$274,237	\$1,743	\$342,514	\$2,240	\$397,325	\$2,602
Moderate	\$261,442	\$1,607	\$297,728	\$1,839	\$370,104	\$2,303	\$428,044	\$2,674
Above Moderate	\$261,442+	\$1,607+	\$297,728+	\$1,839+	\$370,104+	\$2,303+	\$428,044+	\$2,674+

*Maximum affordable sales price is based on the following assumptions: 4.0% interest rate, 30-year fixed loan; down payment: \$5,000 - extremely low, \$10,000 - very low; \$15,000 - low, \$25,000 - moderate; property tax, utilities, and homeowners insurance as 30% of monthly housing cost. Homes sales prices are rounded to nearest \$100.

Source: HCD 2020 Los Angeles County Income Limits; De Novo Planning Group, 2021

Extremely Low-income Households

As previously described, extremely low-income households earn less than 30% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$589 and \$977 per month and homes priced at \$85,791 to \$142,388. As of March 2021, there were no rental homes listed on *Apartments.com* that would be affordable to extremely low-income households. However, based on US Census data, approximately 18% of renters pay monthly rents affordable to extremely low-income households. Extremely low-income households are unable to afford to purchase a home in Hawthorne based on current sales prices.

Very Low-income Households

Very low-income households earn between 31% and 50% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$980 to \$1,626 per month and homes priced at \$150,968 to \$245,011. As of March 2021, there were some studio and one-bedroom rental homes listed on *Apartments.com* that could be affordable to very low-income households. Furthermore, based on US Census data, almost three-quarters (74.7%) of renters pay monthly rents affordable to very low-income households (inclusive of units also affordable to extremely low-income). Very low-income households are unable to afford to purchase a home in Hawthorne based on current sales prices.

Low-income Households

Low-income households earn between 51% and 80% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,568 to \$2,602 per month and homes priced at \$246,968 to \$397,325. As of March 2021, all studio and one-bedroom, and some two and three-bedroom options listed on *Apartments.com* would be affordable to low-income households. Based on US

Census data, approximately 98% of renters pay monthly rents affordable to low-income households. Low-income households are unable to afford to purchase a home in Hawthorne based on current sales prices.

Moderate-income Households

Moderate-income households earn between 80% and 120% of the County Area Median Income (AMI). Depending on the household size, these households can afford rents between \$1,607 and \$2,674 per month and homes priced at \$261,442 to \$428,044. As of March 2021, all studio and one-bedroom, and some two and three-bedroom options were affordable to moderate-income households; these units included multifamily homes as well as single-family homes listed for rent by the homeowner. Still, moderate-income households are unable to afford to purchase a home in Hawthorne based on current sales prices.

Overpayment

As with most communities, the location of a home in Hawthorne is one of the biggest factors with regard to price. Compared to the rest of the County, housing in Hawthorne is relatively more affordable. However, housing is not affordable for all income levels, particularly the extremely low, very low, and low-income households.

As shown in Table 3-25, 53% of renters in Hawthorne and 23% of homeowners overpay for housing. The majority of renters that overpay are in the lower income groups, with 89% in the extremely low-income group and 88% in the very low-income group overpaying for housing (over 30% of their monthly income). Comparatively, 75% of extremely low-income owners and 63% of very low-income owners are overpaying. Therefore, while overpayment is more predominate among lower income renter households, overpayment is an issue for both renter and owner households. Exactly half (50%) of all households in Hawthorne overpay for housing.

TABLE 3-25: HOUSEHOLDS BY INCOME LEVEL AND OVERPAYMENT (2017)

Household Overpayment	Owners	Renters	Total	% of Income Category
Extremely Low-Income Households	695	5,340	6,035	100%
With Cost Burden 30%-50%	520 / 75%	4,770 / 89%	5,290	88%
With Cost Burden >50%	490 / 71%	4,305 / 81%	4,795	79%
Very Low-Income Households	925	5,290	6,215	100%
With Cost Burden 30%-50%	585 / 63%	4,675 / 88%	5,260	85%
With Cost Burden >50%	475 / 51%	1,570 / 28%	2,045	33%
Low-Income Households	1,165	5,700	6,865	100%
With Cost Burden 30%-50%	700 / 60%	2,110 / 37%	2,810	41%
With Cost Burden >50%	310 / 27%	120 / 2%	430	6%
Total Extremely Low, Very Low, and Low-Income Households Paying >30%	1,805 / 23%	11,555 / 53%	13,360	45% of lower income households
Moderate and Above Moderate-Income Households	5,045	5,335	10,380	100%
With Cost Burden 30%-50%	1,080 / 14%	225 / 32%	1,305	13%
With Cost Burden >50%	260 / 1%	30 / 6%	290	3%
Total Households	7,825	21,660	29,490	100%
With Cost Burden 30%-50%	2,885 / 37%	11,780 / 54%	14,665	50%
With Cost Burden >50%	1,535 / 20%	6,025 / 27%	7,560	26%

Note: Data is rounded to the nearest 5.

Source: HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

Affordable Housing Inventory

The City uses various funding sources to preserve and increase the supply of affordable housing through new construction and the acquisition and/or rehabilitation of renter-occupied units. Affordability covenants in Hawthorne include developments that hold federal subsidy contracts, received tax credits or mortgage revenue bonds, and/or were financed by redevelopment funds or non-profit developers.

Table 3-26 shows assisted units with covenants that require rents to be maintained at affordable levels for various agreed upon periods of time. In 2021, Hawthorne had 614 total deed-restricted affordable units. A recorded deed restriction serves as an affordability covenant that restricts the income level of a person who occupies the property and ensures the property will remain available for low to moderate-income persons through the foreseeable future. The inventory of affordable units includes two senior housing projects developed by TELACU, and projects owned and operated by Access Community Housing and National CORE (formerly Southern California Housing Development Corporation).

TABLE 3-26: DEED RESTRICTED AFFORDABLE HOUSING UNITS

Project Name/Address	No. & Type of Affordable Units	Duration of Affordability
TELACU Senior Housing 13000 Doty Avenue	75 total units; 75 affordable units Seniors	In perpetuity (1988)
TELACU Terrace 4536 W. 118th Street	75 total units; 74 affordable units Seniors	In perpetuity (1992)
3621-3653 120th Street	25 total units; 25 affordable units Family	In perpetuity
3921 W. 119th Place	2 total units; 2 affordable units Family	In perpetuity
3733 W. 120th Street	2 total units; 2 affordable units Family	In perpetuity
11975 Acacia Avenue	4 total units; 4 affordable units Family	In perpetuity
11983 Acacia Avenue	4 total units; 4 affordable units Family	In perpetuity
Hawthorne Gardens 12923 and 12938 Kornblum Avenue	100 total units; 100 affordable units Family	55 years (2004)
12726 Grevillea Avenue	8 total units; 8 affordable units Family	55 years (2009)
11605 Gail Avenue	10 total units; 10 affordable units Seniors	55 years (2009)
11529 Gail Avenue	12 total units; 12 affordable units Family	55 years (2009)
11537 Gail Avenue	5 total units; 5 affordable units Family	55 years (2009)
12529 Truro Avenue	3 total units; 3 affordable units Family	55 years (2009)
12501 Kornblum Avenue	7 total units; 3 affordable units Family	15 years (2012)
14004 Doty Avenue	22 total units; 6 affordable units Family	30 years (2013)
14105 Chadron Avenue	109 total units; 28 affordable units Family	30 years (2013)
14134 Yukon Avenue	127 total units; 127 affordable units Family	55 years (2014)
Icon at Rosecrans 14135 Cerise Avenue	127 total units; 126 affordable units Family	55 years (2016)

Sources: City of Hawthorne, 2021; California Housing Partnership, 2021; SCAG 6th Cycle Data Package

Manufactured Housing and Mobile Homes

Manufactured housing and mobile homes offer an affordable housing option to many low and moderate-income households. According to the California Department of Finance, there are 147 mobile homes in the City. The City allows manufactured housing constructed after July 1, 1976 and placed on a permanent foundation by right in all residential zones. A single mobile home is permitted in the R-1 zone on a lot with a minimum area of 5,000 square feet, while mobile home parks are permitted in the R-4 zone.

4G. Future Housing Needs

A Regional Housing Needs Plan (RHNP) is mandated by the State of California (Government Code Section 65584) for regions to address housing issues and needs based on future growth projections for the area. The RHNP for Hawthorne is developed by the Southern California Association of Governments (SCAG), and allocates a “fair share” of regional housing needs to individual cities. The intent of the RHNP is to ensure that not only are local jurisdictions addressing the needs of their immediate areas, but also that the needs of the entire region are fairly distributed to all communities. A major goal of the RHNP is to ensure that every community provides an opportunity for a mix of affordable housing to all economic segments of its population.

As the regional planning agency, SCAG determines the City’s fair share of housing through the Regional Housing Needs Allocation (RHNA) process. This Housing Element addresses SCAG’s RHNA schedule for the 6th Cycle, from 2021 through 2029. The City will need to plan to accommodate 1,734 new units, which includes 222 extremely low-income units, 223 very low, 204 low, 249 moderate, and 836 above moderate-income units. Pursuant to Government Code Section 65583(a)(1), 50% of Hawthorne’s very low-income regional housing needs assigned by SCAG are extremely low-income households, and hence the 222 ELI units. Table 3-27 summarizes Hawthorne’s fair share, progress to date, and remaining units.

TABLE 3-27: REGIONAL HOUSING NEEDS ALLOCATION - 6TH CYCLE

Status	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total
RHNA Allocation	445	204	249	836	1,734
Constructed, Under Construction, Permits Issued (Since 7/1/2021)	8	--	15	307	330
Units Approved/Entitled	18	--	2	10	30
Remaining Allocation	419	204	232	519	1,374

Sources: SCAG 6th Cycle Final RHNA Allocation Plan, 2021; City of Hawthorne, 2021

4H. Special Needs Groups

Government Code Section 65583(a)(7) requires a housing element to address special housing needs, such as those of the elderly; persons with disabilities, including a developmental disability, as defined in Section 4512 of the Welfare and Institutions Code; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter. The needs of these groups often call for targeted program responses, such as temporary housing, preservation of residential hotels, housing with features to make it more accessible, and the development of four-bedroom apartments. Special needs groups have been identified and, to the degree possible, responsive programs are provided. A principal emphasis in addressing the needs of these group is to continue to seek State technical assistance grants to identify the extent and location of those with special needs and identify ways and means to assist them. Local government budget limitations may act to limit effectiveness in implementing programs for these groups. Please refer to Section 6E of this Element for a discussion of agencies and programs that serve special needs populations in Hawthorne.

Where data is available, estimates of the population or number of households in Hawthorne falling into each special needs group is presented. The special housing needs are a subset of the overall housing needs identified in Table 3-27, unless otherwise noted.

Seniors

Seniors are considered persons age 65 or older in this Housing Element. However, it must be noted that some funding programs have lower age limits for persons to be eligible for their senior housing projects. Seniors have special housing needs primarily resulting from physical disabilities and limitations, fixed or limited income, and health care costs. Additionally, senior households also have other needs to preserve their independence including supportive services to maintain their health and safety, in-home support services to perform activities of daily living, conservators to assist with personal care and financial affairs, public administration assistance to manage and resolve estate issues, and networks of care to provide a wide variety of services and daily assistance.

Various portions of the Housing Element describe characteristics of the senior population, the extent of their needs for affordable housing, housing designated for seniors, and City provisions to accommodate their need. Senior household growth in Hawthorne from 2010 to 2019 is shown in Table 3-28. The increase in elderly persons is likely due to aging in place of Hawthorne's residents. Senior households increased by approximately 28.0% from 2010 to 2019. While seniors represent approximately 8.9% of the City's population, senior households represent approximately 14.8% of total households, which is primarily due to the smaller senior household size.

TABLE 3-28: SENIOR POPULATION AND HOUSEHOLDS (2010 & 2019)

Population	2010	2019
Number	6,249	7,774
Percent Change	-	24.4%
Annual Percent Change	-	2.7%
Households	2010	2019
Number	3,362	4,304
Percent Change	-	28.0%
Annual Percent Change	-	3.1%

Source: US Census, 2015-2019 ACS

Table 3-29 summarizes senior households by age and tenure. Most senior households are renters, 2,177 or 50.6%. Approximately 49.4% of senior households, 2,127, are owners. Elderly renters tend to prefer affordable units in smaller single-story structures or multi-story structures with an elevator, close to health facilities, services, transportation, and entertainment.

TABLE 3-29: HOUSEHOLDER AGE BY TENURE (2019)

Age Group	Owners		Renters	
	Number	Percent	Number	Percent
65-74 years	1,174	55.2%	1,486	68.3%
75-84 years	690	32.4%	590	27.1%
85 plus years	263	12.4%	101	4.6%
TOTAL	2,127	100% (7.3% of total)	2,177	100% (7.5% of total)

Source: US Census, 2015-2019 ACS (Table B25007)

During the planning period, senior households are anticipated to increase at a rate commensurate with overall population and household growth. Senior housing types can include market rate homes, senior single-family housing communities, senior apartments, and mobile homes.

The 2015-2019 ACS survey indicates that 2.4% (701) of senior households in Hawthorne are below the poverty level. It is likely that a portion of these senior households overpay for housing due to their limited income. The median income of households with a head of household that is 65 years and over is \$39,971, significantly less than the median household income of \$54,215.

Senior Housing

There is increasing variety in the types of housing available to the senior population. This section focuses on three basic types.

Independent Living - Housing for healthy seniors who are self-sufficient and want the freedom and privacy of their own separate apartment or house. Many seniors remain in their original homes, and others move to special residential communities which provide a greater level of security and social activities of a senior community.

Group Living - Shared living arrangements in which seniors live in close proximity to their peers and have access to activities and special services.

Assisted Living - Provides the greatest level of support, including meal preparation and assistance with other activities of daily living.

Hawthorne permits residential care facilities serving six or fewer persons by right in all residential zones. Senior housing, identified as “rest home and home for the aged” in the Zoning Code, is permitted with a conditional use permit in the High Density Residential (R-3) zone. There are currently five State-licensed assisted living residential care facilities for the elderly in the City with a total capacity of 165 beds. It should be noted, however, that there are no assisted living facilities that serve low and very low-income seniors who cannot afford to pay the market rates for housing and services. Housing Choice Voucher assistance is also available for extremely low and very low-income senior households.

Several programs address the non-housing needs of seniors in Hawthorne. Additional support for senior residents is provided by the Community Services Department, which provides and coordinates senior services programs offered by the City and non-profits at the Hawthorne Senior Center. Some of the programs and services offered by the City include nutrition/meal programs (lunches and Meals on Wheels), legal assistance, and recreational activities. The City also provides senior transportation services throughout Hawthorne with the Dial-A-Ride Transportation program.

Disabled Persons

A “disability” includes, but is not limited to, any physical or mental disability as defined in California Government Code Section 12926. A “mental disability” involves having any mental or psychological disorder or condition that limits a major life activity. A “physical disability” involves having any physiological disease, disorder, condition, cosmetic disfigurement, or anatomical loss that affects body systems. In addition, a mental or physical disability limits a major life activity by making the achievement of major life activities difficult including physical, mental, and social activities and working.

Physical, mental, and/or developmental disabilities could prevent a person from working, restrict a person’s mobility, or make caring for oneself difficult. Therefore, disabled persons often require special housing needs related to potential limited earning capacity, the lack of accessible and affordable housing, and higher health costs associated with disabilities. Additionally, people with disabilities require a wide range of different housing, depending on the type and severity of their disability. Housing needs can range from institutional care facilities to facilities that support partial or full independence (i.e. group care homes). Supportive services such as daily living skills and employment assistance need to be integrated in the housing situation.

- Individuals with a mobility, visual, or hearing limitation may require housing that is physically accessible. Examples of accessibility in housing include widened doorways and hallways, ramps, bathroom modifications (i.e., lowered countertops, grab bars, adjustable shower heads, etc.) and special sensory devices including smoke alarms and flashing lights.
- Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services ranging from

congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.

- Individuals with developmental disabilities and other physical and mental conditions that prevent them from functioning independently may require assisted care or group home environments.
- Individuals with disabilities may require financial assistance to meet their housing needs because a higher percentage than the population at large are low-income and their special housing needs are often more costly than conventional housing.

According to the 2015-2019 ACS, there were 8,340 persons with one or more disabilities in Hawthorne. Of the disabled population, 65.7% are aged up to 64 and 34.3% are aged 65 and over. Table 3-30 identifies disabilities by type of disability.

TABLE 3-30: DISABILITIES BY DISABILITY TYPE (2019)

Type of Disability	Persons Ages Up to 64		Persons Ages 65+		Total	
	Number	Percent	Number	Percent	Number	Percent
Hearing Difficulty	873	15.9%	997	34.8%	1,870	22.4%
Vision Difficulty	1,289	19.40%	611	21.3%	1,900	22.8%
Cognitive Difficulty	2,134	43.10%	819	28.6%	2,953	35.4%
Ambulatory Difficulty	2,284	42.20%	1,916	66.9%	4,200	50.4%
Self-Care Difficulty	1,321	20%	946	33.1%	2,267	27.2%
Independent Living Difficulty	1,928	39.30%	1,290	45.1%	3,218	38.6%
Total Persons with One or More Disabilities ¹	5,478	100% / 65.7% of disabled	2,862	100% / 34.3% of disabled	8,340	100%

¹A person may have more than one disability, so the total disabilities may exceed the total persons with a disability.

Source: US Census, 2015-2019 ACS

As shown in Table 3-31, the 2015-2019 ACS indicates that for individuals between the ages of 16 and 64, approximately 2,689 persons had some form or type of disability and were not in the labor force. This indicates that their disability may impede their ability to earn an adequate income, which in turn could affect their ability to afford suitable housing accommodations to meet their special needs. Therefore, many in this group may be in need of housing assistance.

TABLE 3-31: DISABLED PERSONS BY EMPLOYMENT STATUS (2019)

	Ages 16 to 64	Percent
Employed with Disability	1,742	37.0%
Unemployed with Disability	275	5.8%
Not in Labor Force with Disability	2,689	57.1%
Total	4,706	100%

Source: US Census, 2015-2019 ACS

While recent Census data does not provide income levels or overpayment data for persons with a disability, the 2015-2019 ACS survey does report on indicators that relate to a disabled person's or household's income. The 2015-2019 ACS data indicates that 1,719 persons with a disability are below the poverty level. It is likely that a portion of these disabled persons are in households that overpay for housing due to their limited income. The 2015-2019 ACS data indicates that 1,010 households receiving food stamps or similar assistance have a disabled member.

The persons in the “with a disability” category in Tables 3-31 and 3-32 include persons with developmental disabilities. “Developmental disability” means “a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual.” This term includes an intellectual disability, cerebral palsy, epilepsy, autism, and disabling conditions found to be closely related to intellectual disabilities or to require treatment similar to that required for individuals with an intellectual disability, but does not include other handicapping conditions that are solely physical in nature.

While the US Census reports on a broad range of disabilities, the Census does not identify the subpopulation that has a developmental disability. The California Department of Developmental Services (DDS) maintains data regarding people with developmental disabilities, defined as those with severe, life-long disabilities attributable to mental and/or physical impairments. The DDS data is reported by zip code, so the data reflects a larger area than the City of Hawthorne; however, the data was joined at the jurisdiction level by SCAG to approximate the counts for Hawthorne. The DDS/SCAG data indicates that 1,125 developmentally disabled persons reside in zip codes 90250 and 90251. Table 3-32 breaks down the developmentally disabled population by residence type. Of these persons, the majority (943) live at home with a parent or guardian and only 91 live independently.

The City of Hawthorne is primarily served by the Westside Regional Center, which provides services for persons with developmental disabilities in zip codes 90250 and 90251. As of January 2019, the Westside Regional Center served approximately 8,000 persons.

TABLE 3-32: DEVELOPMENTALLY DISABLED PERSONS BY RESIDENCE TYPE (2019)

	Home of Parent/ Guardian	Independent/ Supported Living	Community Care Facility	Intermediate Care Facility	Foster/ Family Home	Other	TOTAL
Hawthorne*	943	91	51	12	23	5	1,125

*Data is for the Hawthorne portion of zip codes 90250 and 90251

Sources: CA DDS, 2019; SCAG 6th Cycle Data Package

Housing for Disabled Persons

Households with a disabled member will require a mixture of housing units with accessibility features, in-home care, or group care housing facilities. Some of these households will have a member with developmental disability and are expected to have special housing needs. Developmentally disabled persons may live with a family in a typical single family or multifamily home, but some developmentally disabled persons with more severe disabilities may have special housing needs that may include extended family homes, group homes, small and large residential care facilities, intermediate care, and skilled nursing facilities and affordable housing such as extremely low, very low, or low-income housing (both rental and ownership), Section 8/Housing Choice Vouchers, and single-room occupancy-type units.

In Hawthorne, residential care homes serving up to six persons are permitted by right in all residential zones and in the C-1 zone. As single-family housing is permitted by right in the MU zone, residential care facilities serving six or fewer persons should be treated in the same manner. The City will amend the Zoning Code to define a small residential care home as a single-family residential use, and therefore permitted by right as such in the MU zone. Residential care facilities serving more than six persons are not addressed in the Zoning Code; the City will amend the Zoning Code to conditionally permit residential care facilities for seven or more persons in the R-4 and MU Overlay zones.

ACS 2015-2019 data indicated that for individuals between the ages of 5 and 64, approximately 2.6% of the total population of Hawthorne has an ambulatory difficulty, 1.5% have vision difficulty, 1.0% have a hearing difficulty, and 2.2% have an independent living difficulty. These types of disabilities may impede their ability to find suitable housing accommodations to meet their special needs. Therefore, many in these groups may be in need of housing assistance. Households containing physically handicapped persons

may also need housing with universal design measures or special features to allow better physical mobility for occupants.

Large Family Households

Large family households are defined as households of five or more persons. Large family households are considered a special needs group because there is often a limited supply of adequately sized housing to accommodate their needs. The more persons in a household, the more rooms are needed to accommodate that household. Specifically, a five-person household would require three or four bedrooms, a six-person household would require four bedrooms, and a seven-person household would require four to six bedrooms.

In Hawthorne, 3,945 households, 13.6% of all households, have five or more persons as described in Table 3-18. Of the large households, 14.8% own their home and 13.1% rent. Typically, there are more owner-occupied large households that are cost burdened when compared to renter households and the population as a whole. However, the 2015-2019 ACS survey does not provide data regarding overpayment for large households. Table 3-33 compares the median income for households with five or more persons to the citywide median income for 2019. While the median income is slightly higher for five persons households (\$61,082 versus the citywide median of \$54,215), the median income is substantially higher for six and seven or more person households.

TABLE 3-33: MEDIAN INCOME BY HOUSEHOLD SIZE (2019)

Size	Median Income
Five Person Households	\$61,082
Six Person Households	\$71,750
Seven or More Person Households	\$95,313
Median Household Income (All Households)	\$54,215

Source: US Census, 2015-2019 ACS

Large families can have a difficult time finding housing units large enough to meet their needs. In Hawthorne, there appears to be a sufficient amount of ownership housing available to provide units with enough bedrooms for larger households, but there is a shortage of adequately sized units for renter households with six or more persons. Table 3-34 identifies the number of large households by household size versus the number of large owner and rental units. Furthermore, while there are adequate units in Hawthorne to accommodate large owner and five-person renter households, it does not mean that there is a match between housing units that exist and large families. As described in Table 3-17, 5.9% of owner-occupied homes and 22.1% of renter-occupied homes are overcrowded.

TABLE 3-34: HOUSEHOLD SIZE VERSUS BEDROOM SIZE BY TENURE (2019)

Tenure	3 BR Units	5 Person Households		4+ BR Units	6 Person and Larger Households	
		House-holds	Shortfall/ Excess		House-holds	Shortfall/ Excess
Owner	4,868	556	4,312	1,271	621	650
Renter	2,177	1,667	510	472	1,101	(629)

Source: US Census, 2015-2019 ACS

Large households require housing units with more bedrooms than housing units needed by smaller households. In general, housing for these households should provide safe outdoor play areas for children and should be located to provide convenient access to schools and child care facilities. These types of needs can pose problems particularly for large families that cannot afford to buy or rent single-family houses. It is anticipated that approximately 14% of the regional housing needs allocation units will be needed to accommodate large households and an emphasis should be placed on ensuring rental units are

available to large households.

Single Parent and Female-Headed Households

Single parent households are households with children under the age of 18 at home and include both male- and female-headed households. These households generally have a higher ratio between their income and their living expenses (that is, living expenses take up a larger share of income than is generally the case in two-parent households). Therefore, finding affordable, decent, and safe housing is often more difficult for single parent and female-headed households. Additionally, single parent and female-headed households have special needs involving access to daycare or childcare, health care, and other supportive services.

While the majority of households in Hawthorne are either two-spouse couples or single person households, 42.6% of family households are headed by a single male or single female. There are 2,445 male heads of household with no spouse present and 1,070 of these households have children under 18. There is a larger number of female householders with no spouse present - 5,689 households or 29.8% of family households - and 2,766 of these female-headed households have children under 18. Table 3-35 identifies single parent households by gender of the householder and presence of children.

TABLE 3-35: FAMILIES AND FEMALE HOUSEHOLDER WITH CHILDREN UNDER 18 (2019)

Category	Number	Percent
Total Families	19,075	100%
Male householder, no spouse present	2,445	12.8%
With children under 18	1,070	5.6%
Female householder, no spouse present	5,689	29.8%
With children under 18	2,766	14.5%

Source: US Census, 2015-2019 ACS

The median income of female-headed households (no spouse present) is \$48,306, only 1.6% less than the median income of a male-headed, no spouse present family (\$49,089), but 10.9% less than the median income of all households in the City (\$54,215). Approximately 12.5% of all households are under the poverty level; 23.6% of female-headed households with related children under 18 are under the poverty level.

As Hawthorne's population and households grow, there will be a continued need for supportive services for single parent households with children present. To address both the housing and supportive services needs of single parent households, additional multifamily housing should be developed that includes childcare facilities (allowing single parents to actively seek employment).

In addition, the creation of innovative housing for female-headed households could include co-housing developments where childcare and meal preparation responsibilities can be shared. The economies of scale available in this type of housing would be advantageous to this special needs group as well as all other low-income household groups. Limited equity cooperatives sponsored by non-profit housing developers are another financing structure that could be considered for the benefit of all special needs groups.

Farmworkers

Farmworkers traditionally are defined as persons whose primary incomes are earned through permanent or seasonal agricultural labor. Permanent farmworkers work in the fields, processing plants, or support activities on a year-round basis. When workloads increase during harvest periods, the labor force is supplemented by seasonal or migrant labor. Farmworkers' special housing needs typically arise from their limited income and the unstable, seasonal nature of their employment, according to the California Institute for Rural Studies. Due to these factors, farmworker households have limited housing choices and

are often forced to double-up to afford rents. However, the South Bay Area of Los Angeles County is a mostly developed urban/suburban region with a strong local economy that is not tied to an agricultural base, but rather to the manufacturing, technology, and service-oriented sectors.

According to the 2015-2019 ACS data, there were only 133 people employed in the “agriculture, forestry, fishing and hunting, and mining” industry in 2019. This represented 0.3% of the City’s working population. Like the South Bay, Hawthorne is an urbanized community with no parcels zoned for agricultural use. Because so few residents are employed in agricultural occupations and there is little potential for this occupational category to expand within the City, the overall housing programs and policies to facilitate development of affordable housing can address the needs of Hawthorne residents employed in the agricultural occupations.

Homeless Persons

Government Code Section 65583(a)(7) requires that the Housing Element include an analysis of the needs of homeless persons and families. Homeless persons are defined as those who lack a fixed and adequate residence. People who are homeless may be chronically homeless (perhaps due to substance abuse or mental health issues) or situationally homeless (perhaps resulting from job loss or family strife). Homeless people face critical housing challenges due to their very low incomes and lack of appropriate housing. Thus, State law requires jurisdictions to plan to help meet the needs of their homeless populations.

The law also requires that each jurisdiction address community needs and available resources for special housing opportunities known as transitional and supportive housing. These housing types provide the opportunity for families and individuals to “transition” from a homeless condition to permanent housing, often with the assistance of supportive services to assist individuals in gaining necessary life skills in support of independent living.

Homeless Estimates

Counting the homeless population is problematic due to their transient nature; however, through the efforts of the Los Angeles Continuum of Care (LA CoC) estimates have been developed. The LA CoC is a consortium of individuals and organizations with the common purpose of developing and implementing a strategy to address homelessness in Los Angeles County. The LA CoC is responsible for managing U.S. Department of Housing and Urban Development (HUD) funds for homelessness, and is uniquely positioned to identify system needs and take steps to address them with the collaboration and partnership of community stakeholders. The Los Angeles Homeless Services Authority (LAHSA) is the lead agency for the LA CoC.

As the primary coordinating body for homeless issues and assistance for the entire County (excluding the cities of Glendale, Pasadena, and Long Beach), the LA CoC accomplishes a host of activities and programs vital to the County, including a biennial point-in-time “snapshot” survey to identify and assess the needs of both the sheltered and unsheltered homeless. Los Angeles CoC’s 2020 Homeless Count captures a picture of homelessness in Los Angeles County as it was in January 2020 and before the impacts of the COVID-19 pandemic could be felt, measured, or responded to through efforts such as Project RoomKey, rent freezes, and eviction moratoriums.

The 2020 Homeless Count identified 208 people in the City of Hawthorne experiencing homelessness, representing 0.3% of Los Angeles County’s total homeless count (66,436 individuals). As shown in Table 3-36, an estimated 197 (94.7%) of the 208 homeless individuals in Hawthorne were unsheltered and an estimated 11 (5.3%) were sheltered. Countywide, there has been an increase in the recorded homeless population since the 2016 homeless survey, primarily due to more accurate counting measures.

TABLE 3-36: HOMELESSNESS IN HAWTHORNE - 2016-2020

	Sheltered	Unsheltered	TOTAL
2020 Homeless Count	11	197	208
2018 Homeless Count	3	146	149
2016 Homeless Count	7	99	106
Change: 2016 to 2020	+4 / +57.1%	+98 / +99.0%	+102 / +96.2%

Source: Los Angeles Continuum of Care Homeless Count Data, 2016-2020

Although data is available regarding certain characteristics of the countywide homeless population, including data for subpopulations of the homeless (e.g., chronically homeless, severely mentally ill persons, persons with chronic substance abuse, and veterans), data is not available at the city-level.

Housing Accommodations

In 2013, the City amended the Zoning Code to allow 1) emergency shelters by right in the M-1 (Limited Industrial) zone, subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4), and 2) transitional and supportive housing by right in all residential zoning districts and mixed-use overlay zones and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. The Housing Plan includes policies and programs directed to encourage the provision of housing and services for the homeless population as well as persons and households at risk of homelessness.

There are currently no emergency shelters operating in the City. However, Harbor Interfaith Services is the Lead Agency in LA CoC Service Provider Area (SPA) 8, which covers the South Bay region. Harbor Interfaith Services operates two South Bay shelters for individuals and a separate family shelter. As well, St. Margaret's Center, located within the Lennox area of Los Angeles County, provides emergency and supportive services including hot lunches, case management, and food and hygiene supplies for the homeless and low-income families. St. Margaret's Center serves communities near LAX, including Hawthorne and Inglewood.

The most recent inventory of resources available within Los Angeles County for emergency shelters, transitional housing, and permanent supportive housing units comes from the 2020 Housing Inventory reported to HUD by the Los Angeles CoC. Table 3-37 shows the total beds offered by homeless facilities in the Los Angeles CoC area.

TABLE 3-37: HOMELESS FACILITIES (2020)*

Facility Type	Los Angeles CoC Region			
	Family Units	Family Beds	Adult-Only Beds	Total Year-Round Beds
Emergency Shelter	2,861	8,650	6,069	14,719
Safe Haven	0	0	125	125
Transitional Housing	502	1,528	2,583	4,111
Permanent Supportive Housing	1,862	5,934	16,749	22,683
Rapid Re-Housing	1,236	4,372	1,673	6,045
Other Permanent Housing	260	752	1,278	2,030
TOTAL UNITS/BEDS	6,721	21,236	28,477	49,713

*Numbers are for the total Los Angeles Continuum of Care region for which Hawthorne is a participating member.

Source: HUD 2020 Continuum of Care Homeless Assistance Programs, Housing Inventory Count Report

- **Emergency Shelters** - An emergency shelter is defined as housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less. Furthermore, no individual or household may be denied emergency shelter because of an inability to pay.

- **Safe Haven** - A form of supportive housing that serves hard-to-reach homeless persons with severe mental illness who come primarily from the streets and have been unable or unwilling to participate in housing or supportive services.
- **Transitional Housing** - Sometimes referred to as “bridge” housing, provides housing accommodations and support services for persons and families, but restricts occupancy to no more than 24 months.
- **Permanent Supportive Housing** - Supportive housing has no limit on length of stay and is linked to onsite or offsite services that assist residents in retaining the housing, improving their health status, and maximizing their ability to live and, when possible, work in the community.
- **Rapid Re-Housing** - Rapid re-housing provides short-term rental assistance and services. The goals are to help people obtain housing quickly, increase self-sufficiency, and stay housed.
- **Other Permanent Housing** - Consists of permanent housing with services (no disability required for entry) and permanent housing with housing only.

A network of local and regional service providers operates a number of programs to serve the needs of varied homeless subpopulations. Table 3-38 provides a list of emergency and transitional shelters and available services for the homeless population in and around Hawthorne.

TABLE 3-38: FACILITIES AND SERVICES FOR THE HOMELESS

Organization Name	Type of Service Provided	Homeless Population Served	Number of Beds
Beacon Light Mission – Wilmington	Emergency shelter, food	Shelter for men only	n/a
Family Promise of the South Bay – Torrance	Case management, coordination of shelter	Families with children	n/a
Harbor Interfaith Services – San Pedro	Emergency shelter, case management	All	n/a
House of Yahweh – Lawndale	Food, clothing, social services	All	n/a
Joshua House for the Homeless – Los Angeles	Emergency shelter, transitional housing	Single men and women	n/a
Sanctuary of Hope – Hawthorne	Rapid re-housing	Young Adults	n/a
St. Margaret's Center – Inglewood	Food, case management	All	n/a

Assessment of Need

Based on the available information, there is a countywide homeless population of 66,436 persons but only 49,713 beds, indicating an unmet demand for 16,723 homeless persons. It is noted that the 2020 Homeless Count identified 18,395 sheltered homeless persons and 48,041 unsheltered homeless persons (11 sheltered and 197 unsheltered for Hawthorne, respectively). The discrepancy between sheltered homeless persons and the County's total capacity to house homeless persons indicates a need for additional community services resources to assist and match the homeless population with the countywide shelter and housing resources.

4I. Units At-Risk of Conversion

Assisted Housing At Risk of Conversion

California housing element law requires jurisdictions to provide an analysis of low-income, assisted multifamily housing units that are eligible to change from low-income housing uses during the next ten years (2021-2031) due to termination of subsidy contracts, mortgage prepayment, or expiration of

restrictions on use (Government Code 65583). These units risk the termination of various subsidy groups which could convert certain multifamily housing from affordable to market rate. State law requires housing elements to assess at-risk housing in order to project any potential loss of affordable housing.

The California Housing Partnership (CHP) provides data on assisted housing units, including those in Hawthorne. Table 3-39 indicates the extent of subsidized multifamily rental housing in the City, the subsidy programs that are in place for each project, and the likelihood of current housing assisted projects to convert to market rate projects that would not provide assistance to lower income residents.

PUBLIC DRAFT

TABLE 3-39: SUMMARY OF AT-RISK SUBSIDIZED HOUSING UNITS

Project/Address	No. & Type of Units	Type of Subsidy	Current Owner	Earliest Date of Conversion	Risk
TELACU Senior Housing 13000 Doty Avenue	75 Seniors	HUD Section 202 HUD Section 8 Redevelopment		In perpetuity	Low
TELACU Terrace 4536 W. 118th Street	74 Seniors	HUD Section 202 HUD Section 8 Redevelopment		In perpetuity	Low
3621-3653 120th Street	25 Family	Various nonprofit funding sources		In perpetuity	Low
3921 W. 119th Place	2 Family	Various nonprofit funding sources		In perpetuity	Low
3733 W. 120th Street	2 Family	Various nonprofit funding sources		In perpetuity	Low
11975 Acacia Avenue	4 Family	Various nonprofit funding sources		In perpetuity	Low
11983 Acacia Avenue	4 Family	Various nonprofit funding sources		In perpetuity	Low
Hawthorne Gardens 12923 and 12938 Kornblum Avenue	100 Family	Various nonprofit funding sources		2059	Low
12726 Grevillea Avenue	8 Family	Housing Authority		2064	Low
11605 Gail Avenue	10 Seniors	Housing Authority		2064	Low
11529 Gail Avenue	12 Family	Housing Authority		2064	Low
11537 Gail Avenue	5 Family	Housing Authority		2064	Low
12529 Truro Avenue	3 Family	Housing Authority		2064	Low
12501 Kornblum Avenue	3 Family	Housing Authority		2027	Moderate
14004 Doty Avenue	6 Family	Various nonprofit funding sources		2043	Low
14105 Chadron Avenue	28 Family	Various nonprofit funding sources		2043	Low
14134 Yukon Avenue	127 Family	Various nonprofit funding sources		2069	Low
Icon at Rosecrans 14135 Cerise Avenue	126 Family	LIHTC		2071	Low

Sources: California Housing Partnership, February 2021; SCAG 6th Cycle Data Package

Preservation Options

Depending on the circumstances of the at-risk projects, different options may be used to preserve or replace the units. The following discussion highlights ways that the City's at-risk units could be preserved

as affordable housing. All of the presented alternatives are costly and beyond the ability of the City of Hawthorne to manage without large amounts of subsidy from federal and/or state resources.

Replacement Through New Construction

The construction of new lower income housing units is a means of replacing the at-risk units should they be converted to market rate. The cost of developing new housing depends on a variety of factors such as density, size of units, location and related land costs, and type of construction. Assuming an average development cost of \$200,000 per unit for multifamily rental housing, replacement of the three units with a moderate risk of conversion would require approximately \$600,000, excluding land costs, which vary depending upon location.

Purchase of Replacement Units

One preservation option is for a non-profit organization to purchase similar units. By purchasing similar units, a non-profit organization can secure lower-income restrictions and potentially enable the project to become eligible for a greater range of governmental assistance. The cost of purchasing similar units depends on a number of factors, including the market conditions at the time, occupancy rate, and physical conditions of the units to be acquired.

Current market value for the at-risk units is estimated on the basis of the units' potential annual income, and operating and maintenance expenses. The estimated market value of Hawthorne's current stock of units with a moderate risk of conversion is \$850,000. This estimate is provided for the purpose of comparison and understanding the magnitude of costs involved and does not represent the precise market value of the at-risk units or units that could be purchased to offset converted units. The actual market value at time of sale would depend on market and property conditions, lease-out/turnover rates, among other factors.

Purchase of Affordability Covenants

Another option to preserve the affordability of at-risk projects is to provide an incentive package to the owners to maintain the projects as affordable housing. Incentives could include writing down the interest rate on the remaining loan balance, and/or supplementing the subsidy amount received to market levels.

To purchase the affordability covenant on these projects, an incentive package should include interest subsidies at or below what the property owners can obtain in the open market. To enhance the attractiveness of the incentive package, the interest subsidies may need to be combined with rent subsidies that supplement the HUD fair market rent levels.

Rental Assistance

Tenant-based rent subsidies could be used to preserve the affordability of housing. Similar to Housing Choice Vouchers, the City, through a variety of potential funding sources, could provide rent subsidies to very low-income households. The level of the subsidy required to preserve the at-risk units is estimated to equal the Fair Market Rent (FMR) for a unit minus the housing cost affordable by a very low-income household. Approximately \$1,599 in rent subsidies would be required monthly (or \$19,188 annually). Assuming a 20-year affordability period, the total subsidy is about \$383,760.

4J. Estimates of Housing Need

Several factors influence the degree of demand, or "need," for housing in Hawthorne. The major needs categories considered in this Element include:

- Housing needs resulting from the overcrowding of units
- Housing needs that result when households pay more than they can afford for housing
- Housing needs of "special needs groups" such as elderly, large families, female-headed households, households with a disabled person, farmworkers, and the homeless

State law requires that cities quantify existing housing need in their Housing Element. Table 3-40 summarizes the findings.

TABLE 3-40: SUMMARY OF NEEDS

Summary of Households/Persons with Identified Housing Need	Percent of Total Population/Households
Households Overpaying for Housing:	
% of Renter Households Overpaying	54%
% of Owner Households Overpaying	37%
% of Extremely Low-income Households (0-30% AMI) Overpaying	88%
% of Very Low-income Households (0-30% AMI) Overpaying	85%
% of Low-income Households (0-30% AMI) Overpaying	41%
Overcrowded Households:	
Overcrowded Renter Households	22.1%
Overcrowded Owner Households	5.9%
All Overcrowded Households	17.7%
Special Needs Groups:	
Elderly Persons/Households	8.9% of pop. 14.8% of households
Disabled Persons	9.6% of pop.
Developmentally Disabled Persons	1.3% of pop.
Large Households	13.6% of households
Female-Headed Households	19.6% of households
Female-Headed Households with Children	9.5% of households
Farmworkers	0.3% of labor force
Homeless	208 persons (2020)
Affordable Housing Units At-Risk of Conversion to Market Rate Costs	3 units

Sources: US Census, 2015-2019 ACS; HUD Comprehensive Housing Affordability Strategy (CHAS), 2013-2017

4. Constraints

Constraints to housing development are defined as government measures or non-governmental conditions that limit the amount or timing of residential development.

Government regulations can constrain the supply of housing available in a community if the regulations limit the opportunities to develop housing, impose requirements that unnecessarily increase the cost to develop housing, or make the development process so arduous as to discourage housing developers. State law requires housing elements to contain an analysis of the governmental constraints on housing maintenance, improvement, and development (Government Code Section 65583(a)(4)).

Non-governmental constraints (required to be analyzed under Government Code Section 65583(a)(5)) may include land prices, construction costs, and financing. While local governments cannot control prices or costs, identification of these constraints can be helpful to Hawthorne in formulating housing programs.

4A. Governmental Constraints

Housing affordability is affected by factors in both the private and public sectors. Actions by the City can have an impact on the price and availability of housing in Hawthorne. Land use controls, site improvement requirements, building codes, fees, and other local programs intended to improve the overall quality of housing may also serve as a constraint to housing development. These governmental constraints can limit the operations of the public, private, and nonprofit sectors, making it difficult to meet the demand for affordable housing and limiting supply in a region. All City zoning regulations, development standards, specific plans, and fees are posted online and are available to the public, consistent with the requirements of AB 1483.

4A.1 Land Use Controls

Local land use policies and regulations impact the price and availability of housing, including affordable housing. This section discusses the General Plan land use designations and provisions in the Zoning Code relative to the types of housing allowed within Hawthorne as a potential governmental constraint.

General Plan

The General Plan Land Use Element establishes land use designations that specify the location, type, and intensity or density of permitted land uses in the City of Hawthorne. The Zoning Code (Title 17 of the Municipal Code) implements the General Plan by providing specific land use regulations and development standards for each zoning district. Table 4-1 shows General Plan residential land uses designations, the corresponding zoning designation(s), and permitted densities allowed for housing. In 2011, the City amended the Zoning Code to create a mixed-use overlay that permits residential uses in mixed-use developments within the commercial zones.

TABLE 4-1: GENERAL PLAN RESIDENTIAL LAND USE DESIGNATIONS

General Plan Designation	Description	Zone Symbol	Zoning Description
Low Density Residential (LDR)	Primarily for single-family residential with detached units each on their own parcel. Larger lots may accommodate two units. This designation allows a maximum density of 1.0 – 8.0 du/ac.	R-1	Single-Family Residential (1.0-8.0 du/ac)
Medium Density Residential (MDR)	For a mixture of single-family, duplex, triplex, and lower density multi-family developments. This designation allows a maximum density of 8.1 – 17.0 du/ac.	R-2	Medium Density Residential (8.1-17.0 du/ac)
High Density Residential (HDR)	For a mixture of single-family, duplex, triplex, and medium and high-density multi-family developments. This designation allows a maximum density of 17.1 – 30.0 du/ac.	R-3, R-4	High Density Residential (17.1-30.0 du/ac); Maximum Density Residential (17.1-30.0 du/ac)
Local Commercial (LC); General Commercial (GC); Regional Commercial (RC)	Mixed Use Overlay – Intended for mixed-use residential and commercial development, which can be vertically or horizontally integrated. This overlay allows higher density of up to 30 du/ac.	C-2, C-3, CR	Local Commercial, General Commercial, Regional Commercial (up to 30 du/ac)

Sources: City of Hawthorne General Plan, 2016; City of Hawthorne Zoning Code, 2021

Specific Plans

A specific plan is a comprehensive planning document that guides the development of a defined geographic area in a mix of uses including residential, commercial, industrial, schools, and parks and open space. Specific plans typically include more detailed information than the General Plan about land use, traffic circulation, development standards, affordable housing programs, resource management strategies, and a comprehensive infrastructure plan. Specific plans are also used as a means of achieving superior design by providing flexibility in development standards beyond those contained in the Zoning Code.

The City Council has adopted seven specific plans. Each one contains detailed regulations, conditions, programs, and design criteria unique to a defined geographic area within Hawthorne and is intended to implement the General Plan. The adopted specific plans are consistent with the General Plan. Future specific plans, specific plan amendments, and development projects must be consistent with policies contained in the General Plan, including the General Plan Land Use Element. The following discussion summarizes two primary specific plans that may accommodate a significant portion of the Regional Housing Needs Allocation (RHNA) through the planning period.

Downtown Hawthorne Specific Plan

The purpose of the Downtown Hawthorne Specific Plan is to establish a blueprint for how the city center will look, feel, and function in the future, based on an urban form that is compact and less reliant on the private automobile. The plan outlines a framework for growth and redevelopment of the 786-acre project site, which is bounded by the I-105 Freeway on the north, Prairie Avenue, Freeman Avenue and its extension through residential neighborhoods to the city limits on the south, and Ramona Avenue and Inglewood Avenue on the west. The Specific Plan identifies five land use categories, two of which allow residential development - Residential and Mixed Use. The development standards and parking requirements that apply to each land use category are those of the underlying zones. For example, the Residential designation is implemented by the following zoning districts: Low Density (R-1), Medium Density (R-2), and High Density (R-3). The applicable development standards are discussed under the Zoning Code section below.

Green Line Mixed-Use Specific Plan

The Green Line Mixed-Use Specific Plan (GLMUSP) is a transit-oriented mixed-use development on 2.53-acres located in the northeastern area of the City, less than 0.5-mile from the Green Line Crenshaw transit station (along Crenshaw Boulevard, between West 120th Street and West El Segundo Boulevard). The GLMUSP serves as the guiding document to provide policy, regulatory, and design guidance within the project area. The GLMUSP sets forth a plan that transitions the project area from existing industrial uses into a compact transit-oriented mixed-use district, redeveloping Crenshaw Boulevard to allow for development of new commercial/retail mixed-use and housing projects.

The GLMUSP allows for a mixture of residential multifamily, short-term corporate housing, and live-work units, which are permitted by right as part of a mixed-use project with commercial uses. Table 4-2 outlines the site development standards established for residential units within the Specific Plan area.

TABLE 4-2: RESIDENTIAL DEVELOPMENT STANDARDS - GREEN LINE MIXED-USE SPECIFIC PLAN

Development Standard		Residential
Density (acre)		91 du/ac (230 units max. over planning area)
Minimum Project Size		2.53 ac
Minimum Unit Size	Bachelor/efficiency units	300 sf
	One-bedroom	550 sf
	Two-bedroom	750 sf
	Three-bedroom or larger	1,000 sf
Setbacks	Front – Ground Floor	10 ft min./17 ft average min.
	Front – Above Ground	10 ft min./15 ft average min.
	Side	20 ft min./25 ft average min.
	Rear	0 ft
Maximum Building Height		76 ft plus up to 12 ft of non-habitable projections
Private Open Space		Balcony, patio, or landscape area; 5 ft min. width/depth

Source: Green Line Mixed-Use Specific Plan, 2017

On-site parking requirements for each separate land use (e.g., residential and retail development as part of a mixed-use project) are applicable and shall be added together to determine the total parking requirements for the project. All resident parking must be in a subterranean and/or above-grade parking structure, with provisions allowing for shared parking between residential and commercial uses as well as tandem parking for residential uses only.

Zoning Code

Land use policies in the General Plan are implemented primarily through the Zoning Code. The Zoning Code provides for a range of densities and residential uses and is designed to protect and promote the health, safety, and general welfare of residents, which includes preserving the character and integrity of established residential neighborhoods. To that end, the City has established specific development standards that apply to residential construction in various districts. These may include, but are not limited to, density, lot coverage, building height, parking standards, and other applicable requirements.

Provisions for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. This includes housing to meet the needs of different types of

households with incomes ranging from low to above moderate. The Housing Element is the City’s plan for achieving this objective.

As shown in Table 4-3, the City’s Zoning Code accommodates a wide variety of conventional and special needs housing, including single-family dwellings, duplexes, multifamily, ADUs, manufactured housing, mobile home parks, residential care facilities (small and large), and transitional and supportive housing. Please note that the information contained in this table represents accurate information only at the time of the Housing Element’s preparation; future amendments and modifications to the Zoning Code may change the information in this table. All interested parties should refer directly to the Zoning Code to ensure that the most accurate information is considered.

TABLE 4-3: PERMITTED RESIDENTIAL USES BY ZONE

Housing Type	Residential Zones				Mixed-Use Overlay	General Comm. Zone	Mixed Comm. Zone	Ind. Zones
	R-1	R-2	R-3	R-4	MU	C-3	CM	M-1/M-2
Conventional Housing								
Single-Family								
--Detached	P	P	P	P	--	--	--	--
--Attached	P	P	P	P	P	--	--	--
Two-Family Dwelling (Duplex)	--	P	P	P	--	--	--	--
Multifamily	--	--	CUP	P	P	--	CUP	--
Live-Work Unit	--	--	--	--	P	P	--	CUP
Accessory Dwelling Unit	P	P	P	P	P	--	P	--
Mobile/Manufactured Housing	P	P	P	P	--	--	--	--
Mobile Home Park	--	--	--	CUP	--	--	--	--
Planned Unit Development (PUD)								
--2 units only	P	P	P	P	--	--	--	--
--2 or more units	--	P	P	P	--	--	--	--
Lodging, Boarding House	--	P	P	P	--	--	--	--
Special Needs Housing								
Residential Care Facility								
--6 or fewer clients	P	P	P	P	--	P	--	--
--7 or more clients	--	--	--	CUP ¹	--	--	--	--
Senior Housing (Rest Home)	--	--	CUP	CUP	--	--	--	--
Emergency Shelter	--	--	--	--	--	--	--	P
Transitional Housing	P	P	CUP	P	P	--	--	--
Supportive Housing	P	P	CUP	P	P	--	--	--
Fraternity or Sorority	--	--	--	CUP	--	--	--	--

Source: City of Hawthorne Zoning Code, 2021

Notes: “P” = Permitted; “CUP” = Conditional Use Permit; and “--” = Not Permitted

1. Sanitariums, convalescent homes, and nursing homes allowed with a CUP.

Single-Family: Detached single-family dwellings and subdivisions are permitted by right within the R-1, R-2, R-3, and R-4 zones. Attached single-family dwellings, which are units that are attached side by side, are allowed within the R-1, R-2, R-3, and R-4 zones and the Mixed-Use Overlay (MU) zone. Single-family projects are subject to a ministerial review. Projects proposing a major subdivision (five or more parcels) are reviewed by the Planning Commission.

Two-Family Dwelling Unit (Duplex): A duplex is generally defined as a two-unit housing structure with

separate entrances for each unit. Duplexes are allowed within the R-2, R-3, and R-4 zones and are subject to a ministerial review.

Multifamily: Multifamily developments are permitted in the R-4 and MU Overlay zone by right. Multifamily projects are subject to administrative plan review. In the R-3 and CM zones, multifamily uses are permitted with approval of a Conditional Use Permit (CUP). In the Mixed-Use Overlay zone, residential uses are allowed if developed in combination with commercial/retail uses within the same project area.

Live-Work Unit: Live-work units combine commercial and/or light industrial activities with a residential space. Typically, the residential component is secondary or accessory to the primary use as a place of work. Live-work units are limited to the Mixed-Use Overlay zone, General Commercial (C-3) zone, and the industrial zones (M-1 and M-2). All development within the MU zone is subject to administrative plan review. Furthermore, live-work units in the M-1 and M-2 zones require approval of a Conditional Use Permit.

Accessory Dwelling Unit (ADU): Government Code Section 65852.2(a)(1) allows local agencies to designate areas within a city where accessory dwelling units (ADU) may be permitted and to impose development standards addressing issues such as unit size, height, setbacks, lot coverage, parking, landscaping, and architectural review. The City recently (2020) updated Chapter 17.21 of its Municipal Code to be consistent with California Government Code Sections 65852.150 and 65852.2, which establish regulations for accessory dwelling units.

Hawthorne Municipal Code (HMC) Section 17.21.020 was amended to define an accessory dwelling unit as “An attached or detached residential dwelling unit that provides complete independent living facilities for one or more persons and located on the same lot as a proposed or existing primary residence, which may be a single or multifamily dwelling, and has a separate, exterior entrance than that of the primary residence. It includes permanent provisions for living, sleeping, eating, cooking, and sanitation.”

Construction of an ADU or JADU (junior accessory dwelling unit) is permitted on a lot in a residential or mixed-use zone that allows residential uses and includes a proposed or existing dwelling. A building permit is required for an ADU and JADU pursuant to compliance with the minimum requirements described below and in HMC Section 17.21.040. Construction of ADUs shall be permitted on any residential or mixed-use zone that allows residential units, subject to the following criteria, which include (but are not limited to):

- Sites developed or proposed to be developed with a single-family residence shall not be permitted more than one ADU.
- Sites developed with a multifamily building may convert existing non-habitable square footage within the building to a minimum one ADU and a maximum that shall not exceed twenty-five percent of the number of units on the site. Sites developed with a multifamily building are also permitted to construct two ADUs or to convert detached accessory buildings, garages, carports, or covered parking structures to a maximum of two ADUs.
- A maximum of one JADU shall be permitted on a site developed or proposed to be developed with a single-family residence, unless the subject site proposes or contains an attached ADU. In such cases, a JADU shall not be permitted.

The approval process is ministerial in nature, and the City must approve or deny an application for a building permit to construct an ADU or JADU within 60 days after receiving a complete application. If a complete application for a building permit to construct an ADU or JADU is submitted in connection with an application to construct a new primary dwelling on a lot, the application may not be approved until the application is approved for the new dwelling. The application for the ADU or JADU must be processed ministerially regardless of the approvals required for the primary dwelling. Further, the ordinance sets forth the following development standards for ADUs:

TABLE 4-4: ADU AND JADU DEVELOPMENT STANDARDS

Specific Regulations	ADU		JADU	Additional Provisions
	Attached	Detached		
Minimum Size	220 sf	220 sf	220 sf	
Maximum Size	1,000 sf	1,000 sf	500 sf	(1) (2) (3) (4)
Maximum Height	16 ft and 1 story	16 ft and 1 story	Same as primary building	
Minimum Side Yard Setback	4 ft	4 ft	Same as primary building	(5)
Minimum Rear Yard Setback	4 ft	4 ft	Same as primary building	(5)
Maximum Lot Coverage/Use Intensity	Same as zoning district	Same as zoning district	Same as zoning district	(6)
Open Space	500 sf	500 sf	-	(7)
Separation from Accessory Buildings	6 ft	6 ft	-	(8)
Separation from Primary Buildings	-	6 ft	-	(8)
Minimum parking	1 space	1 space	-	(9)(10)(11)
Tandem Parking	Permitted	Permitted	Permitted	

Source: City of Hawthorne Zoning Code, 2021

1. An attached accessory dwelling unit may be 50% of the habitable space of the primary dwelling unit on the site, not to exceed 1,000 square feet in size or two bedrooms, except where a restriction to 50% of existing living area would result in a maximum size of less than 800 square feet, an attached accessory dwelling unit of no more than 800 square feet shall be permitted.
2. ADUs may not exceed 800 square feet in size in cases where both an ADU and JADU are developed or proposed on a site.
3. Existing accessory structures may be converted into an ADU and may be expanded by up to 150 square feet of the existing footprint to accommodate ingress and egress only.
4. A junior accessory dwelling unit shall be constructed within the existing space of the proposed or existing single-family dwelling or accessory structure, however, an expansion of not more than 150 square feet beyond the same physical dimensions of the existing space of a single-family dwelling shall be permitted for purposes of accommodating ingress and egress.
5. No setback is required to construct an accessory dwelling unit within an existing structure that is converted to an accessory dwelling unit or a new structure constructed in the same location and the same dimension as an existing structure.
6. Lot coverage and use intensity maximum established in zoning district may be exceeded to permit an ADU up to 800 square feet in size. This provision shall not apply to conversions of existing buildings.
7. Required open space may be reduced to permit an ADU up to 800 square feet in size. Open space requirement shall only apply to properties developed or proposed to be developed with a single-family residence. This provision shall not apply to conversions of existing buildings.
8. Separation requirement may be reduced to permit an ADU up to eight hundred square feet in size. Separation shall be measured from the nearest points between the structures. This provision shall not apply to conversions of existing buildings.
9. No parking for the ADU is required if one or more of the following applies:
 - a. The ADU is located within ½ mile walking distance of public transit.
 - b. The ADU is located within an architecturally and historically significant historic district.
 - c. The ADU is part of the proposed or existing primary residence or an accessory structure.
 - d. When on-street parking permits are required but not offered to the occupant of the ADU.
 - e. When there is a car share vehicle located within one block of the ADU.
10. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an accessory dwelling unit or converted to an accessory dwelling unit, the city shall not require the replacement of off-street parking spaces.
11. The driveway leading up to the garage may serve as replacement parking, provided vehicles can safely navigate for purposes of ingress and egress, or as otherwise required by applicable provisions of this chapter.

Manufactured Housing: State law requires that manufactured housing, when constructed as a single-family dwelling on a permanent foundation, be treated as a conventional single-family home subject to the same development standards as a single-family residential dwelling on the same lot would require,

except for architectural requirements limited to its roof overhang, roofing material, and siding material.

Manufactured homes may be placed on individual lots that allow single-family residential uses provided that the homes are attached to a foundation system in compliance with all applicable building regulations and Section 18551 of the Health and Safety Code and occupied only as a residential use. Manufactured homes are subject to all Zoning Code provisions applicable to residential structures.

Mobile Home Park: Mobile home parks, including manufactured home parks, that conform to the State Mobile Home Parks Act (Division 13, Part 2.1 of the California Health and Safety Code, commencing with Section 18200) or the implementing State guidelines (Title 25, Division I, Chapter 2 of the California Code of Regulations) and Section 18300 of the Health and Safety Code, are allowed in the R-4 residential zone as a conditional use subject to Planning Commission approval.

Lodging, Boarding House: Lodging and boarding houses mean the same except that meals are provided in a boarding house. The Zoning Code allows up to 15 persons other than the host family. Does not include rest homes or convalescent homes. Lodging and boarding houses are allowed in the R-2, R-3, and R-4 zones by right.

Residential Care Facility: “Small” residential care facilities (those serving six or fewer clients) are allowed by right in the residential zones and in the C-3 zone subject to the same development standards and permit processing requirements as other residential uses in those zones, pursuant to the California Lanterman Developmental Disabilities Services Act. “Large” residential care facilities (those serving seven or more clients) are not addressed in the Zoning Code.

Senior Housing (Rest Home): Senior housing, identified in the Zoning Code as a “rest home and home for the aged,” is allowed in the R-3 and R-4 zones subject to a Conditional Use Permit and Planning Commission approval.

Emergency Shelter: Emergency shelters are allowed in the industrial zones (M-1 and M-2), subject to ministerial review and approval and compliance with objective standards consistent with the requirements identified in Government Code Section 65583(a)(4).

No emergency shelters are currently located within Hawthorne. While all of the City’s industrial parcels are developed (consistent with all other areas of the City), there are vacancies within existing buildings, allowing for potential adaptive reuse of existing space. These parcels are infill sites in developed areas and are suitable for emergency shelters. Water, sewer, and utilities are available in the roadways adjacent to these parcels.

The M-1 and M-2 zones are suitable for emergency shelters because:

- Shelters are compatible with a range of uses that are common in suburban communities and allowed in the industrial zones (e.g., government facilities, office buildings, assembly/meeting facilities, health/fitness facilities, etc.);
- The M-1 zone is located along major corridors (Prairie, Crenshaw, El Segundo, and Rosecrans) with easy access to public transit (bus and Green Line). The M-2 zone is largely concentrated around Crenshaw Blvd. and El Segundo Blvd., also well served by public transportation;
- There is a mixture of existing uses in the industrial zones that include light industrial, manufacturing, warehousing, office uses, and non-industrial uses; and
- Although hazardous materials may be present and used on some of the properties within the M-1 and M-2 zones, the majority of parcels are not known to be constrained by the presence of hazardous materials.

Low Barrier Navigation Center: A low barrier navigation center is a housing first, low-barrier, service-enriched shelter focused on moving people into permanent housing that provides temporary living facilities

while case managers connect individuals experiencing homelessness to income, public benefits, health services, shelter, and housing. AB 2162 requires jurisdictions to further streamline approval of eligible low barrier navigation center applications in areas zoned for mixed-use and residential zones permitting multifamily uses, subject to specific criteria. The City's Zoning Code does not conform to these recent requirements; however, Program 17 in the Housing Plan requires the Zoning Code to be updated to address AB 2162.

Transitional and Supportive Housing: Transitional housing is a type of housing used to facilitate the movement of homeless individuals and families to permanent housing. Transitional housing can take several forms, including group quarters with beds, single-family homes, and multifamily apartments and typically offers case management and support services to return people to independent living (usually between 6-24 months). The Zoning Code defines transitional housing as “a development with buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months.” This definition is consistent with Government Code Section 65582(j).

According to the National Housing Institute, supportive housing is permanent housing with a service component, which can be provided either on-site or off-site. The Zoning Code defines supportive housing as “housing with no limit on length of stay, that is occupied by the target population, and that is linked to on-site or off-site services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community.” The target population includes persons with disabilities, elderly, youth aging out of the foster system, veterans, and homeless. The City's definition is consistent with Government Code Section 65582(g).

Senate Bill 2 provides that transitional housing and supportive housing that is a rental housing development constitutes a residential use. It requires zoning to treat such uses as a residential use and subject only to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Code allows transitional and supportive housing as a residential use, subject to the same permitting process and development standards as other residential uses in the residential and mixed-use overlay zones.

Single-Room Occupancy (SRO): Single-room occupancy (SRO) facilities are a housing type that is considered suitable to meet the needs of extremely low, very low, and low-income households. With high housing costs, many communities in California are exploring the use of single-room occupancy housing to fulfill the affordable housing needs of certain segments of the community, such as seniors, students, and single workers. The Hawthorne Zoning Code does not currently address SRO units. Program 17 in the Housing Plan requires the Zoning Code to be updated to specify SROs as a conditionally permitted use. Conditions of approval will relate to the performance of the facility, such as parking, security, and management.

Housing for Disabled Persons: On January 1, 2002, SB 520 became effective and required local jurisdictions to analyze local government constraints on developing, maintaining, and improving housing for persons with disabilities. In accordance with SB 520 and Government Code 65583(a)(7), the City recognizes the importance of providing housing for persons with disabilities. Persons with disabilities have a number of specific housing needs, including those related to design and location. Design needs generally include the removal of architectural barriers that limit the accessibility of dwelling units and construction of wheelchair ramps, railings, etc. Location needs include accessibility to public transportation, commercial services, health care, and supportive services. Some persons with disabilities need group housing opportunities, especially those who are lower-income or homeless. The following discussion addresses these issues and determines that no specific City policy or regulation serves to impede the access that persons with disabilities have to housing that suits their specific needs.

Zoning and Land Use: The General Plan and Zoning Code provide for the development of multifamily housing in the R-4 and Mixed-Use Overlay zones by right, as well as in the R-3 and Mixed Commercial (CM) zones by Conditional Use Permit. Traditional multifamily housing for persons with special needs, such as apartments for the disabled, are considered regular residential uses permitted in these zones. The City's land use policies and zoning provisions do not constrain the development of such housing.

Under the Lanterman Developmental Disabilities Services Act (Lanterman Act), small State-licensed residential care facilities for six or fewer persons must be permitted in all zones that allow single or multifamily uses, subject to the same permit processing requirements and development standards. The City of Hawthorne will amend the Zoning Code to define a small residential care home as a single-family residential use, and therefore permitted by right as such in the MU zone, in order to maintain compliance with the Lanterman Act. Large residential care facilities serving seven or more clients are not addressed in the Zoning Code; the City will amend the Zoning Code to conditionally permit residential care facilities for seven or more persons in the R-4 and MU Overlay zones. Potential conditions of approval may include hours of operation, security, loading requirements, and management. Conditions would be similar to those for other similar uses in the same zones and would not serve to unduly constrain the development of residential care facilities for more than six persons. Occupancy standards for residential care facilities are the same as occupancy standards for all other residential uses. The Zoning Code also accommodates transitional and supportive housing in all residential zoning districts and the MU Overlay zone and subject only to the same requirements for residential uses of the same type (e.g., single-family or multifamily) in the same zone. These facilities may serve persons with disabilities.

Building Code: Building construction and procedures within Hawthorne are required to conform to the 2019 California Building Code, as adopted in Title 15 of the City's Municipal Code. Standards within the Building Code include provisions to ensure accessibility for persons with disabilities. These standards are consistent with the Americans with Disabilities Act (ADA). No local amendments that would constrain accessibility or increase the cost of housing for persons with disabilities have been adopted and City officials are not aware of any instances in which an applicant experienced delays or rejection of a retrofitting proposal for accessibility to persons with disabilities.

Reasonable Accommodation: Both the federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a particular modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

Reasonable accommodation refers to flexibility in standards and policies to accommodate the needs of persons with disabilities. The City's zoning and building codes, as well as approach to code enforcement, allow for special provisions that meet the needs of persons with disabilities without the need for variances. The City's Reasonable Accommodation Ordinance is codified in Chapter 17.41 of the Zoning Code.

The City's Planning Director has administrative/ministerial authority to hear and decide applications for reasonable accommodation to allow reasonable remedy from zoning and other land use regulations, policies, and procedures for individuals with physical or mental impairment. A request for reasonable accommodation may include a modification or exception to the rules, standards, and practices for the siting, development, and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

Reasonable accommodation applications are not charged a fee for review and the reviewing authority must consider all of the following factors:

1. Whether the housing, which is the subject of the request, will be used by an individual with a disability protected under the Acts;
2. Whether the request for reasonable accommodation is necessary to make specific housing available to an individual with a disability protected under the Acts;
3. Whether the requested reasonable accommodation would impose an undue financial or administrative burden on the City; and
4. Whether the requested reasonable accommodation would require a fundamental alteration in the nature of a City program or law, including but not limited to land use and zoning.

Conclusion: Current planning policies and zoning regulations have mitigated potential constraints to the availability of housing for persons with disabilities. The City has analyzed its Zoning Code and procedures to ensure that it is providing flexibility in, and not constraining the development of, housing for persons with disabilities.

Development Standards

Development standards directly shape the form and intensity of residential development by providing controls over land use, heights and volumes of buildings, open space on a site, etc. Site development standards also ensure a quality living environment for all household groups in the City, including special groups such as lower and moderate-income households and senior citizens. Table 4-5 summarizes development standards in the residential zones (R-1, R-2, R-3, and R-4) and in the Mixed-Use Overlay zone, including density, minimum lot size, setbacks, lot coverage, and building height, by zoning district.

TABLE 4-5: BASIC RESIDENTIAL DEVELOPMENT STANDARDS

Development Standard		R-1	R-2	R-3	R-4	MU
Density Maximum (units per acre)		8.0	17.0	30.0	30.0	30.0
Minimum Lot Area (square feet)	Single-Family Detached	5,000	5,000	5,000	5,000	--
	Duplex	--	7,000	7,000	7,000	--
	Multifamily (3 units)	--	--	7,500	7,500	3 acres
	Each Additional Multifamily Unit	--	--	2,500	1,336	--
Minimum Lot Dimensions (width/depth)		50' x 100'				n/a
Maximum Lot Coverage (% of lot area)		50%	50%	60%	80%	90%
Setbacks (feet)	Front	15	15	15	15/20 ¹	15/5 ²
	Street side yard	10	10	10	5/story	15/5 ²
	Interior side yard	5	5	5	5/story	10/0 ³
	Rear	5	5	5	10	10/0 ³
Maximum Dwelling Height (feet)		22	22	22	50/ 4 stories	60/ 5 stories
Private Open Space (feet)	Single-Family Detached	n/a	n/a	--	--	--
	Duplex	--	1,000	1,000	1,000	--
	Multi-Family	--	--	500/unit	300/unit	300/unit

Sources: City of Hawthorne Zoning Code, 2021; City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012

1. 15 feet for the first 2 stories; 20 feet for 3+ stories

2. 15 feet for ground floor residential; 5 feet for ground floor commercial/retail

3. 10 feet adjacent to residential; 0 feet otherwise

To facilitate housing development, the City allows minimum unit sizes that vary by the type of housing and number of bedrooms. These minimum unit size requirements are typical and can facilitate a range of housing types in the City. The minimum unit size standards are established to facilitate the inclusion of smaller units in the R-4 and MU Overlay zones. Table 4-6 summarizes the unit size development standards for the residential and MU Overlay districts.

TABLE 4-6: MINIMUM FLOOR AREA

Unit Type	R-1, R-2, R-3	R-4		MU
	All Units (sf)	Single and Two-Family Structure	Apartment or Condominium (sf)	Mixed-Use Structure (sf)
Bachelor/efficiency unit	600	600	500	500
One-bedroom unit	900	900	850	850
Two-bedroom unit	1,250	1,250	1,200	1,200
Three-bedroom unit	1,650	1,650	1,500	1,500
Four-bedroom unit	1,900 ¹	1,900 ¹	1,750 ¹	1,750 ¹

Sources: City of Hawthorne Zoning Code, 2021; City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012.

1. For each bedroom in excess of four, an additional 150 sf. of living area in excess of the minimum is required

Residential Parking Requirements

Parking standards are an important development regulation in communities. The City's parking

requirements are intended to ensure that adequate off-street parking and loading facilities are provided in proportion to the need created by the type of use. Adequate parking for residential projects contributes to the value of a project, the safety of residents, and the quality of a project's appearance. However, excessive parking standards can pose a significant constraint to the development of housing because they can reduce the buildable area on a site and impact the funding available for project amenities or additional units. The parking requirements for residential and mixed-use developments are shown in Table 4-7.

TABLE 4-7: RESIDENTIAL PARKING REQUIREMENTS

Use	Requirement	Additional Regulations
Single-Family Dwelling (New construction only)	<ul style="list-style-type: none"> 1 - 4 bdrm: 4 spaces (2 enclosed; 2 in driveway) 4+ bdrm: 4 spaces (2 enclosed; 2 in driveway) + 1 space per additional bdrm 	--
Multifamily (Apartments and Condominiums)	<ul style="list-style-type: none"> Bachelor/efficiency, 1 bdrm: 2 spaces per unit 2 - 3 bdrm: 3 spaces per unit 4 bdrm: 3.5 spaces per unit 4+ bdrm: 3.5 spaces + 1 space per additional bdrm 	<ul style="list-style-type: none"> Tandem parking is permitted, provided that each residential unit has at least 1 parking space that is directly accessible at all times On developments of 4+ units: 1 additional space for every 2 units for guest parking
Multifamily (Apartments and Condominiums) in R-4 Zone	<ul style="list-style-type: none"> 0 - 1 bdrm: 2 spaces 2 - 3 bdrm: 3 spaces 4+ bdrm: 3.5 spaces plus 1 space per bedroom above 4 	<ul style="list-style-type: none"> Tandem parking is permitted, provided that each residential unit has at least 1 parking space that is directly accessible at all times 1 additional space for every 2 units for guest parking
Mixed-Use Overlay (MU) Zone	<ul style="list-style-type: none"> 0 - 1 bdrm: 2 spaces 2 - 3 bdrm: 3 spaces 4+ bdrm: 3.5 spaces plus 1 space per bedroom above 4 	<ul style="list-style-type: none"> Tandem parking is permitted, provided that each residential unit has at least 1 parking space that is directly accessible at all times 1 additional space for every 2 units for guest parking
Live-Work Unit	<ul style="list-style-type: none"> 1 space per unit or 1 space for each 1,000 square feet of combined residential and workshop space, whichever is greater Live-work units in MU Zone require 2 parking spaces and 0.33 guest spaces per live/work unit 	Industrial development standards for parking lots and spaces apply
Accessory Dwelling Unit	<ul style="list-style-type: none"> 1 space per ADU¹ No spaces required for JADU 	No parking is required if ADU is: <ul style="list-style-type: none"> Located within 0.5 mile walking distance of public transit Located within an architecturally and historically significant historic district Part of the proposed or existing

		primary residence or an accessory structure <ul style="list-style-type: none"> • When on-street parking permits are required but not offered to the occupant of the ADU • When there is a car share vehicle located within one block of the ADU
Mobile Home Parks	2 spaces for each mobile home space	Tandem parking is permitted
Lodging, Boarding House	1 space for each guest room (in addition to the requirements for the dwelling unit)	--
Senior Housing	1 space per unit	--
Transitional and Supportive Housing	1 space per unit	--
Affordable Housing Projects Using Density Bonus	<ul style="list-style-type: none"> • 0 - 1 bdrm: 1 on-site parking space • 2 - 3 bdrm: 2 on-site parking spaces • 4+ bdrm: 2.5 on-site parking spaces 	<ul style="list-style-type: none"> • Handicapped and guest parking are included and are not in addition to the required parking • A development may provide "on-site parking" through tandem parking without requiring a CUP or uncovered parking, but not through on-street parking • An applicant may request additional parking incentives or concessions beyond those provided, subject to HMC Section 17.17.040

Sources: City of Hawthorne Zoning Code, 2021; City of Hawthorne Design Guide for Highest Density Residential and Mixed Use Development, 2012.

1. When a garage, carport, or covered parking structure is demolished in conjunction with the construction of an ADU or converted to an ADU, those off-street parking spaces are not required to be replaced.

The City has provisions to waive or reduce the parking requirements for projects that include affordable housing units, and also allows for parking reductions for senior housing developments. A parking reduction is also available through the CUP process for housing for persons with disabilities. Moreover, affordable housing developments that are eligible for a density bonus pursuant to Government Code Section 65915-65918 are eligible to use parking standards established by State Density Bonus law.

4A.2 Development Review Process

The time and cost of permit processing and project review can be a constraint to housing development if significant development review is required. Project review and permit processing are necessary steps to ensure that residential construction complies with applicable codes and standards. The time required for project approval is often not so much a factor of the approval body (Director versus Planning Commission), but the complexity of the project and associated environmental review. However, small infill projects that can be approved administratively are generally less complex and take a shorter time to obtain appropriate approvals. Large and more complex projects like mixed-use development or residential subdivision maps subject to the California Environmental Quality Act (CEQA), require a public hearing before the Planning Commission.

The City reviews all applications for development prior to issuance of building permits to ensure the construction of projects that contribute in a positive manner to the community and improve quality of life. Residential development projects typically undergo several types of approvals - ministerial, discretionary actions (either with or without a public hearing), and legislative actions. This section outlines the timeline for typical residential development review and describes the permitting requirements and procedures for Design Review, Conditional Use Permits (CUP), Subdivision Maps, etc. Based on the development activity during the 5th Cycle RHNA period, the City's processing and permitting procedures do not appear to unduly constrain the development of housing.

Timeframes

Processing times for applications in Hawthorne vary based upon the scope and type of project. The amount of time involved in processing applications depends on the type of project, the applicant's compliance with City ordinances, and the completeness of the applications. Certain types of applications/permits are discretionary and require a public hearing, while others are processed administratively. Through administrative approval, the applicant bypasses the public hearing requirement and shortens the processing time.

Some projects may take an extended period for final approval. However, these projects generally have significant environmental impacts, involve General Plan or specific plan amendments, rezoning, or need additional community workshops. Developers may be responsible for delays by failing to provide information or requesting continuances. Permit approval under these circumstances requires more time for public notice, public hearings, and negotiation of design modifications to resolve problems.

On average, the typical processing time for a single-family home ranges from 30-60 days, which assumes plan check and building permits with no additional entitlements required. These residential projects tend not to create substantial environmental impacts, thereby greatly reducing the time needed for review. The typical processing time for a multifamily project is 3-6 months, which assumes that additional entitlements are required, a moderate level of environmental analysis is necessary, and public hearings with the Planning Commission and/or City Council will occur.

Table 4-8 outlines the typical permit processing times and associated reviewing body by the type of approval or permit. It should be noted that many projects require multiple entitlements, which are often processed concurrently, thereby shortening the overall processing time. The City has established a list of standard permits that apply to residential development projects ranging from building permits to use permits.

TABLE 4-8: TYPICAL PERMIT PROCESSING TIMES AND REVIEWING BODY

Type of Approval or Permit	Review Authority				Processing Times
	Director	PC	CC	Public Hearing	
Administrative Plan Review	D	A	A	Appeals Only	30-60 days
Design Review	R	D	A	Yes	3-6 months
Conditional Use Permit	R	D	A	Yes	3-6 months
Variance	R	D	A	Yes	3-6 months
Zoning Amendment or Zone Change	R	R	D	Yes	6-12 months
General Plan Amendment	R	R	D	Yes	6-12 months
Tentative Map/Parcel Map	R	D	A	Yes	3-6 months
Reasonable Accommodation	D	A	A	Appeals Only	30-45 days

Source: City of Hawthorne, 2021

D = Deciding body whose decision is final unless appealed

R = Advisory body required to make recommendations

A = Appeal authority

Administrative Plan Review

If the project involves a site plan review only, as would be the case for one new single-family dwelling on a lot, Planning staff reviews and approves the application to ensure compatibility with the City's development standards, previously approved plans, and all criteria applicable to the proposed use. This is a ministerial action.

Design Review

In accordance with Chapter 17.99 of the Zoning Code, Design Review is required for the exterior structural or architectural features, including color and materials, site design, placement of structures, and internal pedestrian and vehicular circulation of all projects involving new construction of buildings or other structures for which a building permit, zoning permit, or discretionary planning approval is required in all commercial and industrial zones, and for all multifamily residential and mixed-use developments in any zone. Design Review is a discretionary action performed by the Planning Commission and requires a public hearing to decide upon a development application.

Conditional Use Permit (CUP)

Chapter 17.40 of the Zoning Code regulates the issuance of Conditional Use Permits (CUP). Land uses that require a CUP generally have a unique and distinct impact on the area in which they are located or are capable of impacts to adjacent properties unless given special review and conditions. The following residential uses require a CUP:

- Multifamily housing in the R-3 and CM zones;
- Live-work unit in the M-1 and M-2 zones;
- Mobile home parks in the R-4 zone;
- Senior residential projects in the R-3 and R-4 zones;
- Transitional and supportive housing in the R-3 zone; and
- Fraternities and sororities in the R-4 zone.

The Planning Commission may approve, conditionally approve, or deny a CUP application unless the application includes concurrent processing of a permit that requires City Council action, in which case the Planning Commission makes a recommendation to the City Council. The approving body must make the

following findings prior to approval, pursuant to Section 17.40.050 of the Zoning Code:

1. That the proposed use is properly one for which a conditional use permit is authorized by this code;
2. That the proposed use will not adversely affect the adjoining land uses, or the growth and development of the area in which it is proposed to be located;
3. That the size and shape of the site proposed for the use is adequate to allow the full development of the proposed use, in a manner not detrimental to either the particular area or health and safety;
4. That the traffic generated by the proposed use will not impose an undue burden upon the streets and highways designed and improved to carry the traffic in the area; and
5. That the granting of the conditional use permit under the conditions imposed, if any, will not be detrimental to the health and safety of the citizens of the city of Hawthorne.

These findings apply to all uses that require a CUP; no special or unique findings are required for residential uses.

Subdivisions

This review process applies to all residential land divisions within the City. Title 16 of the Hawthorne Municipal Code includes the standards and processes for subdivisions. It is based primarily on the State Subdivision Map Act. As it relates to residential development, the regulations apply to all land divisions that create lots for single-family homes and lots, or condominiums, for multifamily development. As part of the review process for subdivisions, the City reviews applications for compliance with lot size and shape standards, the general layout of the subdivision, and infrastructure requirements. If the project complies with the subdivision standards and General Plan density, the project can proceed through the approval process.

Reasonable Accommodation

The City's process for providing reasonable accommodation allows individuals, or their representatives, to make requests for reasonable accommodations for persons with disabilities as part of the permit process. No additional permits are required or additional fees charged by the City. Requests for reasonable accommodation to meet the needs of persons with disabilities are approved administratively, and a use permit is not required. City staff is available to provide assistance regarding the processing of requests for the construction of accessory structures intended to accommodate persons with disabilities. Information regarding the approval of these structures is included within all public notices and agendas, as applicable. Hawthorne's reasonable accommodation procedure complies with Housing Element law and provides an accessible way for disabled residents to make necessary changes to their properties.

Facilitated Environmental Review

The City has adopted uniform procedures for complying with the requirements of the California Environmental Quality Act (CEQA) for assessing the potential environmental impacts of those development applications determined to be a "project" as defined by Public Resources Code 21000-21177. Environmental review is required for most discretionary actions including Design Review, Conditional Use Permits, Subdivision Maps, and legislative actions including General Plan amendments, zone changes, and code amendments. Environmental review occurs while the application is being processed. An environmental determination by City staff for a project is made in order to prepare the appropriate environmental document that can be considered by the decision-making authority with the legislative or discretionary application.

In addition to the requirements of CEQA, the City of Hawthorne Zoning Code contains additional environmental standards for the City's environmental review process in HMC Section 17.06.040.

Streamlining Approvals

Lower Income Sites Included in Previous Elements

While the development review process is not considered a constraint to housing, Policy 2.5 has been included to comply with Government Code Section 65583.2. This program will provide for ministerial approval (e.g., Planning Director approval of Design Review and entitlements other than a subdivision map) of housing projects with a minimum of 20% of units affordable to lower income households and will increase certainty for affordable and multifamily developers related to residential sites throughout the community, as identified in Appendix A.

Senate Bill (SB) 35

SB 35 (Government Code Sections 65400 and 65582.1) provides provisions for streamlining projects based on a jurisdiction's progress towards its RHNA allocation and timely submittal of the Housing Element Annual Progress Report. Jurisdictions that have made insufficient progress toward their above moderate-income RHNA and/or have not submitted the latest Housing Element Annual Progress Report are subject to the streamlined ministerial approval process for proposed developments with at least 10% affordability.

HCD reviews the annual progress report deadlines and RHNA progress on an annual basis. Hawthorne is currently subject to SB 35 streamlining provisions when proposed developments include at least 50% affordability. Program 17 in the Housing Plan has been provided to incorporate the mandatory streamlining provisions into the City's Zoning Code. These streamlining provisions will reduce approval requirements for projects that include a minimum of 50% of units affordable to lower income households and that meet the criteria specified by State law.

Flexibility in Development Standards

Development standards affect the financials of a residential project, both from the revenue side (through achievable density) and through the costs of accommodating specific development standards. However, there is no specific threshold that determines whether a particular standard or combination constrains the affordability or supply of housing. Many factors determine project feasibility. While prior sections discussed how to reduce development costs, the following describes ways that the Zoning Code offers flexibility in development standards.

Residential Density Bonus

In 2008, the City updated the Zoning Code to allow density bonuses for affordable and senior residential projects in accordance with State Density Bonus law. Chapter 17.17 of the Zoning Code requires density bonuses and other incentives for housing and/or child care facilities to be granted in accordance with the requirements of State law, including Government Code Title 7, Division 1, Chapter 4.3 (Density Bonuses and Other Incentives).

Inclusionary Housing

The City does not have any requirements that obligate developers to provide or fund housing at specific affordability levels.

Short-Term Rentals

Chapter 17.74 of the HMC addresses short-term rentals. HMC Section 17.74.020 requires an owner to obtain a short-term rental permit from the City before renting a dwelling unit as a short-term rental or advertising the availability of a short-term rental. There were three short-term rentals in Hawthorne listed on *Airbnb.com* in May 2021; however, none of the rentals were for an entire house. All three rentals were limited to a room or suite within a home and do not decrease the amount of housing stock available for permanent occupancy.

Building Codes and Enforcement

New construction in Hawthorne, including additions and remodels, must comply with the current edition of the California Building Code (CBC). The City continues to adopt the most recent CBC with all required

updates. The CBC establishes construction standards necessary to protect public health, safety, and welfare, and the local enforcement of this code does not unduly constrain development of housing. The 2019 California Building Code, Title 24, Part 2, Volumes 1 and 2, published by the International Code Council, was adopted by the City by reference as Title 15 of the City's Municipal Code and subject to the amendments contained in that Title.

No local amendment to the CBC has been initiated or approved that directly impacts housing standards or processes. Code enforcement is conducted by City staff which is responsive to complaints from community members. The City maintains records of code complaints and works proactively in neighborhoods where violations are most prevalent to address potential issues before they become significant. The City enforces its code equitably and as necessary throughout the community. Program 13 in the Housing Plan has been included to help support homeowners with rehabilitating substandard housing. The Code Enforcement Division and the Building and Safety Department assist property owners with meeting State health and safety codes.

4A.3 Development Fees

The City of Hawthorne charges fees to process plans submitted for residential projects and to fund the provision of important services that are needed to accommodate housing and population growth. Fees and exactions are used to finance public facilities, roadways, water and sewer infrastructure, schools, and other community services. Nearly all these fees are assessed through a pro rata share system, based on the magnitude of the project's impact or the extent of the benefit that will be derived. Failure to adequately plan for residential development is a key reason why jurisdictions are so financially constrained today. In general, these fees can be a constraint on housing development and compromise market-rate affordability because the additional cost borne by developers contributes to overall increased housing unit cost. However, the fees are necessary to maintain adequate planning services and other public services and facilities in the City.

For new residential projects, developers in Hawthorne may be required to pay one or more of the following fees depending on the location, type, and size of the project:

Planning, Building, and Environmental Fees: The City of Hawthorne charges developers standard plan check fees, fees for processing applications, building permits, tentative tract maps, environmental initial study, variance, conditional use permit, or other permits to pay for the cost of processing applications and conducting inspections for specific projects. This does not include additional fees paid by the developer for project-specific environmental impact reports.

City Impact Fees: The City charges impact fees to finance new or expanded infrastructure and public facilities required to serve residents. The fee must have a reasonable relationship to the infrastructure costs and represent the marginal cost of improvements required to serve residents of the new residential projects. The City charges fees to offset impacts to public streets, drainage facilities, water quality, and parks. Other fees and assessments may apply depending on the location.

Regional Impact Fees: Regional impact fees include water and sewer fees collected by the water district and sanitation district, and school impact fees collected by the school districts as allowed by State law to finance the construction and expansion of schools to accommodate student enrollment. The water, sanitation, and school districts have the authority to set the fee levels; the City does not have any ability to adjust these fees.

Planning and permitting fees are charged on an at-cost basis to cover staff services and administrative expenses for processing development applications. Development impact fees are required to provide essential services and infrastructure to serve new residents. Impact fees are governed by State law to demonstrate a nexus between development and potential impacts. State law also requires the

proportionality test to ensure the pro rata share of costs to provide services and infrastructure by individual developments is reasonable. The City recognizes that planning/permitting and development fees add to the cost of residential development. To mitigate the impact of planning/permitting and impact fees on the cost of residential development, the City uses HOME, CDBG, as well as other funding sources to gap-finance affordable housing development.

Table 4-9 details the City's Planning Department processing fees for development project entitlements and Table 4-10 describes the fee schedule for residential building permits. One or more of the entitlements would be required to process a residential project depending on the scale and complexity of the project and a building permit is required for each residential structure.

TABLE 4-9: DEVELOPMENT PROJECT PROCESSING FEES (EFFECTIVE 07/01/2020)

Entitlements	
Planning and Application Fees	
Administrative Plan Review	\$1,101 ¹
Design Review	\$3,977
R-4 Multifamily Development Review	\$3,977
Mixed-Use Overlay Residential Development Review	\$3,977
Conditional Use Permit (Except Condominiums/PUDs)	\$4,058 for first 20,000 sq ft. + \$164 for each additional 10,000 sq ft. of land area
Conditional Use Permit for Condominium Conversion Projects	\$4,058 + \$148 for each converted unit
Conditional Use Permit for Condominiums/PUDs	\$4,058 for first 20,000 sq ft. + \$164 for each additional 10,000 sq ft. of land area + \$245 for each new unit
Variance	\$4,058 for first 20,000 sq ft. + \$162 for each additional 10,000 sq ft. of land area
Zoning Code Amendment	\$4,058
Zone Change	\$5,872 for first 20,000 sq ft. + \$329 for each additional 10,000 sq ft. of land area
General Plan Amendment (Map Change Only)	\$5,875 for first 20,000 sq ft. + \$323 for each additional 10,000 sq ft. of land area
Development Agreement	\$5,875 deposit + \$115/hr of staff time
Subdivisions	
Lot Line Adjustment	\$1,886
Tentative Parcel Map (4 or less lots)	\$4,111 for first 20,000 sq ft. + \$247 for each lot or parcel
Tentative Tract Map (5 or more lots)	\$4,058 for first 20,000 sq ft. + \$245 for each lot or parcel
Environmental Review	
Preliminary Environmental Assessment	\$179 for first 20,000 sq ft. + \$49 for each additional 10,000 sq ft. of land area
Preliminary Environmental Assessment (Negative Declaration)	\$943 + \$81 for each additional 10,000 sq ft. of land area
Environmental Impact Report	Consultant costs + 20% of cost to prepare EIR
Negative/Mitigated Negative Declaration	Consultant costs + 20% of cost to prepare ND/MND

Source: City of Hawthorne, 2021

*Note: This is only a partial list of typical Planning fees.
1. Additional fees may apply for more complex projects.*

The residential building permit fees described in Table 4-10 are based on a hypothetical 2,500 square foot single-family detached dwelling unit with a 400 square foot garage valued at \$357,950 (\$143.18/sf).

TABLE 4-10: RESIDENTIAL BUILDING PERMIT FEES

Permits/Development Impact Fees	
Building	
Building	
Plan Check	\$1,524.60 (includes \$464.10 Energy and \$227.50 Mechanical PC Fee)
Permit Issuance	\$2,380.00
Permit/Inspection Fee	\$10.00
Electrical	\$240.85
Mechanical	\$760.00
Plumbing	\$573.75
Energy	\$714.00
Strong Motion Instrumentation Program (SMIP)	\$46.53
Engineering and Subdivision	
Grading	\$23.00
Residential Development Impact Fees	
Police Facilities	\$874
Parks Facilities	\$3,569
Traffic Fee (Non TOD)	\$1,370
Traffic Fee (TOD)	\$767
Storm Drainage Facilities	\$239

Source: City of Hawthorne, 2021

Table 4-11 compares residential fees between neighboring jurisdictions.

TABLE 4-11: RESIDENTIAL FEE COMPARISON

Jurisdiction	Single-Family	Multifamily
Hawthorne		
El Segundo		
Gardena		
Inglewood		
Lawndale		
Los Angeles County		

Source:

4B. Non-Governmental Constraints

Non-governmental constraints refer to market factors such as the demand for housing, the price of land, construction costs, availability of financing, and other factors that increase the cost of housing development.

Development Costs

Land Prices

The cost to develop housing is influenced by the cost of the raw land, the cost of holding the land during the development process, and the cost of providing services to meet City standards for development. The cost of raw land is influenced by variables such as scarcity, location, availability of public utilities, zoning, and unique features like trees and adjoining uses. In Los Angeles County, undeveloped land is limited and combined with a rapidly growing population land prices have generally increased. A review of lots for sale and recently sold, using Zillow and LoopNet listings, found no vacant lots zoned for residential use in Hawthorne.

A small number of underdeveloped parcels with a single-family unit that could be redeveloped with larger, single-family homes (with ADUs) or duplexes have been sold for \$366,000 to \$575,000 or approximately \$54 to \$90 per square foot, largely depending on the location within the community.

It is difficult to ascertain the cost of raw land for multifamily development since there has been a limited number of recent multifamily sales in Hawthorne. A 3-unit property (triplex) at 4236 W. 129th St. sold in December 2020 for \$760,000 or \$87 per square foot (\$253,333 per unit) and a 4-unit property (fourplex) at 4111 W. 120th St. sold in June 2021 for \$1,100,000 or \$175 per square foot (\$275,000 per unit).

Cost of Construction

Construction cost is determined primarily by the cost of labor and materials. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. As a result, builders are under constant pressure to complete a project for as low a price as possible while still providing a quality product. This pressure has led (and is still leading) to an emphasis on labor-saving materials and construction techniques.

The International Code Council (ICC) provides estimates for the average cost of labor and materials for typical Type VA protected, wood-frame housing. Estimates are based on “good-quality” construction, providing for materials and fixtures well above the minimum required by state and local building codes. In the 2018 edition of the Building Safety Journal, the ICC estimated that the average per square foot cost for good-quality housing in the Hawthorne area was approximately \$113 for multifamily housing and \$139 - \$206 per square foot for single-family homes. Although construction costs are a substantial portion of the overall development cost, they are consistent throughout the region and therefore are not considered a major constraint to housing production. The 2020 COVID-19 pandemic social distancing guidelines may increase construction costs for an unknown period.

Construction cost increases, like land cost increases, affect the ability of consumers to pay for housing. Construction cost increases occur due to the cost of materials, labor, and higher government-imposed standards (e.g., energy conservation requirements). The development community is currently producing market rate for-sale housing that is affordable to moderate and above moderate-income households.

Cost and Availability of Financing

Financing is critical to the housing market. Developers require construction financing and buyers require permanent financing. The two principal ways in which financing can serve as a constraint to new residential development are the availability and cost of construction financing and the availability and cost of permanent financing.

- If financing is not easily available, then more equity may be required for developing new projects and fewer homebuyers can purchase homes, since higher down payments are required.
- Higher construction period interest rates for developers result in higher development costs. For homebuyers, higher interest rates translate into higher mortgage payments (for the same loan amount), which therefore reduces the purchasing power of homebuyers.

On May 6, 2021, the reported average rate for a 30-year mortgage was 2.96% with 0.6 fees/points (Freddie Mac, 2021). From 2005 through 2021, average monthly mortgage rates have ranged from a high of 6.76% in July 2006 to today’s record lows. For homebuyers, it is necessary to pay a higher down payment than in

the recent past, and demonstrate credit worthiness and adequate incomes, so that loan applications meet standard underwriting criteria. While adherence to strict underwriting criteria was not required during the early and mid-2000s, the return to stricter standards is consistent with loan standards prior to 2001.

Approved and Built Densities

While the City's zoning regulations identify minimum and maximum densities that can be developed in Hawthorne, individual developers may opt to build at the lower, mid-range, or higher end of allowed densities. Recent projects in Hawthorne that are built or are under construction are consistent with the densities anticipated by the City's General Plan, Green Line Mixed-Use Specific Plan, and Zoning Code and typically built within 5% of the maximum allowable density. The City has received feedback from the development community that the maximum density levels are realistic and achievable, and the City expects to continue to see projects built at or around the maximum allowable density.

Affordable Housing Development Constraints

In addition to the constraints to market rate housing development discussed above, affordable housing projects face other constraints. While there is a range of sites available for potential affordable housing projects, as well as projects that focus on special needs populations, financial assistance for the development of affordable housing is limited and highly competitive.

Multiple funding sources are typically needed to construct an affordable housing project since substantial subsidies are required to make the units affordable to extremely low, very low, and low-income households. It is not unusual to see five or more funding sources assembled to make a project financially feasible. Each of these sources may have different requirements and application deadlines, and some sources may require that the project has already successfully secured financing commitments. Since financing is so critical and is also generally competitive, organizations and agencies that provide funding can often effectively dictate the type and size of projects. Thus, in some years senior housing may be favored by financing programs, while in other years family housing may be preferred. Target income levels can also vary from year to year.

This situation has worsened in recent years. Federal and state funding has decreased and limited amounts of housing funds are available. Tax credits, often a fundamental source of financing for affordable housing, are no longer selling on a one for one basis. In other words, once a project has received authorization to sell a specified amount of tax credits to equity investors, the investors are no longer purchasing the credits at face value but are purchasing them at a discount.

Nonetheless, the City has had success in collaborating with other stakeholders for the development of affordable housing in Hawthorne. A public private partnership or P3 to provide permanent supportive housing for veterans includes the City of Hawthorne providing the vacant land, the local nonprofit Century Housing Corporation bringing their extensive experience in veteran housing, and funding from County Measure H funds. Upon completion of construction, the project will include 18 units of affordable housing and offer services to address the needs of veteran families.

4C. Environmental Constraints

According to the City's 2019 Local Hazard Mitigation Plan, environmental hazards affecting residential development in the City include geologic and seismic conditions, which provide the greatest threat to the built environment, aircraft accidents, and hazardous materials release, including pipeline rupture. The following hazards may impact development of residential units in Hawthorne.

Seismic Hazards

Similar to other southern California cities, the City of Hawthorne is located in an area of high seismic activity. Although no active or potentially active faults traverse the City, Hawthorne is located within five miles of two faults: the Palos Verdes Fault and the Newport-Inglewood-Rose Canyon Fault. In addition, the

City is close to other major fault zones including the Elsinore Fault Zone (Whittier section), East Montebello Fault, Hollywood Fault, and the San Andreas Fault. Surface rupture in Hawthorne is unlikely since no faults have been identified within the city boundaries. However, the City is likely to experience ground shaking, the degree to which would be based on the fault from which the earthquake occurs, distance from the City, and the magnitude. Impacts of an earthquake include potential liquefaction, which occurs when the strength and stiffness of a soil is reduced by intense ground shaking. Structures particularly susceptible to earthquake damage include tilt-up structures, unreinforced masonry buildings, older buildings, and mobile homes. After the 1971 San Fernando earthquake, building codes and design criteria were updated to address seismic occurrences.

Aircraft Accident

The Hawthorne Municipal Airport Master Plan contains a description of existing and proposed facilities for the Hawthorne Municipal Airport; current and projected airport operations; an inventory of areas potentially affected by airplane crashes; policies and standards for land use and development within the airport planning boundaries to minimize safety hazards and noise problems; and an emergency preparedness plan for the airport. The Airport Master Plan is consistent with the City's General Plan Land Use Element.

Pipeline Rupture/Hazardous Materials Release

Situated at the hub of a major arterial traffic network, the City of Hawthorne is highly susceptible to the danger of hazardous materials spills. This danger is somewhat mitigated, however, by various State and Federal legislation regulating the use, storage, and transportation of hazardous materials and the strict enforcement of these regulations.

4D. Infrastructure Constraints

Another factor adding to the cost of new construction is the provision of adequate infrastructure: major and local streets; curbs, gutters, and sidewalks; water and sewer lines; storm drains; and street lighting. All these improvements are required to be built or installed in conjunction with new development. In most cases, these improvements are dedicated to the City, which is then responsible for their maintenance. The cost of these facilities is borne by developers, added to the cost of new housing units, and eventually passed on to the homebuyer or property owner. As noted in the Resources chapter of this Housing Element, public infrastructure and services are available, or are programmed to be made available, for all the sites included in the sites inventory, including the capacity to accommodate Hawthorne's total share of the regional housing need (RHNA).

Senate Bill 1087 (enacted 2006) requires that water providers develop written policies that grant priority to proposed development that includes housing affordable to lower income households. The legislation also prohibits water providers from denying or conditioning the approval of development that includes housing affordable to lower income households, unless specific written findings are made. Senate Bill 1087 also mandates priority sewage collection and treatment service to housing developments providing units affordable to lower income households. The City will provide a copy of the Housing Element to its water and sewer providers in compliance with Government Code Section 65589.7 and SB 1087. As well, the Planning Department will continue to coordinate with the water and sewer providers to ensure priority service provision to affordable housing developments.

Water Capacity

Water supply and distribution in Hawthorne is provided by California Water Service Company (Cal Water) in the Rancho Dominguez District. Cal Water is the largest regulated American water utility west of the Mississippi River and among the largest in the country. Water delivered to customers in the City is a combination of groundwater from the West Coast Subbasin (DWR Basin No. 4-011.03) of the Coastal Plain of Los Angeles Basin, recycled water, and imported purchased water from West Basin Municipal Water

District (WBMWD), imported and distributed by the Metropolitan Water District of Southern California (MWD).

The WBMWD Draft 2020 Urban Water Management Plan (UWMP) states that it will be able to serve 100 percent of projected demands for the City of Hawthorne in normal, single-dry and multiple-dry years. Because of this, the projected purchases from WBMWD are assumed to make up differences between demand and other projected (groundwater and recycled water) supplies. Collectively, water supplies are projected to be sufficient to meet demands in all year types through the planning horizon (20 years).²

Sewer Capacity

The City of Hawthorne is located within the Los Angeles County Sanitation Districts (LACSD) District No. 5. The LACSD own, operate, and maintain the large trunk sewers serving the regional wastewater conveyance system within the Dominguez Service Area. Wastewater is collected through a citywide network of gravity sewers and lift stations and conveyed to the County Sanitation District's Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. Wastewater conveyed to the plant receives secondary treatment before it is released through an ocean outfall. The JWPCP has a design capacity of 400 million gallons per day (mgd) and currently processes an average daily flow (DWF) of 263.4 mgd. The plant has a remaining capacity of about 100 mgd.³

The local system of collector and lateral sewer lines is overseen by the City, while the City's overall wastewater collection system is regulated under the jurisdiction of the Los Angeles Regional Water Quality Control Board, the State Water Resources Control Board, and the U.S. Environmental Protection Agency. Within Hawthorne, there are 96 miles of gravity sewer ranging in diameter from 4-18 inches. Forty miles of County sewers are also routed inside the city boundaries. No deficiencies presently exist in the District's regional facilities that serve Hawthorne.

² "2020 Urban Water Management Plan: Hawthorne District," *California Water Service* (June 2021).

³ "Downtown Hawthorne Specific Plan Environmental Impact Report," *City of Hawthorne* (December 2015).

5. Resources

This section of the Housing Element describes the various resources available for the development, rehabilitation, and preservation of housing in Hawthorne. This includes the availability of land resources, administrative resources available to assist in implementing Hawthorne's housing programs, financial resources available to support housing in the community, and resources for energy conservation.

5A. Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to the Southern California Association of Governments (SCAG). SCAG is then mandated to distribute the housing goal among the city and county jurisdictions in the region. This share for the SCAG region is known as the Regional Housing Needs Allocation, or RHNA. The major goal of the RHNA is to assure a fair distribution of housing among cities and counties within the SCAG region so that every community provides for a mix of housing for all economic segments. The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to assure that adequate sites and zoning are made available to address anticipated housing demand during the planning period.

The final RHNA for the SCAG region was adopted on March 4, 2021. This RHNA covers an 8-year planning period (June 30, 2021 through October 15, 2029) and is divided into four income categories: very low, low, moderate, and above moderate. Pursuant to AB 2634, local jurisdictions are also required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation; therefore, the City's very low-income RHNA of 445 units can be split into 222 extremely low-income and 223 very low-income units.

As determined by SCAG, the City of Hawthorne's fair share allocation is 1,734 new housing units during this planning cycle, with the units divided among the four income categories as shown in Table 5-1.

TABLE 5-1: RHNA 2021-2029

Income Group	Total Housing Units Allocated	Percentage of Units
Extremely/Very Low	445	26%
Low	204	12%
Moderate	249	14%
Above Moderate	836	48%
Total	1,734	100%

Source: Southern California Association of Governments, 2021

Progress Towards the RHNA

Since the RHNA uses June 2021 as the baseline for growth projections for the 2021-2029 planning period, jurisdictions may count toward the RHNA housing units that have been developed, are under construction, and/or have received their building permits after July 1, 2021. Since this time, 330 housing units have been developed (but have not received a certificate of occupancy), are under construction, or have received their building permits in Hawthorne (see Table 5-2).

Jurisdictions may also count projects that are approved/entitled but not yet built or under construction; 30 units across all income categories have been approved/entitled and are expected to be developed within the planning period. These credits towards meeting the City's RHNA are specified in Table 5-2, and the relative affordability of each unit type/project is described in the following sections.

TABLE 5-2: CREDITS TOWARDS THE RHNA

Project	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total
Units Constructed/Under Construction/Building Permits Issued since July 1, 2021					
Millennium South Bay – 12530 Crenshaw Blvd	--	--	--	230	230
Rosecrans Ave and Kornblum Ave	8*	--	15**	77	100
Accessory Dwelling Units	--	--	--	--	0
Subtotal	8	0	15	307	330
Approved/Entitled Units Not Yet Under Construction					
14115 Cordary Ave	18*	--	--	--	18
13927 Chadron Ave	--	--	--	7	7
4339 W 141st St	--	--	--	1	1
4301 W 141st St	--	--	--	1	1
3218 - 3220 W 135th St	--	--	2	--	2
4243 W 136th St	--	--	--	1	1
Subtotal	18	0	2	10	30
Total	26	0	17	317	360

Source: City of Hawthorne, 2021

Notes:

* These units are deed restricted to very low-income households.

** These units do not have affordability restrictions. Market rate rents for apartments fall within levels affordable to households earning moderate incomes (81-120% AMI) and are allocated as such.

Affordability of Units Credited Towards the RHNA

Units credited towards the RHNA are distributed among the four affordability groups (extremely/very low, low, moderate, and above moderate) based on affordability restrictions (as is the case with affordable housing projects) or housing cost for those specific types of units based on real home rental/sale rates and established affordability levels. For example, the market rate rents for apartments in Hawthorne fall within levels affordable to households earning moderate incomes (81-120% AMI) and are allocated as such, as discussed in the above Housing Affordability by Income Group discussion on page 32. The projected affordability of ADUs is based on SCAG's Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City has included a program to monitor the extent of ADU production to ensure that the ADU regulations are successful and that the Housing Element goals and RHNA production can be met (see Program 7).

Based on information from the rental housing platform *Zumper.com* in March 2021, the median rents reported for Hawthorne were \$1,300 for studio apartment units, \$1,515 for 1-bedroom apartments, \$1,932 for 2-bedroom apartments, \$2,562 for 3-bedroom apartments, and \$3,733 for apartments with four or more bedrooms. Based on this data and the housing affordability thresholds shown in Table 3-24 of the Needs Assessment, these apartment unit sizes are affordable to some low-income (50-80% AMI) households. However, because it cannot be guaranteed that approved/entitled projects will deliver these unit sizes at rents affordable to low-income families, all multifamily rental units are credits toward meeting the City's moderate-income RHNA (even though some units may ultimately be affordable to lower income households).

Units Constructed or Under Construction

According to City building permit records, since July 1, 2021, 330 new units have been constructed, are under construction, or have building permits pulled in Hawthorne, of which 8 are deed restricted and affordable to very low-income households, 15 units are affordable to moderate-income households based on market rate rents, and the remaining 307 units are affordable to above moderate-income households. Constructed/under construction/building permits issued units include the following projects:

Millennium South Bay | 12530 Crenshaw Boulevard

Millennium South Bay is a mixed-use development currently under construction in the Green Line Mixed-Use Specific Plan area. The project is located at 12530 Crenshaw Boulevard and consists of a five-story, 230-unit, market-rate apartment community with a ground floor commercial component. This development is designed with luxury apartments and is therefore assessed as being affordable to above moderate-income households.



Photo Credit: Steinberg Hart, 2021

Rosecrans Avenue and Kornblum Avenue

The applicant for this project received a density bonus to increase the number of allowed units in return for providing eight affordable units that will be deed restricted for very low-income households. The development will be a two-phased horizontal mixed-use project with a commercial component fronting along Rosecrans Avenue and residential apartments constructed behind the commercial uses. The project will consist of 100 apartments - eight very low-income units and 92 market rate units, 15 of which are anticipated to be affordable to moderate-income households based on market rate rents, and with the remaining 77 units affordable to above moderate-income households.

Units Approved/Entitled

Based on City records, 30 units have been approved in Hawthorne. These units are not currently under construction but are expected to come online during the planning period. Of these 30 units, 18 units are permanent supportive housing for very low-income veterans, 2 units in a duplex are affordable to moderate-income households, and 12 are affordable to above moderate-income households. Projects that are approved but not yet constructed include the following:

14115 Cordary Avenue

This public private partnership involves the City of Hawthorne providing the vacant land, the local nonprofit Century Housing Corporation providing experience in developing veteran housing, and

funding coming from County Measure H funds. The permanent supportive housing project will include 18 affordable units and offer services to address the needs of veterans and their families.

13927 Chadron Avenue

The project is for the construction of seven townhome-style condominium units located at 13927 Chadron Avenue on an infill site. This development is assumed to be affordable to above moderate-income households as new home construction in Hawthorne is typically available for purchase to above moderate-income households.

Various Single-Family Units and Duplex

Additionally, three separate projects involving the construction of new single-family dwellings and one project adding a duplex above an existing garage have been approved. The single-family units are assumed to be affordable to above moderate-income households as new single-family home construction in Hawthorne is typically affordable to only above moderate-income households. The duplex will consist of new rental units on a site with an existing home and are assumed to be affordable to moderate-income households.

Remaining RHNA

The City has already achieved 21% of its overall RHNA with housing units constructed, under construction, or approved/entitled (360 units). With these units taken into account, the City has a remaining RHNA of 1,374 units (419 extremely low/very low-income units, 204 low-income units, 232 moderate-income units, and 519 above moderate-income units) as shown in Table 5-3.

TABLE 5-3: REMAINING 6TH CYCLE RHNA

Status	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total
RHNA Allocation	445	204	249	836	1,734
Constructed, Under Construction, Permits Issued (Since 7/1/2021)	8	--	15	307	330
Units Approved/Entitled	18	--	2	10	30
Remaining Allocation	419	204	232	519	1,374

Sources: City of Hawthorne, 2021; Southern California Association of Governments, 2021

5B. Residential Sites Inventory

Housing element law requires an inventory of land suitable and available for residential development (Government Code Section 65583(a)(3)). The key purpose of this inventory is to determine whether a jurisdiction has allocated sufficient land for the development of housing to meet the jurisdiction's share of the regional housing need, including housing to accommodate the needs of all household income levels.

This section provides an analysis of the land available within Hawthorne for residential development. In addition to assessing the quantity of land available to accommodate the City's total housing needs, this section also considers the availability of sites to accommodate a variety of housing types suitable for households with a range of income levels and housing needs. As indicated above, the City has met some of its identified regional need through projects that are currently in the pipeline. The City has a remaining RHNA of 1,374 units across all income categories. Hawthorne has limited vacant or underutilized properties within the existing residential and mixed-use zones to accommodate the City's RHNA without changes to its land use policies and zoning regulations. Sites are suitable for residential development if zoned appropriately and available for residential use during the planning period. In order to accommodate the

RHNA for each income category, the City will: (i) utilize existing residential and mixed-use sites; (ii) increase the allowed density in one particular mixed-use district; and (iii) introduce a Housing Overlay to be implemented within the next three years. With these measures the City will have sufficient residential development capacity to meet the identified housing need. Figure 5-1 shows the housing opportunity sites available within Hawthorne to accommodate the City's RHNA.

A citywide parcel database, aerial photos, and General Plan GIS data were used to locate parcels for this update. This update also considered the viability of sites identified in the prior planning period, many of which continue to be suitable sites for future development due to their proximity to transit, public services, goods, amenities, and activity centers. Parcel acreages by land use designation are based on assessor and GIS data.

Sites Inventory Considerations

Zoning for Lower Income Households

The capacity of sites that allow development densities of at least 30 units per acre may be credited toward the lower income RHNA based on state law. Zones that allow less than 30 units per acre but facilitate multifamily housing are considered appropriate to accommodate housing for moderate-income households. Much of the moderate-income need will be met by private market construction of non-subsidized rental units and entry-level condominiums.

Assembly Bill 1397

Consistent with updated housing element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower income sites inventory presented in this chapter is predominately limited to parcels that are between 0.5 and 10 acres in size, as the state has indicated these size parameters are most adequate to accommodate lower income housing need.

AB 1397 also adds specific criteria for assessment of the realistic availability of nonvacant sites during the planning period. If nonvacant sites accommodate half or more of the lower income need, the housing element must detail "substantial evidence" that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Hawthorne, most sites have existing uses. Nonvacant sites included in the inventory have been chosen due to their location, existing uses, and potential for intensification. To ensure that appropriate sites have been chosen, properties that show recent investments or updates or that contain uses of local importance are not included, and clear criteria were used to evaluate all sites, as described below under Sites to Accommodate Remaining RHNA.

AB 1397 requires that vacant sites identified in the previous two Housing Elements and nonvacant sites identified in the previous Housing Element only be deemed adequate to accommodate a portion of the housing need for lower income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20% of the units are affordable to lower income households. Nonvacant sites identified in the previous Housing Element and vacant sites identified in the previous two Housing Elements but credited toward the moderate or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not intended to meet the lower income RHNA.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its housing element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the housing element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must "identify and make available" additional adequate sites to accommodate the jurisdiction's share of housing need by income level within 180 days of approving the reduced-density project. Program

2 is included in the Housing Plan to set up a process for compliance.

Sites to Accommodate Remaining RHNA

The following sections provide details on the City's 2021-2029 Housing Element sites inventory. The opportunity areas identified involve sites that can realistically be developed or redeveloped with residential units during the planning period. The sites chosen are either vacant or significantly underutilized given their size and location. As market forces continue to push toward higher densities, recycling of underutilized land is expected to occur at an increasing rate. If the trend continues, the City can anticipate increased recycling of land, particularly in higher-density areas where economies of scale can be realized. Approved or entitled units are described above; no other residential development projects were pending at this time.

The City of Hawthorne's 6th Cycle residential sites fall into four categories:

- 1) Accessory dwelling units;
- 2) Vacant and underutilized residential and mixed-use parcels that are suitable for higher intensity development/redevelopment;
- 3) Underutilized mixed-use parcels within the Downtown Hawthorne Specific Plan area that are suitable for higher intensity development/redevelopment; and
- 4) Housing Overlay sites.

As described earlier, Hawthorne has limited vacant or underutilized properties within the existing residential and mixed-use zones to accommodate the City's RHNA. In order to meet the RHNA for each income category, the City will use a combination of existing residential and mixed-use sites, increase the allowed density in the Mixed-Use district of the Downtown Hawthorne Specific Plan, and introduce a Housing Overlay to be implemented within the next three years. With these measures the City will have sufficient residential development capacity to meet the identified housing need. The sites are illustrated on Figure 5-1, Housing Opportunity Sites, and detailed in Appendix X.

Accessory Dwelling Units

Accessory dwelling units (ADUs), also referred to as second units and granny flats, are small, self-contained units that provide a kitchen, bathroom, and sleeping area. The unit can be attached to the main home with a separate entrance or can be a small detached unit in the rear yard or above a garage. Because of their small size, ADUs typically rent for less than apartments and can provide affordable rental options for smaller households, as well as rental income for the homeowner.

Between 2017-2019, the state adopted a series of additional requirements for local governments related to ADU ordinances. In response to these new ADU laws, Hawthorne has continually updated its Zoning Code to align with state law and better facilitate the production of ADUs and Junior ADUs. The City has been successful in its efforts, having issued building permits for 15 ADUs in 2018, 13 ADUs in 2019, and 58 ADUs in 2020, with additional permits currently pending.

Given Hawthorne's growing track record in producing ADUs, the sites inventory projects a minimum of 28.7 new ADUs to be produced annually, or 229 over the 2021-2029 planning period. The projected affordability of these ADUs is based on SCAG's Regional Accessory Dwelling Unit Affordability Analysis (December 2020). The City will continue to monitor the extent of ADU production to ensure that the ordinance is working successfully and that the Housing Element goals and RHNA production numbers can be met.

Realistic Capacity Assumption

A review of existing and proposed residential projects within the City helps to identify the realistic density that can be anticipated for potential development. To determine realistic capacity assumptions for the higher density residential zones and mixed-use overlays, the City surveyed recent projects to identify the

densities that have been achieved in these areas.

For both the high-density residential zones and the mixed-use overlay, development trends vary by lot size whereby the larger the property the more likely the development will meet or exceed the maximum density allowance. Additionally, with larger projects, developers have more flexibility in using the density bonus program (although density bonus units are not assumed as part of this analysis). As such, properties that are less than 0.5 acre in size are assumed to develop at 50% of maximum capacity, while sites ≥ 0.5 acre in size are assumed to develop at 75% of maximum capacity. Projects surveyed include: Millennium South Bay is a mixed-use development currently under construction on a 2.53-acre site in the Green Line Mixed-Use Specific Plan area on Crenshaw Boulevard. The project was approved to develop at 90 du/ac, or three times the maximum mixed-use overlay capacity of 30 du/ac. Rosecrans and Kornblum is a 100-unit horizontal mixed-use project with the residential component being constructed on a 1.8-acre site, which equates to a density of approximately 55 du/ac, or over 100% maximum capacity for the mixed-use overlay. A 48-unit mixed-use project on a 2.36-acre site at 3670-3672 W Imperial Hwy recently came online at approximately 50 du/ac or at over 100% maximum capacity. Lastly, an approved/entitled project at 14115 Cordary Avenue on 0.92-acre site in the R-4 zone will construct an 18-unit permanent supportive housing development at 19 du/ac or approximately 65% maximum capacity.

Table 5-4 summarizes how the various factors identified in housing element law (Government Code Section 65583.2(c)(2)) result in an adjusted site capacity of 75% of the maximum densities in the mixed-use overlay zones for sites 0.5 acre or greater in size.

TABLE 5-4: CAPACITY ADJUSTMENT FACTORS FOR MIXED-USE OVERLAY ZONES

Capacity Factor	Adjustment	Reasoning
Land Use Controls and Site Improvements	95%	For net acreage due to building setbacks and on-site improvements, including sidewalks, utility easements
Realistic capacity of the site	90%	Adjustment based on past development trends for residential redevelopment in the mixed-use zones
Typical densities	90%	Affordable housing projects are built out to almost maximum density
Infrastructure availability	No adjustment	Not applicable; no constraint
Environmental constraints	No adjustment	No known site constraint

Vacant and Underutilized Residential and Mixed-Use sites

Hawthorne is an entirely built out city with very limited vacant land available to accommodate new development of any sort. The City has established a mixed-use overlay to accommodate additional residential development in areas primarily along major corridors. Current development trends in mixed-use areas show that high residential density is feasible and realistic, and appropriate to accommodate housing for all income levels, including the lower income RHNA. Site selection in the mixed-use overlay zones includes both vacant sites and underutilized sites. All sites chosen are significantly underutilized given their size and location. The City's mixed-use overlay zones allow for high-density residential capacities up to 30 du/ac.

Key sites with existing uses that are suitable for redevelopment typically contain older structures and are underutilized given the development potential afforded by the mixed-use development standards. Examples of existing uses include small-scale commercial uses, small car dealerships and auto repair shops, motels, restaurants, and structures with large surface parking lots. Some sites with existing residential uses provide the opportunity for significant capacity increases. The following criteria was used to identify underutilized parcels in the mixed-use overlay:

- Improvement value is less than half of the land value (ratio is less than 1.00)
- Structure was built prior to 1990 (and therefore over 30 years of age)
- General characteristics such as unit vacancy, declining uses, low existing floor-area ratio (FAR), etc.
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics
- Known redevelopment interest

Table 5-5 summarizes the existing residential and mixed-use sites identified to meet the RHNA, under the category Vacant and Underutilized Residential and Mixed-Use Sites. These sites contain existing commercial and/or residential uses that are of marginal economic viability, are at or near the end of their useful life, and/or the existing intensity of development is substantially lower than allowed by existing zoning. Sites that are smaller than 0.5 acres have multiple parcels that are adjacent to each other and are appropriate for consolidation into larger development projects, achieving a lot size of at least 0.5 acres. These sites have common ownership, function as a part of a larger site currently, such as a commercial building with an adjacent parking lot, and/or are significantly underutilized and have been identified by developers for potential projects.

Underutilized Mixed-Use Sites Within the Downtown Hawthorne Specific Plan Area

The Downtown Hawthorne Specific Plan (DHSP) provides the community's vision to once again make Hawthorne Boulevard the city's economic, civic, and cultural "Downtown" with a healthy mix of retail, office, hotel, dining, entertainment, employment, housing, civic, and public spaces. The DHSP outlines a framework for growth and redevelopment based on an urban form that is compact and less reliant on private automobiles. The plan identifies five land use categories, two of which allow residential development - Residential and Mixed Use. The new Mixed Use district runs along the northern portion of Hawthorne Boulevard. This district provides a flexible space to locate and grow businesses. Intentionally, this designation allows for a range of different uses to be co-located in order to provide energy and so the uses can support one another. This "incubator" space is a key area the City will use to focus new employment growth in the coming years. The Mixed Use designation is implemented by the following zoning districts: Mixed Commercial (CM) and Automobile Parking (P).

Centrally located with the goal of creating a vibrant city center, the Mixed Use district is ideal for high-density mixed-use projects. Furthermore, the DHSP details two transformative projects, among others, that have the potential to create strong anchors of revitalization within the community. The two transformative mixed-use projects are the Hawthorne Mall and the South Bay Ford site. Each of these projects has the potential to provide high-density housing across different income categories.

Where the Downtown Hawthorne Specific Plan may fall short, however, is that it calls for the Mixed Use district to be implemented by the Mixed Commercial (CM) zone, which allows a maximum density of 24 dwelling units per acre. As noted earlier, in order for sites be credited toward the lower income RHNA based on state law, site provisions must allow development densities of at least 30 units per acre. Therefore, in order to fully accommodate its lower income RHNA (419 very low and 204 low-income units) the City will amend the permitted density in the Mixed-Use district of the DHSP to allow for 30 dwelling units per acre. This of course will also increase the capacity of opportunity sites within the Mixed Use district.

Table 5-5 summarizes the sites identified to meet the RHNA that are within the Mixed Use district of the Downtown Hawthorne Specific Plan, under the category Mixed-Use District - Downtown Hawthorne Specific Plan.

Housing Overlay

Due to the limited potential to accommodate the City's RHNA within the existing residential and mixed-use zones, the City will need to rely on changes to its land use policies and zoning regulations to meet the RHNA. Therefore, the City is introducing a Housing Overlay in this Housing Element, to be implemented within the next three years. The City has identified 31 sites (74 parcels consolidated) that will receive the Housing Overlay designation. Detailed parcel data for sites receiving the Housing Overlay designation is included in Appendix X, Sites Inventory. The Housing Overlay provides for a density of 30 units per acre.

The City's 31 candidate sites for rezoning to Housing Overlay can accommodate an estimated 338 units with application of the new overlay. Most of these sites also have the potential for lot consolidation and were selected based on the following criteria:

- Improvement value is less than half of the land value (ratio is less than 1.00)
- Presence of vacant lots within the site
- General characteristics such as unit vacancy, declining uses, low existing floor-area ratio (FAR), etc.
- Extensive and/or severe physical blighting conditions that may be impairing the value of the existing use, such as structural problems, dilapidation/deterioration caused by long-term neglect, and obsolete design or construction
- Presence of multiple lots that are already under single ownership, potentially easing the process of site acquisition
- Location near recent mixed-use or residential development activities on properties exhibiting similar characteristics

To determine the level of affordability for the candidate Housing Overlay sites, sites feasible for the lower income RHNA must be larger than 0.5 acre and have a density of 30 units per acre or more. The Housing Overlay candidate sites have been distributed to accommodate the lower, moderate, and above moderate-income RHNA. Potential units have been calculated using the realistic capacity analysis described in this chapter - 50% capacity for sites less than 0.5 acres (15 du/ac) and 75% capacity for sites greater than 0.5 acres (23 du/ac), as a conservative estimate. Recent and pipeline projects demonstrate that projects on underutilized sites can max out at the allowable density.

Candidate sites with the Housing Overlay are distributed into 38 percent lower income, 14 percent moderate income, and 48 percent above moderate-income. It should be noted that based on the allowable density in the Housing Overlay, all Overlay sites are considered suitable for lower income units. Table 5-5 summarizes the Housing Overlay sites identified to meet the RHNA under the category Housing Overlay.

TABLE 5-5: OPPORTUNITY SITES

Site No.	APN	General Plan Designation	Zoning Designation	Permitted Density	Parcel Size (Acres)	Net Unit Potential
Vacant and Underutilized Residential and Mixed-Use						
1	4052-001-004	HDR	R-3	17.1 – 30 du/ac	0.46	31
	4052-001-003	HDR	R-3	17.1 – 30 du/ac	0.90	
2	4051-025-031	HDR	R-4	17.1 – 30 du/ac	0.93	21
3	4051-021-006	HDR	R-4	17.1 – 30 du/ac	0.13	1
4	4051-020-906	HDR	R-4	17.1 – 30 du/ac	0.12	1
5	4071-011-036	HDR	R-3	17.1 – 30 du/ac	0.74	17
6	4044-007-007	LDR	R-3	1.0 – 8.0 du/ac	0.13	1
7	4052-019-029	GC	C-3 (MU)	30 du/ac	0.04	26
	4052-019-028	GC	C-3 (MU)	30 du/ac	0.37	
	4052-019-018	GC	C-3 (MU)	30 du/ac	0.26	
	4052-019-017	GC	C-3 (MU)	30 du/ac	0.23	
	4052-019-008	GC	C-3 (MU)	30 du/ac	0.25	
8	4149-009-028	RC	CR (MU)	30 du/ac	0.51	66
	4149-009-027	RC	CR (MU)	30 du/ac	2.42	
Subtotal:					7.49	164
Mixed-Use District – Downtown Hawthorne Specific Plan						
9	4035-026-029	HC	CR (MU)	30 du/ac**	4.35	98
10	4047-016-009	MC	C-3 (CM)*	30 du/ac**	0.14	16
	4047-016-008	MC	C-3 (CM)*	30 du/ac**	0.14	
	4047-016-007	MC	C-3 (CM)*	30 du/ac**	0.14	
	4047-016-006	MC	C-3 (CM)*	30 du/ac**	0.14	
	4047-016-005	MC	C-3 (CM)*	30 du/ac**	0.14	
11	4047-017-014	MC	R-3 (CM)*	30 du/ac**	0.69	19
	4047-017-003	MC	R-3 (CM)*	30 du/ac**	0.15	
12	4047-030-001	MC	C-3 (CM)*	30 du/ac**	0.36	5
13	4047-030-016	MC	C-3 (CM)*	30 du/ac**	0.94	21
14	4046-002-042	MC	CM	30 du/ac**	4.44	462
	4046-002-039	MC	CM	30 du/ac**	0.82	
	4046-002-038	MC	CM	30 du/ac**	1.67	
	4046-002-037	MC	CM	30 du/ac**	1.90	
	4046-002-036	MC	CM	30 du/ac**	3.21	
	4046-002-035	MC	CM	30 du/ac**	5.14	
	4046-002-019	MC	CM	30 du/ac**	0.85	
	4046-002-018	MC	CM	30 du/ac**	1.64	
	4046-002-014	MC	CM	30 du/ac**	0.86	
15	4045-011-041	SP	SP (CM)*	30 du/ac**	0.31	53
	4045-011-037	SP	SP (CM)*	30 du/ac**	0.40	
	4045-011-036	SP	SP (CM)*	30 du/ac**	0.20	
	4045-011-035	SP	SP (CM)*	30 du/ac**	0.20	
	4045-011-003	SP	SP (CM)*	30 du/ac**	0.41	
	4045-011-002	SP	SP (CM)*	30 du/ac**	0.41	

	4045-011-001	SP	SP (CM)*	30 du/ac**	0.41	
16	4045-010-032	SP	SP (CM)*	30 du/ac**	0.20	46
	4045-010-006	SP	SP (CM)*	30 du/ac**	0.20	
	4045-010-002	SP	SP (CM)*	30 du/ac**	1.23	
	4045-010-001	SP	SP (CM)*	30 du/ac**	0.41	
17	4044-016-026	MC	C-3 (CM)*	30 du/ac**	0.36	5
18	4044-015-025	MC	C-3 (CM)*	30 du/ac**	0.36	14
	4044-015-008	MC	C-3 (CM)*	30 du/ac**	0.09	
	4044-015-007	MC	C-3 (CM)*	30 du/ac**	0.09	
	4044-015-006	MC	C-3 (CM)*	30 du/ac**	0.09	
19	4044-015-013	MC	C-3 (CM)*	30 du/ac**	0.10	7
	4044-015-012	MC	C-3 (CM)*	30 du/ac**	0.08	
	4044-015-011	MC	C-3 (CM)*	30 du/ac**	0.05	
	4044-015-010	MC	C-3 (CM)*	30 du/ac**	0.13	
	4044-015-009	MC	C-3 (CM)*	30 du/ac**	0.09	
20	4044-018-031	MC	C-3 (CM)*	30 du/ac**	0.53	22
	4044-018-030	MC	C-3 (CM)*	30 du/ac**	0.46	
21	4041-001-009	MC	C-3 (CM)*	30 du/ac**	1.00	39
	4041-002-036	MC	C-3 (CM)*	30 du/ac**	0.17	
	4041-002-051	MC	C-3 (CM)*	30 du/ac**	0.39	
	4041-002-062	MC	C-3 (CM)*	30 du/ac**	0.16	
Subtotal:					36.25	807
Housing Overlay***						
22	4037-030-034	RC	CR	30 du/ac	0.32	5
23	4037-028-800	RC	CR	30 du/ac	1.11	23
24	4044-003-001	RC	CR	30 du/ac	0.16	6
	4044-003-002	RC	CR	30 du/ac	0.08	
	4044-003-003	RC	CR	30 du/ac	0.08	
	4044-003-004	RC	CR	30 du/ac	0.11	
25	4048-018-006	RC	CR	30 du/ac	0.24	4
26	4048-018-007	RC	CR	30 du/ac	0.18	3
27	4048-018-008	RC	CR	30 du/ac	0.15	5
	4048-018-009	RC	CR	30 du/ac	0.15	
28	4048-018-014	RC	CR	30 du/ac	0.12	4
	4048-018-053	RC	CR	30 du/ac	0.12	
29	4044-002-004	LDR	C-3	30 du/ac	0.39	6
30	4141-009-001	GC	C-3	30 du/ac	0.33	5
31	4042-011-026	GC	C-3	30 du/ac	0.72	18
	4042-011-024	GC	C-3	30 du/ac	0.14	
32	4042-013-025	GC	C-3	30 du/ac	0.26	5
	4042-013-026	GC	C-3	30 du/ac	0.10	
33	4144-022-018	GC	C-3	30 du/ac	0.10	3
	4144-022-019	GC	C-3	30 du/ac	0.10	
34	4042-015-001	GC	C-3	30 du/ac	0.18	5
	4042-015-024	GC	C-3	30 du/ac	0.18	

35	4043-001-001	GC	C-3	30 du/ac	0.25	7
	4043-001-026	GC	C-3	30 du/ac	0.24	
36	4043-009-024	GC	C-3	30 du/ac	0.10	3
	4043-009-025	GC	C-3	30 du/ac	0.10	
37	4043-020-004	GC	C-3	30 du/ac	0.11	3
	4043-020-005	GC	C-3	30 du/ac	0.11	
38	4043-020-037	GC	C-3	30 du/ac	0.23	3
39	4048-015-065	GC	C-3	30 du/ac	0.34	14
	4048-015-056	GC	C-3	30 du/ac	0.21	
	4048-015-058	GC	C-3	30 du/ac	0.14	
40	4048-014-002	GC	C-3	30 du/ac	0.23	15
	4048-014-059	GC	C-3	30 du/ac	0.12	
	4048-014-058	GC	C-3	30 du/ac	0.12	
	4048-014-057	GC	C-3	30 du/ac	0.23	
41	4048-013-055	GC	C-3	30 du/ac	0.34	14
	4048-013-052	GC	C-3	30 du/ac	0.34	
42	4048-012-046	GC	C-3	30 du/ac	0.21	7
	4048-012-068	GC	C-3	30 du/ac	0.23	
43	4052-016-011	HDR	C-3	30 du/ac	0.14	6
	4052-016-012	HDR	C-3	30 du/ac	0.29	
44	4052-015-013	GI	M-1	30 du/ac	0.80	34
	4052-015-012	GI	M-1	30 du/ac	0.49	
	4052-015-010	GI	M-1	30 du/ac	0.31	
45	4052-017-008	GI	M-1	30 du/ac	0.40	18
	4052-017-010	GI	M-1	30 du/ac	0.80	
46	4071-020-001	I	M-1	30 du/ac	0.20	27
	4071-020-002	I	M-1	30 du/ac	0.19	
	4071-020-003	I	M-1	30 du/ac	0.19	
	4071-020-004	I	M-1	30 du/ac	0.13	
	4071-020-005	I	M-1	30 du/ac	0.59	
47	4071-011-021	GC	M-1	30 du/ac	0.10	44
	4071-011-022	GC	M-1	30 du/ac	0.10	
	4071-011-023	GC	M-1	30 du/ac	0.29	
	4071-011-037	GC	M-1	30 du/ac	0.74	
	4071-011-038	GC	M-1	30 du/ac	0.74	
	4071-011-039	GC	M-1	30 du/ac	0.11	
48	4041-010-056	HDR	R-3	30 du/ac	0.22	13
	4041-010-055	LC	C-2	30 du/ac	0.37	
49	4041-013-019	RC	C-2	30 du/ac	0.11	25
	4041-013-018	RC	C-2	30 du/ac	0.11	
	4041-013-017	RC	C-2	30 du/ac	0.22	
	4041-013-016	RC	C-2	30 du/ac	0.25	
	4041-013-015	LDR	R-1	30 du/ac	0.14	
	4041-013-014	LDR	R-1	30 du/ac	0.13	
	4041-013-013	LDR	R-1	30 du/ac	0.13	

50	4042-031-010	RC	C-2	30 du/ac	0.14	34
	4042-031-009	RC	C-2	30 du/ac	0.14	
	4042-031-008	RC	C-2	30 du/ac	0.14	
	4042-031-007	RC	C-2	30 du/ac	0.14	
	4042-031-006	RC	C-2	30 du/ac	0.14	
	4042-031-005	LDR	R-1	30 du/ac	0.83	
51	4045-022-034	GC	C-3	30 du/ac	0.45	7
52	4045-023-035	GC	C-3	30 du/ac	0.33	11
	4045-023-011	GC	C-3	30 du/ac	0.17	
53	4050-014-002	I	M-1	30 du/ac	0.91	20
54	4053-005-001	GI	M-2	30 du/ac	1.14	26
55	4053-006-006	GI	M-2	30 du/ac	0.93	21
56	4147-027-008	RC	CR	30 du/ac	0.37	6
Subtotal:					23.09	450
Total:					66.83	1,421

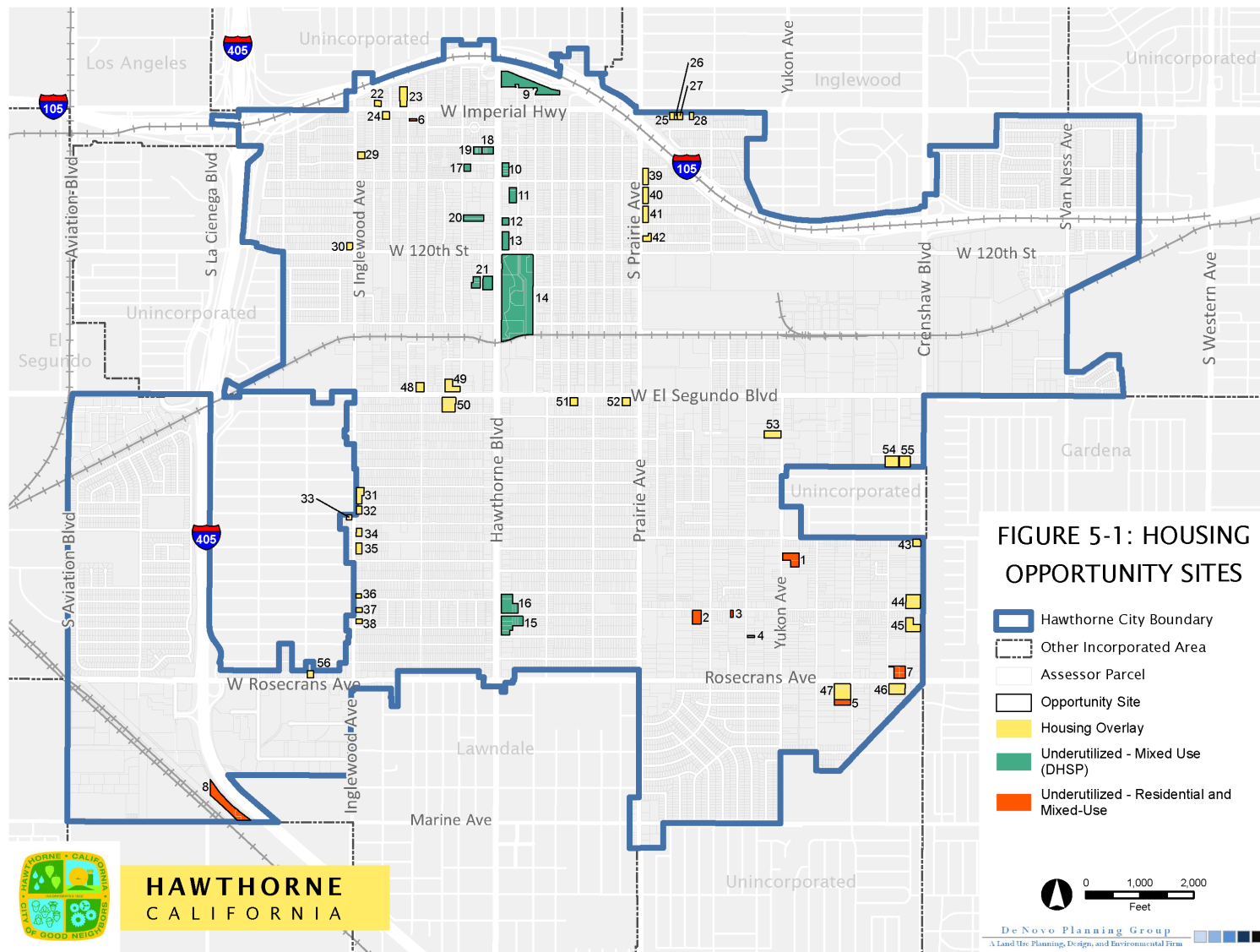
Source: City of Hawthorne, 2021

Notes:

* The Mixed Use district of the Downtown Hawthorne Specific Plan (DHSP) is implemented by the Mixed Commercial (CM) zone rather than the underlying zoning district.

** In order to accommodate the RHNA, an increase in the allowed density in the Mixed Use district of the DHSP from 24 du/ac to 30 du/ac is included as part of the housing strategy.

*** The new Housing Overlay allows a density of 30 du/ac.



Adequacy of Sites Toward the RHNA

As described previously in this chapter, the City was allocated 1,734 housing units by the SCAG Regional Housing Needs Allocation (RHNA) for 2021 through 2029. The City's progress to date includes 360 units that have been constructed, are under construction, or have received building permits since June 30, 2021. Hawthorne has 1,374 units remaining to be accommodated.

As is shown in Table 5-6, the City has adequate sites to accommodate the RHNA for all income levels with the housing strategy measures applied (i.e. increased density in the Downtown Hawthorne Specific Plan Mixed Use district and implementation of the Housing Overlay). For lower income units (extremely low, very low, and low-income), the City has a remaining allocation of 623 units and can accommodate 717 lower income units on sites that allow densities of at least 30 units per acre, consistent with the assumptions for lower income sites established by Government Code Section 65583.2(c)(3)(B)(iv) and that are further supported by the City's history of successful mixed-use and affordable projects. The City also has a surplus of sites for moderate and above moderate-income units.

Including all ADU projections, existing vacant and underutilized residential and mixed-use sites, mixed-use sites in the Downtown Hawthorne Specific Plan area, and sites within the new Housing Overlay, the sites inventory identifies capacity for 1,650 units, 717 of which are on sites suitable for development of lower income housing. Overall, the City has the ability to adequately accommodate the remaining RHNA (Table 5-6). These sites and the densities allowed will provide opportunities to achieve the remaining RHNA goals for all income categories and can realistically be developed/redeveloped with residential units during the planning period. These areas are considered highly likely to experience recycling for two key reasons: 1) the high demand for more affordable housing throughout the Southern California region, and 2) the availability of underutilized land in areas designated for high-density mixed-use and residential use. The sites chosen are significantly underutilized given their size and location. In addition, recent developments and market interest, new flexible and housing-supportive zoning standards, and increased density allowances will serve as a catalyst for more intense development.

TABLE 5-6: SITES INVENTORY SUMMARY

Adjustment Factor	Extremely and Very Low-income (0-50% AMI)	Low-income (51-80% AMI)	Moderate-income (81-120% AMI)	Above Moderate-income (121%+ AMI)	Total Units
Minimum Density Guidelines	≥30 du/ac				
Remaining 6 th Cycle RHNA (Table 5-3)	419	204	232	519	1,374
Proposed Developments (Table 5-4)	0	0	0	0	0
Accessory Dwelling Units (ADU)	39	98	14	78	229
Vacant/Underutilized Residential & Mixed-Use Sites	84	39	14	27	164
Mixed-Use Sites in DHSP	196	93	171	347	807
Housing Overlay	114	54	93	189	450
Total Capacity	433	284	292	641	1,650
Shortfall/Surplus	14	80	60	122	276

Availability of public Facilities and Services

As a highly urbanized community, the City of Hawthorne generally has in place all of the necessary infrastructure to support future development. All land currently designated for residential use is served by sewer and water lines, streets, storm drains, and telephone, electrical, and gas lines. To ensure that future development can be properly served, the City collects various impact fees from developers to cover the costs of providing necessary services and infrastructure. These fees apply to new developments in the City.

SB 1087, effective January 2006, requires water and sewer providers to grant priority for service allocations to proposed developments that include units affordable to lower income households. Pursuant to these statutes, upon adoption of its Housing Element, Hawthorne will immediately deliver the element to local water and sewer providers, along with a summary of the City's regional housing needs allocation.

5C. Administrative and Financial Resources

Administrative Resources

Agencies with administrative capacity to implement programs contained in the Housing Element include the City of Hawthorne, its Department of Housing, and local and regional non-profit affordable housing developers. The City of Hawthorne Planning and Community Development Department takes the lead in implementing Housing Element programs and policies. The City has also worked with non-profit developers to expand affordable housing opportunities in Hawthorne, including a recent public private partnership with Century Housing Corporation to construct an 18-unit permanent supportive housing development that will offer services to address the needs of veterans and their families.

Planning and Community Development Department

The Planning and Community Development Department oversees private development within the City and also manages the City's housing programs and related activities. Development activity within the City is coordinated by the Planning Department to ensure orderly growth, compliance with the Zoning Code, and that development projects demonstrate quality design and environmental sustainability. The Planning Department administers the General Plan and zoning and environmental regulations, and provides primary staff assistance to the Planning Commission.

Building and Safety Department

The Building Division provides plan review and inspection services to ensure that buildings are safe and sustainable and that construction complies with applicable building codes and regulations.

Housing Department

The City of Hawthorne has its own Housing Department that administers federally funded programs to provide monthly rental assistance to qualified tenants in privately owned rental housing. The largest such program is the Housing Choice Voucher Program. Participants who receive a Housing Voucher can use this rental assistance in a variety of rental dwellings and locations in Hawthorne with almost any property owner who is willing to participate in the program.

Non-Profit Developers

The City has collaborated with affordable housing developers and service providers to accommodate the housing needs of Hawthorne residents. The following are affordable housing developers and service providers active in the City and county; several are included in the state's list of entities with the legal and managerial capacity to acquire and manage at-risk projects.

- Century Housing Corporation
- BRIDGE Housing

- C&C Development
- Habitat for Humanity of Greater Los Angeles (Habitat LA)
- Jamboree Housing Corporation
- Mercy Housing
- Meta Housing Corporation
- National CORE

Financial Resources

Hawthorne has access to a variety of existing and potential funding sources available for affordable housing activities. They include programs from federal, state, local, and private resources and are summarized in Table 5-7. Described below are the three largest housing funding sources the City of Hawthorne can use for housing production, rehabilitation, or preservation: Community Development Block Grant funds, HOME Investment Partnership funds, and the Housing Choice Voucher Program.

Community Development Block Grants (CDBG): CDBG funds are awarded to entitlement communities on a formula basis for housing activities that benefit low and moderate-income households. Hawthorne in turn implements projects and also awards grants to non-profit public organizations for projects in furtherance of the adopted Consolidated Plan. Activities eligible for CDBG funding include acquisition, rehabilitation, economic development, and public services. It is anticipated that the City will receive \$1,245,324 in CDBG funds for the 2021-2022 program year.

HOME Investment Partnerships Program: HOME funds are granted on a formula basis from HUD to increase the supply of decent, safe, sanitary, and affordable housing to lower income households. Often used in partnership with local nonprofit housing development organizations, the HOME program can support a wide range of affordable housing activities, including building, buying, and/or rehabilitating rental and ownership housing or providing direct rental assistance to low and moderate-income residents. New development projects are typically allocated funding on a competitive basis. For the 2021-2022 program year, Hawthorne is anticipated to receive a total of \$597,818 in HOME funds, which may be combined with program income and reprogrammed funds.

Housing Choice Voucher Program: The Housing Choice Voucher Program (formerly Section 8) provides rental assistance to owners of private market-rate units on behalf of very low-income tenants. The program's objective is to assist low-income families by providing rental assistance so that they may lease decent, safe, and sanitary housing units in the private rental market. Hawthorne provides assistance to renters based upon a subsidy that is the difference between the tenant's affordable portion and the fair market rent. The program is administered by the Housing Department. Approximately 1,160 households in Hawthorne receive Housing Choice Vouchers.

TABLE 5-7: FUNDING SOURCES FOR AFFORDABLE HOUSING ACTIVITIES

Program Name	Description	Eligible Activities
Federal Programs		
Community Development Block Grant (CDBG) Program	The Department of Housing and Urban Development (HUD) awards Community Development Block Grants annually to entitlement jurisdictions and states for general activities, including housing, and economic development activities. HUD also offers various other programs that can be utilized by the City and nonprofit and for profit agencies for the preservation of low-income housing units such as Section 202 and Section 108 loan guarantees.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Economic Development Assistance • Homeless Assistance • Public Services • Infrastructure Replacement
HOME Investment Partnerships Program	HOME Investment Partnerships Program funds are awarded annually as formula grants to participating jurisdictions. HUD establishes HOME Investment Trust Funds for each grantee, providing a line of credit that the jurisdiction may draw upon as needed. The program's flexibility allows states and local governments to use HOME funds for grants, direct loans, loan guarantees, or other forms of credit enhancement or rental assistance or security deposits.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Housing Choice Voucher (HCV) Program	Provides rental assistance payments to owners of market-rate properties on behalf of very low-income tenants. The program was formerly the Section 8 Rental Assistance Program.	<ul style="list-style-type: none"> • Rental Assistance
Low Income Housing Tax Credits (LIHTC)	The LIHTC program encourages private investment in the acquisition, rehabilitation, and construction of low-income rental housing. Since high housing costs in California make it difficult, even with federal credits, to produce affordable rental housing, the California legislature created a state low-income housing tax credit program to supplement the federal credit. The state credit is essentially identical to the federal credit, the Tax Credit Allocation Committee allocates both, and state credits are only available to projects receiving federal credits. Twenty percent of federal credits are reserved for rural areas and 10% for nonprofit sponsors. To compete for the credit, rental housing developments must reserve units at affordable rents to households at or below 46% of area median income. The units must be reserved for the target population for 55 years.	<ul style="list-style-type: none"> • New Construction
Mortgage Credit Certificate Program	Offers income tax credits to first-time homebuyers. The OCHA distributes the credits.	<ul style="list-style-type: none"> • Homebuyer Assistance

National Housing Trust Fund (HTF)	The National Housing Trust Fund is a permanent federal program with dedicated sources of funding not subject to the annual appropriations. The funds can be used to increase and preserve the supply of affordable housing, with an emphasis on rental housing for extremely low-income households. California received approximately \$10.1 million for the program in 2019. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Preservation
Project-based Voucher Program (PBV)	The PBV program is a component of the Housing Choice Voucher program funded through HUD. The program's objective is to induce property owners to make standard housing available to low-income families at rents within the program limits. In return, the Housing Authority or HUD enters into a contract with the owner that guarantees a certain level of rents.	<ul style="list-style-type: none"> • Rental Assistance
Section 811/202 Program (Supportive Housing for Persons with Disabilities/Elderly)	Nonprofit and consumer cooperatives can receive no interest capital advances from HUD under the Section 202 program for the construction of very low-income rental housing for seniors and persons with disabilities. These funds can be used in conjunction with Section 811, which can be used to develop group homes, independent living facilities, and immediate care facilities. Eligible activities include acquisition, rehabilitation, new construction, and rental assistance.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Homebuyer Assistance • Rental Assistance
Section 203(k)	Provides fixed-rate, low-interest loans to organizations wishing to acquire and rehabilitate property.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Refinancing of Existing Debt
Supplemental Security Income (SSI)	SSI is a federal welfare program for persons 65 and over and for blind or disabled persons of any age. "Disabled" means that the recipient has a physical or mental disability that keeps them from working for 12 months or longer, or will result in death. SSI may provide total monthly income or it may supplement a low income. In addition to cash payments, SSI recipients are automatically covered by Medi-Cal, the state health insurance plan.	<ul style="list-style-type: none"> • Supplemental income for rental assistance
State Programs		
Affordable Housing and Sustainable Communities Program (AHSC)	The AHSC Program is administered by the Strategic Growth Council and implemented by the Department of Housing and Community Development (HCD), and funds land use, housing, transportation, and land preservation projects that support infill and compact development and reduce greenhouse gas (GHG) emissions. Funds are available in the form of grants and/or loans in three kinds of	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Housing-Related Infrastructure • Sustainable Transportation Infrastructure

	project areas: Transit Oriented Development (TOD) Project Areas, Integrated Connectivity Project (ICP) Project Areas, and Rural Innovation Project Areas (RIPA). There is an annual competitive funding cycle.	<ul style="list-style-type: none"> • Transportation-Related Amenities • Program Costs
CalHFA – Multifamily Housing Program	Program provides financing for the acquisition and rehabilitation of existing affordable rental housing. Priority is given to projects currently subject to regulatory restrictions that may be terminated. Assistance is provided through low interest construction and permanent loans. Eligible applicants include local government agencies, private nonprofit organizations, and for-profit organizations.	<ul style="list-style-type: none"> • Rental Acquisition • Rental Rehabilitation
CalHFA – Predevelopment Loan Program	Program provides funds to pay the initial costs of developing affordable housing projects. Priority is given to applications with matching financing from local redevelopment agencies or federal programs.	<ul style="list-style-type: none"> • Pre-development
CalHOME Program	CalHOME provides grants to local public agencies and non-profit developers to assist low and very low-income households in becoming homeowners. CalHOME funds may be used for acquisition, predevelopment, development, and rehabilitation costs as well as downpayment assistance. While CalHOME funding has been limited to disaster assistance in recent years, this would be an appropriate program for the City to pursue to begin to develop a local portfolio of housing assistance programs and funds.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • New Construction (including predevelopment) • Downpayment Assistance
Emergency Solutions Grants Program (ESG)	Program makes grant funds available for projects serving homeless individuals and families through eligible non-profit organizations or local governments. Eligible activities include: the rehabilitation and conversion of buildings for use as emergency shelters; the provision of essential services to the homeless; operating support for emergency shelters; and homeless prevention/rapid rehousing activities.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation • Provision of supportive services
Golden State Acquisition Fund (GSAF)	Combined with matching funds, GSAF makes up to five-year loans to developers for acquisition or preservation of affordable housing. Loans are a maximum of \$13,950,000. Funds are made available on a first come first serve basis.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation
Housing for a Healthy California (HHC)	The HHC program provides funding on a competitive basis to developers to create supportive housing for individuals who are recipients of or eligible for health care provided through the California Department of Health Care Services, Medi-Cal program. The program utilizes federal National Housing Trust Funds (NHTF) and allocates these funds competitively to developers for operating reserve grants and capital loans. AB 74 also allows HCD to utilize revenues appropriated to the Department from other revenue sources for HHC purposes.	<ul style="list-style-type: none"> • New Construction • Acquisition • Rehabilitation

Homekey	Homekey provides grants to local entities (including cities, counties, and other local public entities such as housing authorities and federally recognized tribes) to acquire and rehabilitate a variety of housing types – such as hotels, motels, vacant apartment buildings, and residential care facilities – in order to serve people experiencing homelessness or who are also at risk of serious illness from COVID-19.	<ul style="list-style-type: none"> • Acquisition • Rehabilitation
Infill Infrastructure Grant Program (IIG)	The program funds infrastructure improvements to facilitate new housing development with an affordable component in residential or mixed-use infill projects and infill areas. Since all development in Hawthorne would be considered infill given the built-out nature of the City, this program could be useful to an affordable or special needs housing developer to fund infrastructure improvements. IIG is grant assistance, available as gap funding for necessary infrastructure improvements.	<ul style="list-style-type: none"> • Infrastructure improvements
Local Early Action Planning (LEAP) Grants	LEAP provides one-time grant funding to cities and counties to update their planning documents and implement process improvements that will facilitate the acceleration of housing production and help local governments prepare for their 6 th Cycle RHNA.	<ul style="list-style-type: none"> • Housing element updates • Updates to zoning, plans, or procedures to increase/accelerate housing production • Pre-approved arch. and site plans • Establishing pro-housing policies
Mobilehome Park Rehabilitation and Resident Ownership Program (MPRROP)	MPRROP makes short and long-term low interest rate loans for the preservation of affordable mobilehome parks for ownership or control by resident organizations, non-profit housing sponsors, or local public agencies. MPRROP also makes long-term loans to individuals to ensure continued affordability. Funds are made available through a periodic, competitive process.	<ul style="list-style-type: none"> • Preservation
Multifamily Housing Program (MHP)	The MHP provides low interest loans to developers of permanent and transitional rental housing for lower income households. Funds may be used for new construction, rehabilitation, or acquisition and rehabilitation of permanent or transitional rental housing, and the conversion of nonresidential structures to rental housing. Funds are made available through a competitive process and are announced through a Notice of Funding Availability.	<ul style="list-style-type: none"> • New Construction • Rehabilitation • Preservation
SB 2 Planning Grants Program	The program provides one-time funding and technical assistance to all eligible local governments in California to adopt and implement plans and process improvements that streamline housing approvals and accelerate housing production. Eligible activities include updating a variety of planning documents and processes such as	<ul style="list-style-type: none"> • Updates to planning documents • Updates to zoning ordinances • Environmental analyses that eliminate the need for project-

	general plans and zoning ordinances, conducting environmental analyses, and process improvements that expedite local planning and permitting. The planning grants program is funded through the Building Homes and Jobs Act Trust Fund (SB 2, Chapter 364, Statutes of 2017).	<ul style="list-style-type: none"> specific review Local process improvements that expedite local planning and permitting
Transit Oriented Development Housing Program (TOD)	The TOD program makes low-interest loans and grants for rental housing that includes affordable units that are located within one-quarter mile of a transit station. Eligible applicants include cities, counties, transit agencies, developers, and redevelopment agencies. Applications are accepted in response to a periodic Notice of Funding Availability.	<ul style="list-style-type: none"> New Construction Rehabilitation Infrastructure Improvements
Veterans Housing and Homelessness Prevention Program (VHHP)	VHHP makes long-term loans for development or preservation of rental housing for very low and low-income veterans and their families. Funds are made available to sponsors who are for-profit or nonprofit corporations and public agencies. Availability of funds is announced annually through a Notice of Funding Availability.	<ul style="list-style-type: none"> New Construction Acquisition Rehabilitation Preservation
Local Programs and Private Sources		
California Community Reinvestment Corporation (CCRC)	CCRC is a multifamily affordable housing lender whose mission is to increase the availability of affordable housing for low-income families, seniors, and residents with special needs by facilitating private capital flow from its investors for debt and equity financing to developers of affordable housing. Eligible activities include new construction, rehabilitation, and acquisition of properties.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Federal Home Loan Bank System	The program facilitates affordable housing programs (AHP), which subsidize the interest rates for affordable housing. The San Francisco Federal Home Loan Bank District provides local service within California. Interest rate subsidies under the AHP can be used to finance the purchase, construction, and/or rehabilitation of rental housing. Very low-income households must occupy at least 20% of the units for the useful life of the housing or the mortgage term.	<ul style="list-style-type: none"> Acquisition Rehabilitation New Construction
Federal National Mortgage Association (Fannie Mae)	Fannie Mae offers a variety of mortgages, including traditional fixed-rate, low down-payment for underserved low-income areas, and mortgages that fund the purchase and rehabilitation of a home.	<ul style="list-style-type: none"> Homebuyer Assistance Rehabilitation
Freddie Mac HomeOne and Renovation Mortgages	Provides down-payment assistance to first-time homebuyers and second mortgages that include a rehabilitation loan.	<ul style="list-style-type: none"> Homebuyer Assistance Rehabilitation
Mortgage Revenue Bonds	Tax exempt mortgage revenue bonds can be provided, which require a developer to lease a fixed percentage of units to low-income families at specific rental rates.	<ul style="list-style-type: none"> Acquisition Rehabilitation

		<ul style="list-style-type: none"> • New Construction
--	--	--

PUBLIC DRAFT

5D. Opportunities for Energy Conservation

Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can directly impact housing affordability, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

Green Building Practices

Green buildings are structures that are designed, renovated, re-used, or operated in a manner that enhances resource efficiency and sustainability. These structures reduce water consumption, improve energy efficiency, generate less waste, and lessen a building's overall environmental impact. Hawthorne has adopted the 2019 California Green Building Standards Code (CALGreen) in its entirety, which establishes mandatory statewide green building standards. Furthermore, staff works with applicants early in the building plan check process to explain the state's Green Building Standards and the long-term financial and environmental benefits of integrating sustainable features in project design. As a means of educating the public on the new code, the City disseminates handouts and provides information.

The City is a participating jurisdiction in the Figtree PACE program, which helps commercial and certain residential property owners improve their properties and lower their utility bills with energy efficiency, renewable energy, and water conservation upgrades. The program helps property owners voluntarily finance technologies such as solar panels, cool roofs, insulation, windows, doors, heating and cooling equipment, lighting, and plumbing equipment. Hawthorne also participates in the Los Angeles PACE program. This financing option is available to Los Angeles County commercial, industrial, and multifamily property owners to fund on-site energy efficiency, renewable energy, and water-saving improvements.

Energy Conservation in Hawthorne General Plan

Hawthorne's Conservation Element of the General Plan contains goals, policies, and programs to create a more sustainable community for existing and future residents. These include:

POLICY 2.3: The City shall encourage development plans that are less automobile oriented.

POLICY 2.4: The City shall promote an integration of land uses so that alternative modes of transportation such as walking and bicycling, can be utilized for movement between uses.

POLICY 3.1: The City shall encourage the development of alternative renewable energy resources such as wind, solar and co-generation.

POLICY 3.3: The City shall promote community-wide education programs with regard to using energy wisely.

POLICY 3.8: The City should make an energy evaluation check a routine part of the plan checking process.

POLICY 3.10: The City shall work with Southern California Edison Company, Southern California Gas Company and Northrop Corporation to formulate specific guidelines designed to use energy more efficiently and control energy waste in the City.

Energy Conservation Programs Offered through Local Utilities

In addition to green building, Hawthorne can promote energy conservation by advertising utility rebate programs and energy audits available through Southern California Edison (SCE) and the Southern California Gas Company, particularly connected to housing rehabilitation programs. Lower income households are also eligible for state sponsored energy and weatherization programs.

SCE provides a variety of energy conservation services under its Customer Assistance Programs (CAP). These services are designed to help low-income households, senior citizens, permanently disabled, and

non-English speaking customers control their energy use. The Southern California Gas Company offers an energy conservation service known as the Community Involvement Program (CIP). This service provides weatherization for the homes or apartments of low-income families, provided they meet the federally-established income guidelines. These services are provided to the low-income families free of charge while later being reimbursed by SoCal Gas.

Income-qualified SCE and SoCal Gas customers may be eligible for the state's Energy Savings Assistance program, and/or a 20% bill discount under the California Alternate Rates for Energy (CARE) program.

Energy Upgrade California (EUC)

This new statewide program offers up to \$4,000 in incentives to homeowners who complete select energy-saving home improvements on a single-family residence and 2-4 unit buildings. The incentive packages encourage customers to take the "whole house" approach by combining several improvements at one time to achieve greater energy efficiencies and savings. Homeowners are required to hire a contractor and perform an initial assessment. EUC has a list of participating contractors and raters. SCE and SoCal Gas are among the five utilities that participate in the EUC program across the state.

6. Affirmatively Furthering Fair Housing (AFFH)

As required by Assembly Bill 686, all housing elements due on or after January 1, 2021 must contain an analysis of fair housing consistent with the core elements of the analysis required by the federal Affirmatively Furthering Fair Housing (AFFH) Final Rule of July 16, 2015.⁴ Under state law, “affirmatively furthering fair housing” means “taking meaningful actions, in addition to combatting discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity”⁵ for persons of color, persons with disabilities, and other protected classes. The assessment of fair housing must include the following components:

- A summary of fair housing issues and an assessment of the jurisdiction’s fair housing enforcement and outreach capacity;
- An analysis of segregation patterns and trends, racially/ethnically concentrated areas of poverty, disparities in access to opportunities, and disproportionate housing needs;
- An assessment of contributing factors for the fair housing issues identified; and
- An identification of fair housing goals and actions/programs.

This analysis of fair housing issues in Hawthorne relies on the 2015 Analysis of Impediments to Fair Housing Choice (AI) adopted by the Hawthorne City Council, California Department of Housing and Community Development (HCD) AFFH Data Viewer mapping tool, 2015-2019 American Community Survey (ACS), U.S. Department of Housing and Urban Development (HUD) Comprehensive Housing Affordability Strategy (CHAS) data, HUD AFFH data, and additional local sources of information.

6A. Assessment of Fair Housing

Hawthorne Census Tracts and Diversity

Hawthorne is comprised of 28 census tracts, although several of these are only partially located in Hawthorne. Figure 6-1 shows the tract boundaries. Table 6-1 shows the racial/ethnic composition of each census tract. Note that the 2020 Census Demographic Data Map Viewer provides updated census tracts which differ slightly from those used in the AFFH Data Viewer and hence the minor discrepancy between the census tract numbers in Table 6-1 and the numbers in Figure 6-1. The HCD AFFH Data Viewer also has a map that illustrates the levels of diversity throughout the City. As shown in Figure 6-2, Hawthorne is considered a highly diverse community.

⁴ California Department of Housing and Community Development, AB 686 Summary of Requirements in Housing Element Law (April 23, 2020).

⁵ Government Code Section 8899.50(a)(1).

TABLE 6-1: RACE/ETHNICITY BY CENSUS TRACT (2020)¹

Census Tract ²	% White	% Black	% Asian	% Hispanic ³
6016	10.6	3.0	1.9	91.7
6017	10.7	4.8	1.6	90.1
6020.02	12.5	12.8	4.3	77.5
6021.03	11.7	17.1	4.3	70.1
6021.04	11.1	23.2	4.7	65.5
6021.05	12.3	18.6	4.2	68.7
6021.06	19.1	17.7	9.0	57.6
6022.01	41.7	6.9	13.0	37.4
6022.02	17.3	13.0	9.0	65.3
6023.01	33.7	4.0	8.2	55.8
6023.02	55.7	3.4	18.9	17.2
6024.02	24.7	9.4	8.7	60.6
6024.03	14.7	16.9	8.7	62.5
6024.04	16.2	15.8	8.6	61.5
6025.04	7.5	36.1	9.9	46.7
6025.05	10.8	28.8	4.6	55.9
6025.06	9.5	42.5	5.6	44.0
6025.07	7.5	50.4	5.2	36.1
6025.10	11.7	24.3	6.2	58.2
6025.11	8.6	40.2	4.6	46.4
6025.12	12.9	3.6	14.0	74.7
6025.13	8.7	33.8	2.5	55.4
6027	6.2	64.5	6.2	20.8
6037.02	34.0	4.8	24.0	36.3
6037.03	30.8	6.5	17.5	46.3
6037.05	10.3	43.6	8.5	38.6
6037.06	10.8	20.7	6.7	66.3
6042	8.3	28.6	1.1	65.5

Source: US Census, 2020 Census Demographic Data Map Viewer, August 2021

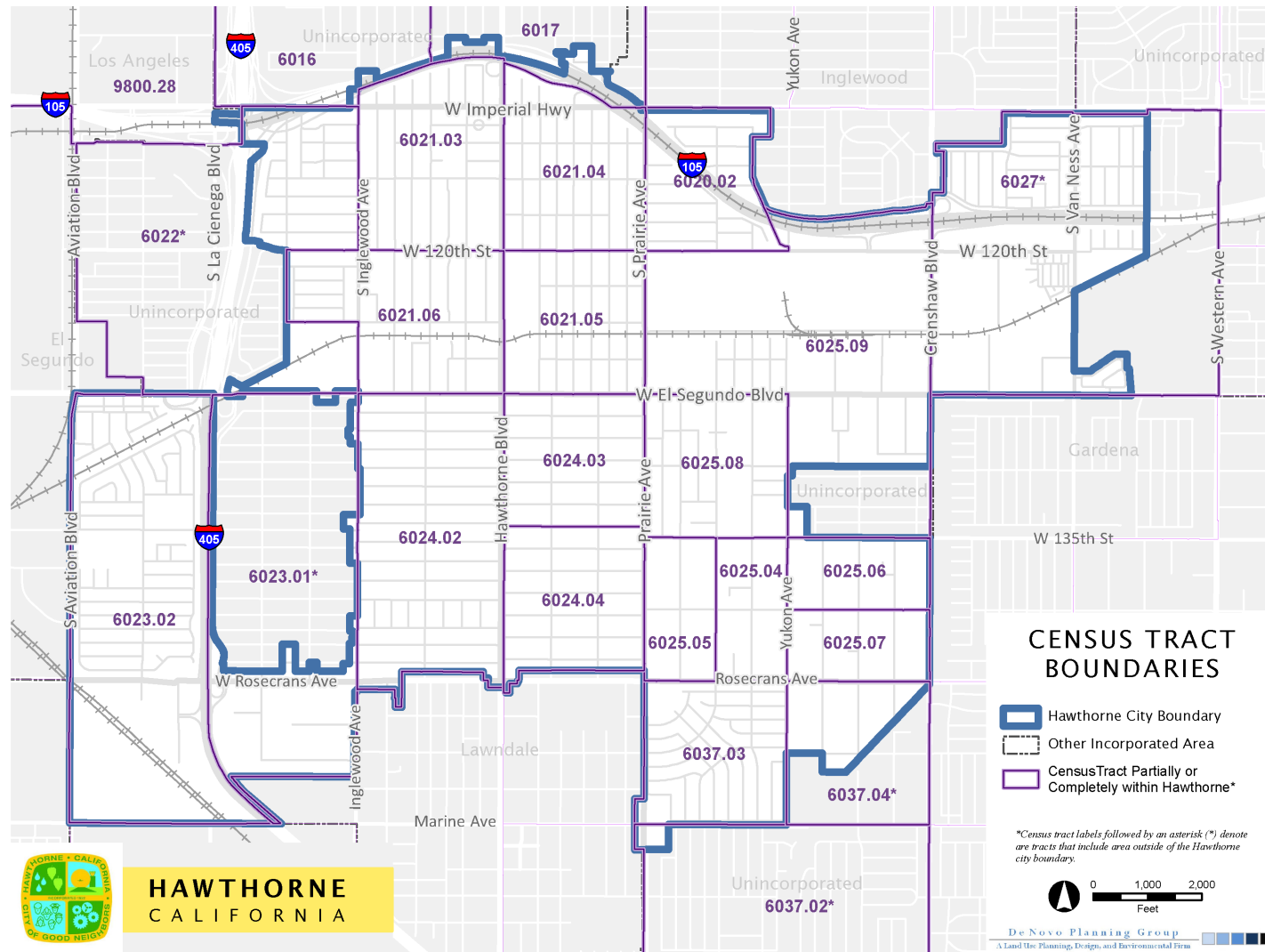
Notes:

¹ The 2020 Census Demographic Data Map Viewer provides updated census tracts which differ slightly from those used in the AFFH Data Viewer.

² Census tracts cover large areas outside of the Hawthorne city boundaries.

³ Percentage of the total population that reported their ethnicity as Hispanic or Latino, but not as race alone.

FIGURE 6-1: CENSUS TRACT BOUNDARIES

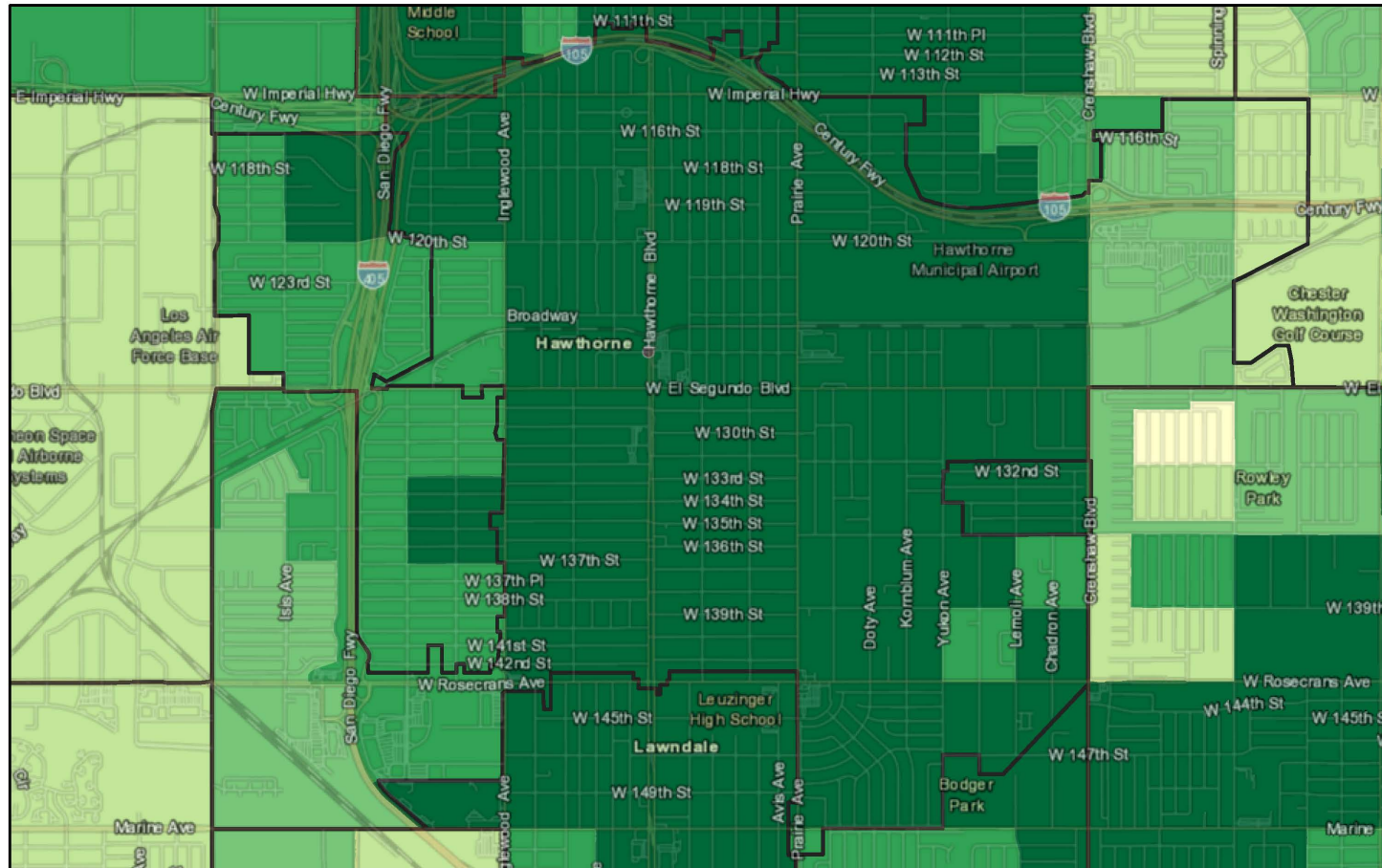


**HAWTHORNE
CALIFORNIA**

Sources: City of Hawthorne; Los Angeles County; AFH Map date: October 8, 2021.

Source: De Novo Planning Group, September 2021

FIGURE 6-2: DIVERSITY INDEX



9/25/2021, 11:41:44 PM

City/Town Boundaries

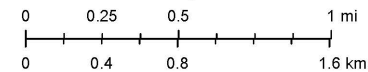
40 - 55 70 - 85

(A) Diversity Index (2018) - Block Group

55 - 70 Higher Diversity

Lower Diversity

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Fair Housing Enforcement and Outreach Capacity

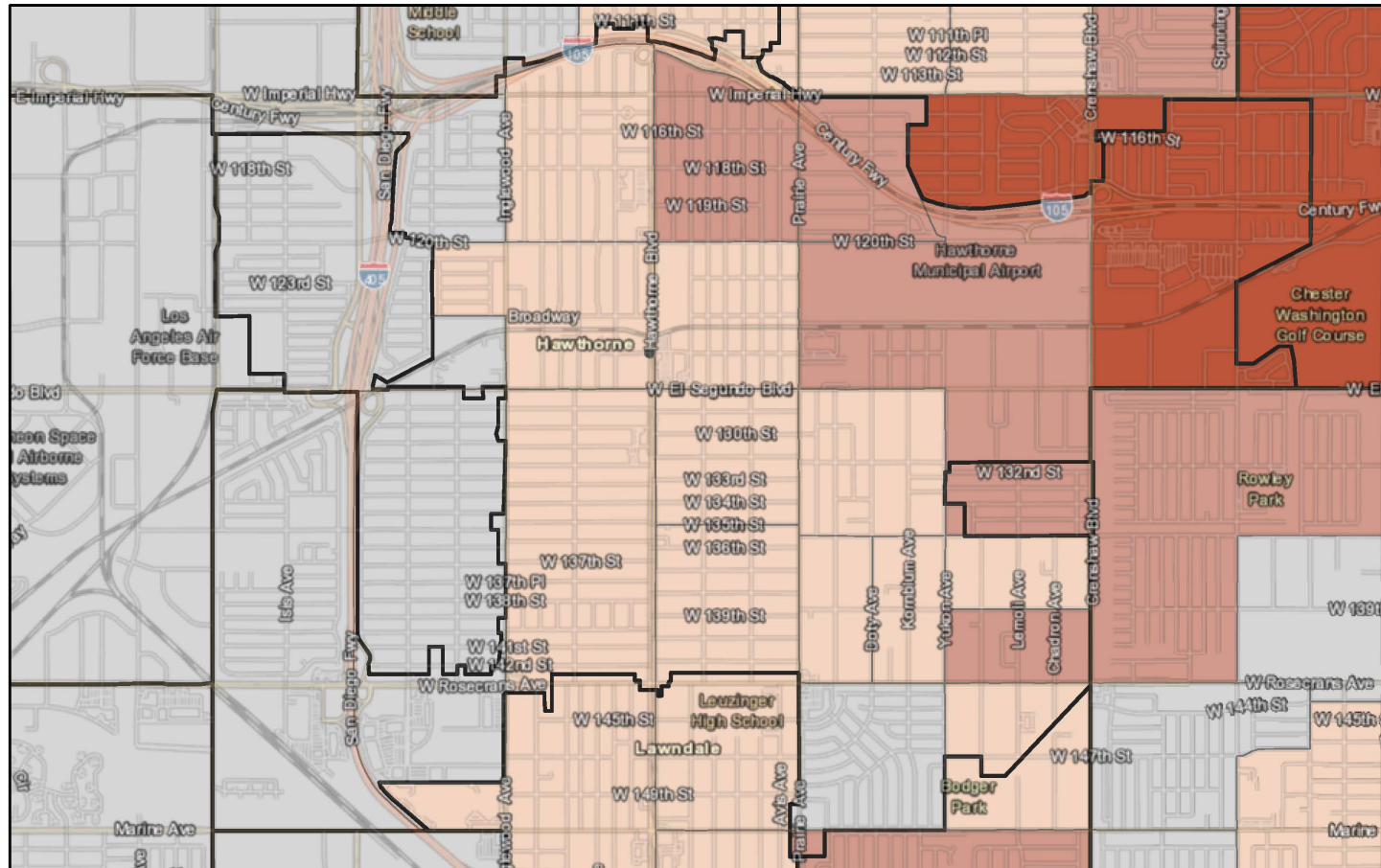
According to HUD's Office of Fair Housing and Equal Opportunity (FHEO) records, Hawthorne received a total of 41 FHEO inquiries between January 2013 and March 2021. Of the 41 inquiries, three pertained to a disability basis of discrimination, one to race, and two to familial status. Total FHEO inquiries in Hawthorne represent 0.45 inquiries per 1,000 people.

The agencies that handle fair housing enforcement and outreach in Hawthorne include: The California Department of Fair Employment and Housing (DFEH) investigates complaints of employment and housing discrimination. The Housing Rights Center (HRC) provides fair housing services to the City of Hawthorne to ensure equal access to housing. HRC's services include outreach and education, homebuyer education, mortgage default counseling, tenant/landlord mediation, and limited low-cost advocacy. HRC investigates claims of housing discrimination and assists with referrals to DFEH. Community Legal Aid SoCal is a legal service provider serving low-income people in Los Angeles County. Community Legal Aid SoCal fights evictions, helps with issues related to substandard housing or loan modifications, and represents tenants and public housing residents.

According to the City's 2019-2020 Consolidated Annual Performance and Evaluation Report (CAPER), the Housing Rights Center received 174 complaints of housing discrimination within Hawthorne during the period from 2010 to 2014. Of those allegations, 102 cases were based on discrimination against people with disabilities. The remainder were related to age, gender, etc.

The Housing Choice Voucher (HCV) program assists extremely low and very low-income households in Hawthorne with paying their monthly rent. The HCD AFFH Data Viewer shows HCVs as a percent of renter-occupied housing units by census tract. As shown on Figure 6-3, the highest percentage was in Census Tract 6027, located in the northeastern part of the City, east of the Hawthorne Municipal Airport. In this tract, 15.8% of renter-occupied housing units have an HCV.

FIGURE 6-3: HOUSING CHOICE VOUCHERS



9/25/2021, 11:47:25 PM

City/Town Boundaries
 (R) Housing Choice Vouchers - Tract
 No Data

> 0 - 5%
 > 5% - 15%
 > 15% - 30%

1:36,112

0 0.25 0.5 1 mi
 0 0.4 0.8 1.6 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Segregation and Integration Patterns and Trends

Segregation is the social division of human beings based on any number of factors, including race, ethnicity, or nationality. Racial segregation is one of the most common forms of segregation and is generally illegal but can still exist through social norms even when there is no strong individual preference for it. Racial integration, or simply integration, includes desegregation (the process of ending systematic racial segregation). In addition to desegregation, integration includes goals such as leveling barriers to association, creating equal opportunity regardless of race, and the development of a culture that draws on diverse traditions rather than merely bringing a racial minority into the majority culture.

Race and Ethnicity

The racial and ethnic composition of a city is useful in analyzing housing demand and any related fair housing concerns as it tends to demonstrate a relationship with other characteristics such as household size, locational preferences, and mobility. Dissimilarity indices can be used to measure the evenness of distribution between two groups in an area. The Department of Housing and Urban Development (HUD) views the various levels of a dissimilarity index as follows:

- <40: Low Segregation
- 40-54: Moderate Segregation
- >55: High Segregation

This analysis of racial/ethnic segregation also includes racial/ethnic minority population trends, maps of minority concentrated areas over time, and an analysis of the City's sites inventory as it relates to minority (non-White) concentrated areas.

According to the 2015-2019 ACS, approximately 63.8% of the Hawthorne population belongs to a racial or ethnic minority group. In comparison, only 48.7% of Los Angeles County residents belong to a racial or ethnic minority group.

The indices for Hawthorne and Los Angeles County from 1990 to 2020 are shown in Table 6-2. Dissimilarity between non-White and White communities in Hawthorne and in Los Angeles County has increased/worsened since 1990. In Hawthorne, dissimilarity between Black/White, Hispanic/White, and Asian or Pacific Islander/White communities has increased. Based on HUD's definition of the various levels of the index, segregation between non-White and White Hawthorne residents is now moderate. However, compared to the county as a whole, segregation is low in Hawthorne.

TABLE 6-2: RACIAL/ETHNIC DISSIMILARITY INDEX

	1990	2000	2010	2020
Hawthorne				
Non-White/White	27.32	39.77	40.75	40.38
Black/White	38.21	49.70	51.99	51.83
Hispanic/White	25.01	36.65	38.70	38.08
Asian or Pacific Islander/White	19.24	25.88	25.46	28.56
Los Angeles County				
Non-White/White	56.66	56.72	56.55	58.53
Black/White	73.04	67.40	64.99	68.24
Hispanic/White	60.88	63.03	63.35	64.33
Asian or Pacific Islander/White	46.13	48.19	47.62	51.59

Sources: HUD Affirmatively Furthering Fair Housing (AFFH) Database, 2020

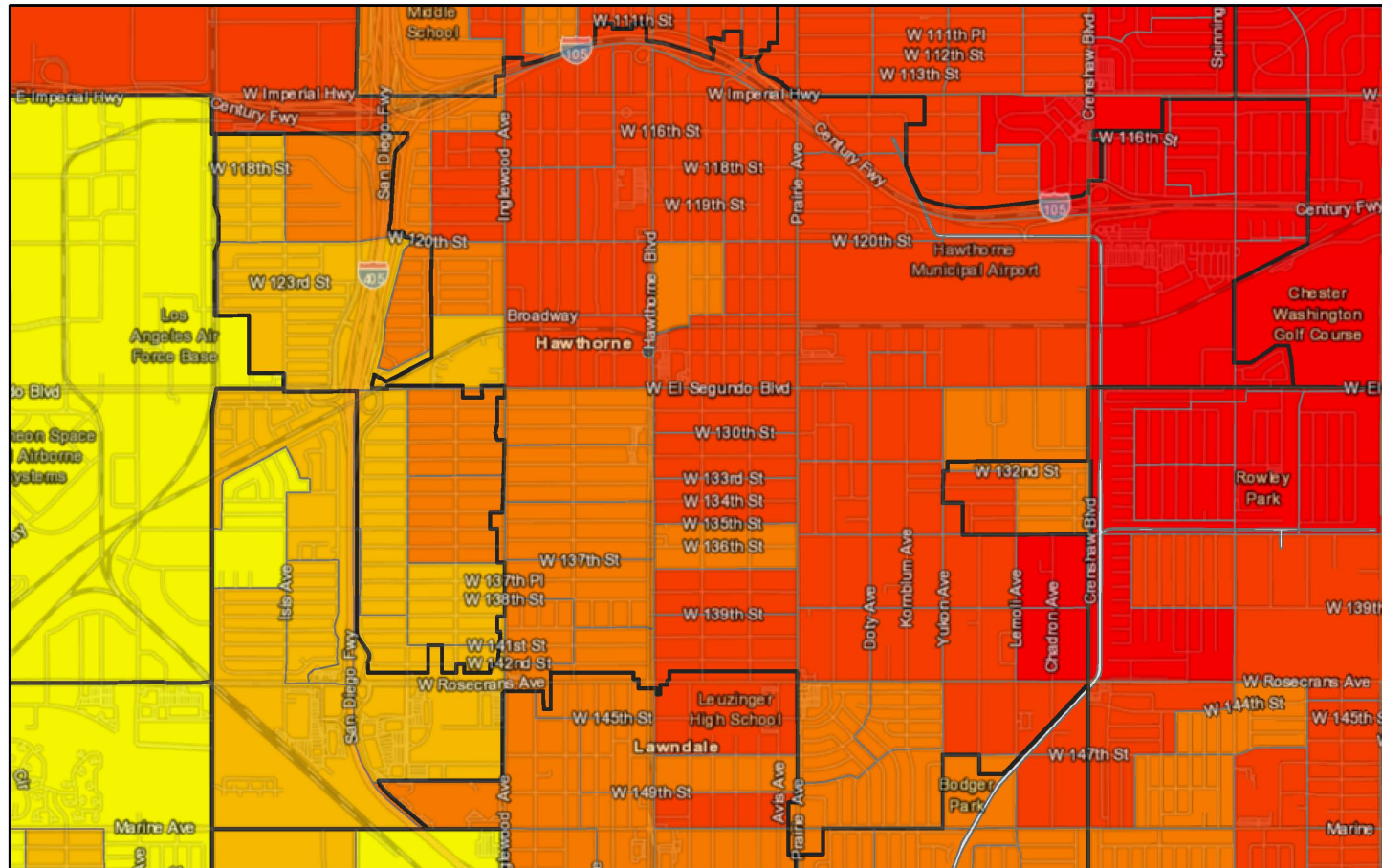
Figure 6-4 and Figure 6-5 compare racial or ethnic minority concentrations in 2010 and 2018. In all block groups in Hawthorne, racial/ethnic minorities make up the majority of the population. Consistent with this trend citywide, there has been an increase in racial/ethnic minority populations throughout the entire City since 2010.

Figure 6-5 also shows the sites inventory used to meet Hawthorne's 2021-2029 Regional Housing Needs Allocation (RHNA). RHNA sites are generally distributed throughout the City with some alignment along Hawthorne's main transportation corridors, including Hawthorne Boulevard. The sites inventory and RHNA are described in depth in Chapter 5, Resources, of this Housing Element. Approximately 94% of RHNA units, including 88.6% of lower income units, 98.2% of moderate-income units, and 98.2% of above moderate-income units are in block groups where racial/ethnic minority groups make up more than 81% of the population (Table 6-3).

TABLE 6-3: RHNA UNITS BY RACIAL/ETHNIC MINORITY CONCENTRATION

Racial/Ethnic Minority Population (Block Group)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
41-60%	66 (11.4%)	-	-	66 (4.6%)
61-80%	-	5 (1.8%)	10 (1.8%)	15 (1.1%)
>81%	514 (88.6%)	273 (98.2%)	553 (98.2%)	1,340 (94.3%)
Total	580	278	563	1,421

FIGURE 6-4: RACIAL/ETHNIC MINORITY CONCENTRATIONS (2010)



9/25/2021, 11:50:02 PM

City/Town Boundaries

(A) Racial Demographics (2010) - Block Group

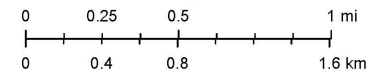
≤20%

21 - 40%

41 - 60%

61 - 80%

1:36,112



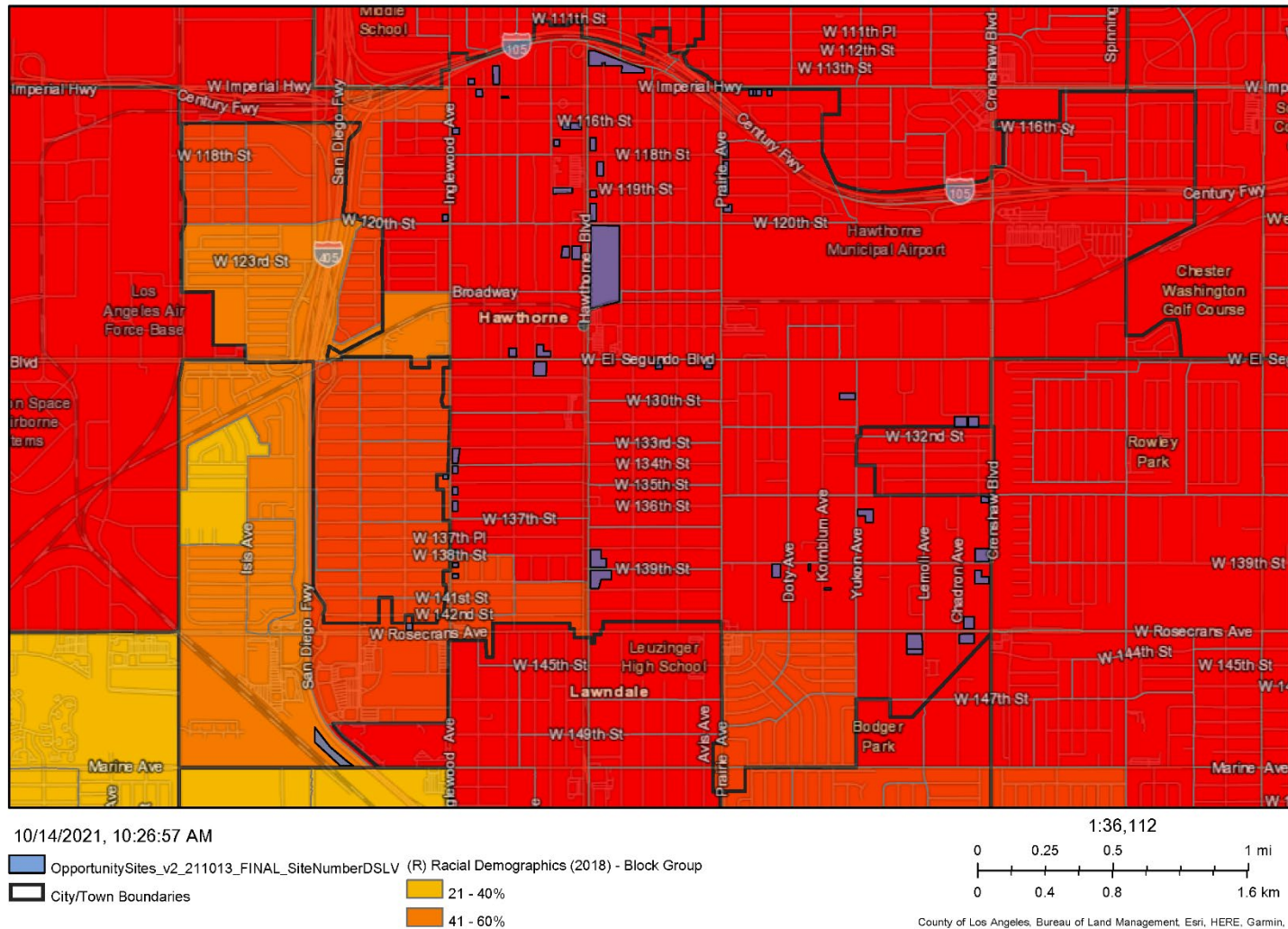
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-5: RACIAL/ETHNIC MINORITY CONCENTRATIONS (2018)



Source: HCD, AFFH Data Viewer, August 2021

Familial Status

Familial status refers to the presence of children under the age of 18, whether the child is biologically related to the head of household, and the marital status of the head of household. Families with children may face housing discrimination by landlords who fear that children will cause property damage. Some landlords may have cultural biases against children of the opposite sex sharing a bedroom. Differential treatments such as limiting the number of children in a complex or confining children to a specific location are also fair housing concerns. Approximately 37.8% of Hawthorne households have one or more children under the age of 18. The City's share of households with children is greater than the county's (28.3%).

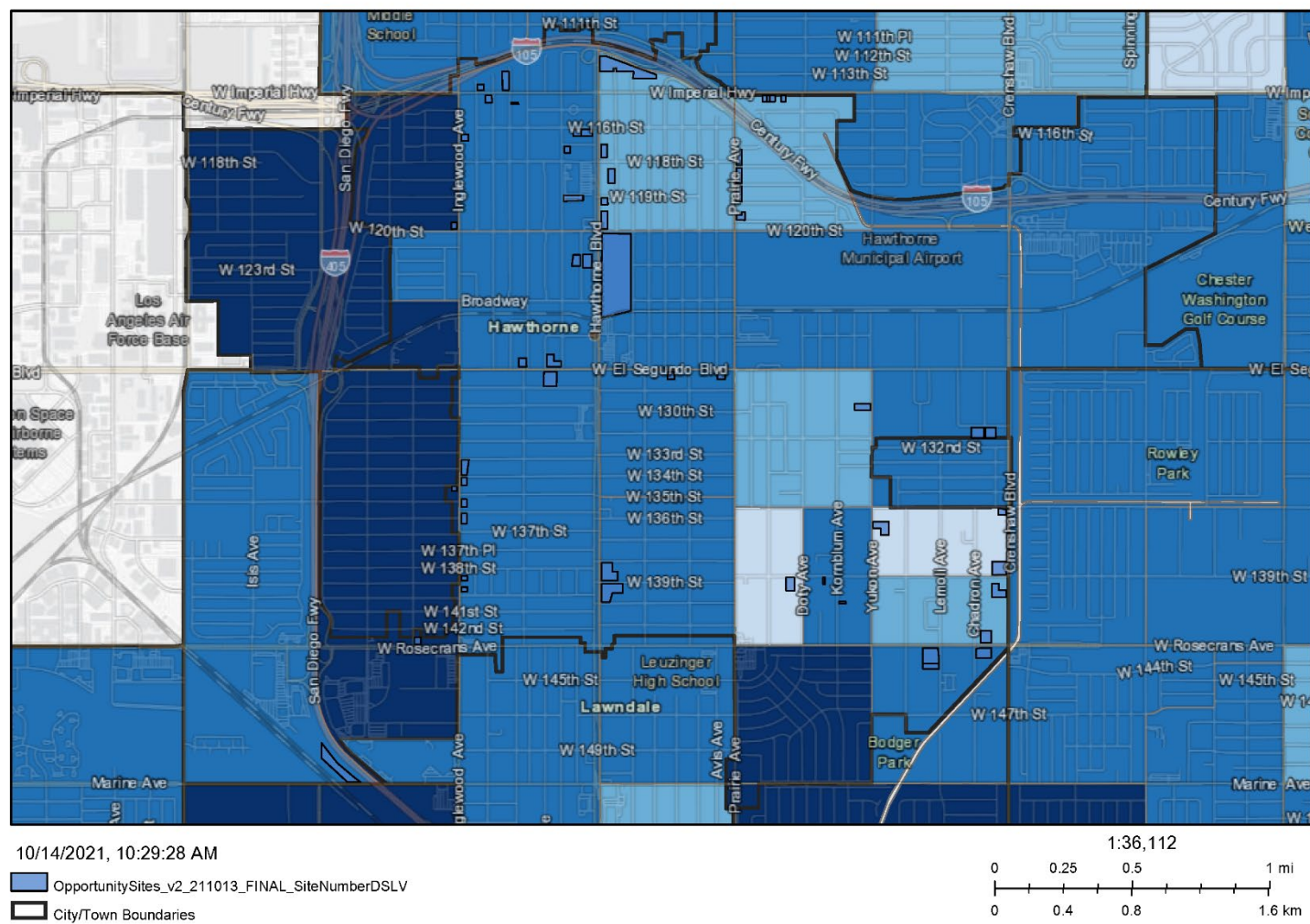
Single-parent households are also protected by fair housing law. Approximately 42.6% of family households in the City are single-parent households. Female-headed households with children require special consideration and assistance because of their greater need for affordable housing and accessible day care, health care, and other supportive services. Approximately 14.5% of family households in Hawthorne are single, female-headed households with children. As shown in Figure 6-6, the percentage of children in married-couple households is fairly consistent throughout the City with the exception of six tracts in the north and southeast sections of Hawthorne where there are fewer married-couple families with children. The percent of children in female-headed households is less uniform throughout Hawthorne. There are pockets of larger populations of children in female-headed households in the north and southeast sections.

Most RHNA units are in tracts where 60% to 80% of children live in married couple households. A similar breakdown of units occurs for female-headed households, with most units (63.3%) located in tracts where $\leq 20\%$ of children live in female-headed households. Table 6-4 shows the breakdown of RHNA units by percent of children living in female-headed households.

TABLE 6-4: RHNA UNITS BY PERCENT OF CHILDREN IN FEMALE-HEADED HOUSEHOLDS

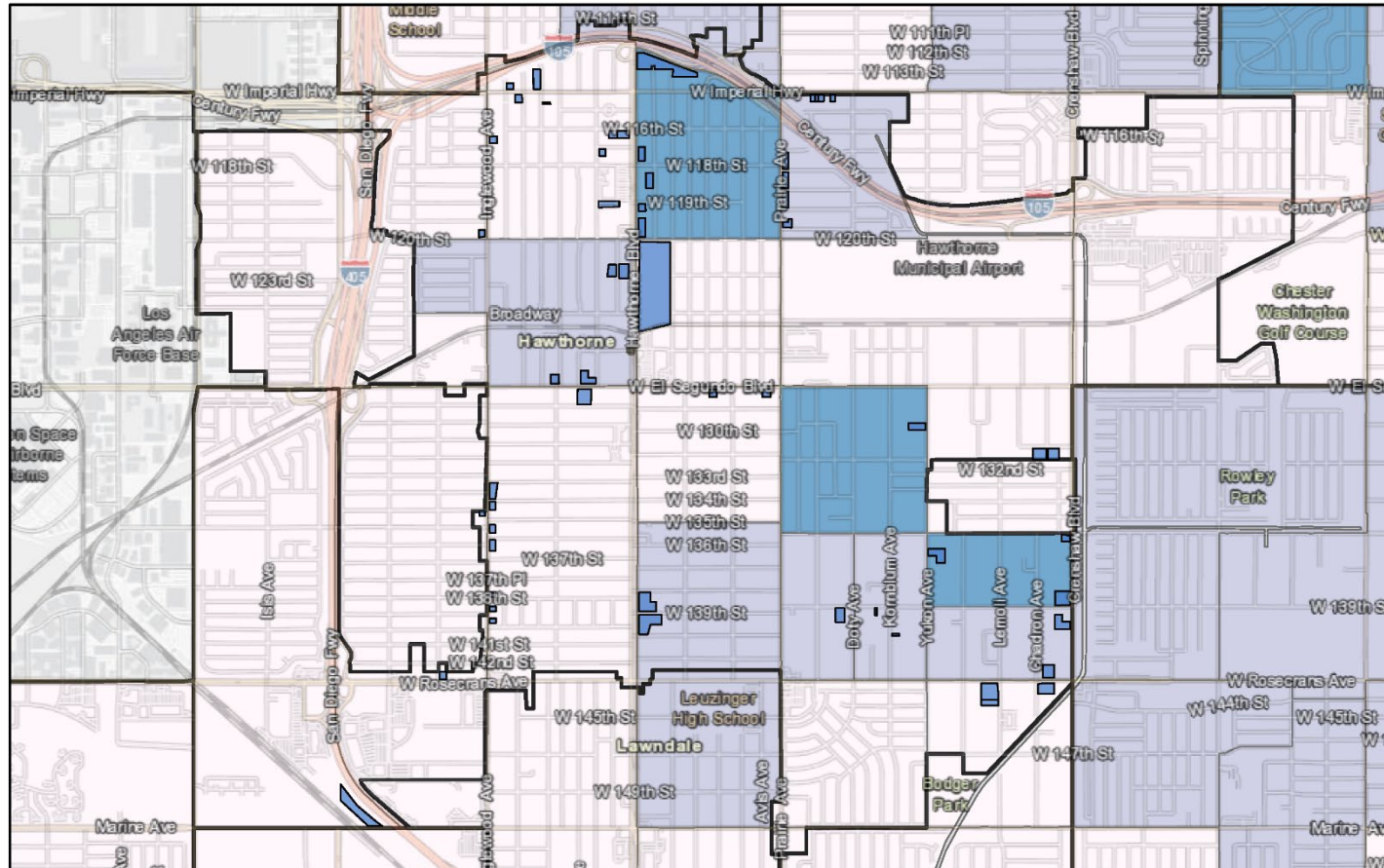
Children in Female-Headed Households (Tract)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
$\leq 20\%$	386 (66.6%)	169 (60.8%)	344 (61.1%)	899 (63.3%)
20-40%	129 (22.2%)	60 (21.6%)	120 (21.3%)	309 (21.7%)
40-60%	65 (11.2%)	49 (17.6%)	99 (17.6%)	213 (15.0%)
Total	580	278	563	1,421

FIGURE 6-6: CHILDREN IN MARRIED COUPLE HOUSEHOLDS AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-7: CHILDREN IN FEMALE-HEADED HOUSEHOLDS AND RHNA SITES

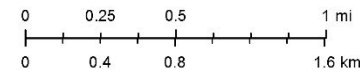


10/14/2021, 10:32:01 AM

OpportunitySites_v2_211013_FINAL_SiteNumberDSL

City/Town Boundaries

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CAHCD

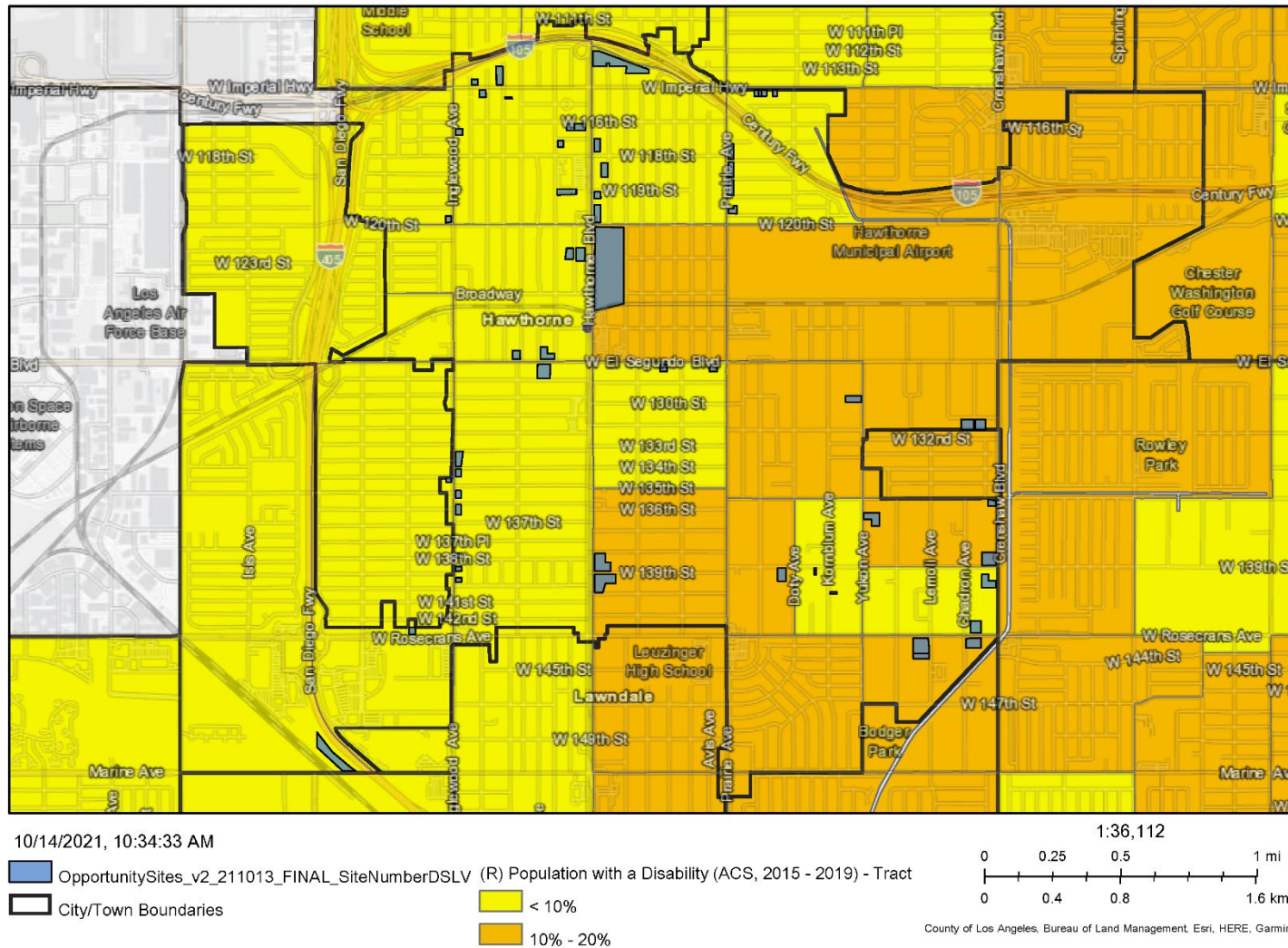
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Disability

According to the 2015-2019 ACS, approximately 9.6% of Hawthorne residents experience a disability. The concentration of persons with disabilities is generally comparable to the neighboring communities. As shown in Figure 6-8, census tracts that have a disabled population between 10% and 20% are located on the eastern side of the City with the highest percentage in Tract 6027 at 15.1%. Tracts with a disabled population below 10% are primarily located in the western and northern sections of Hawthorne, with three census tracts in the eastern section of the City as well.

FIGURE 6-8: CONCENTRATION OF PERSONS WITH DISABILITIES



Source: HCD, AFFH Data Viewer, August 2021

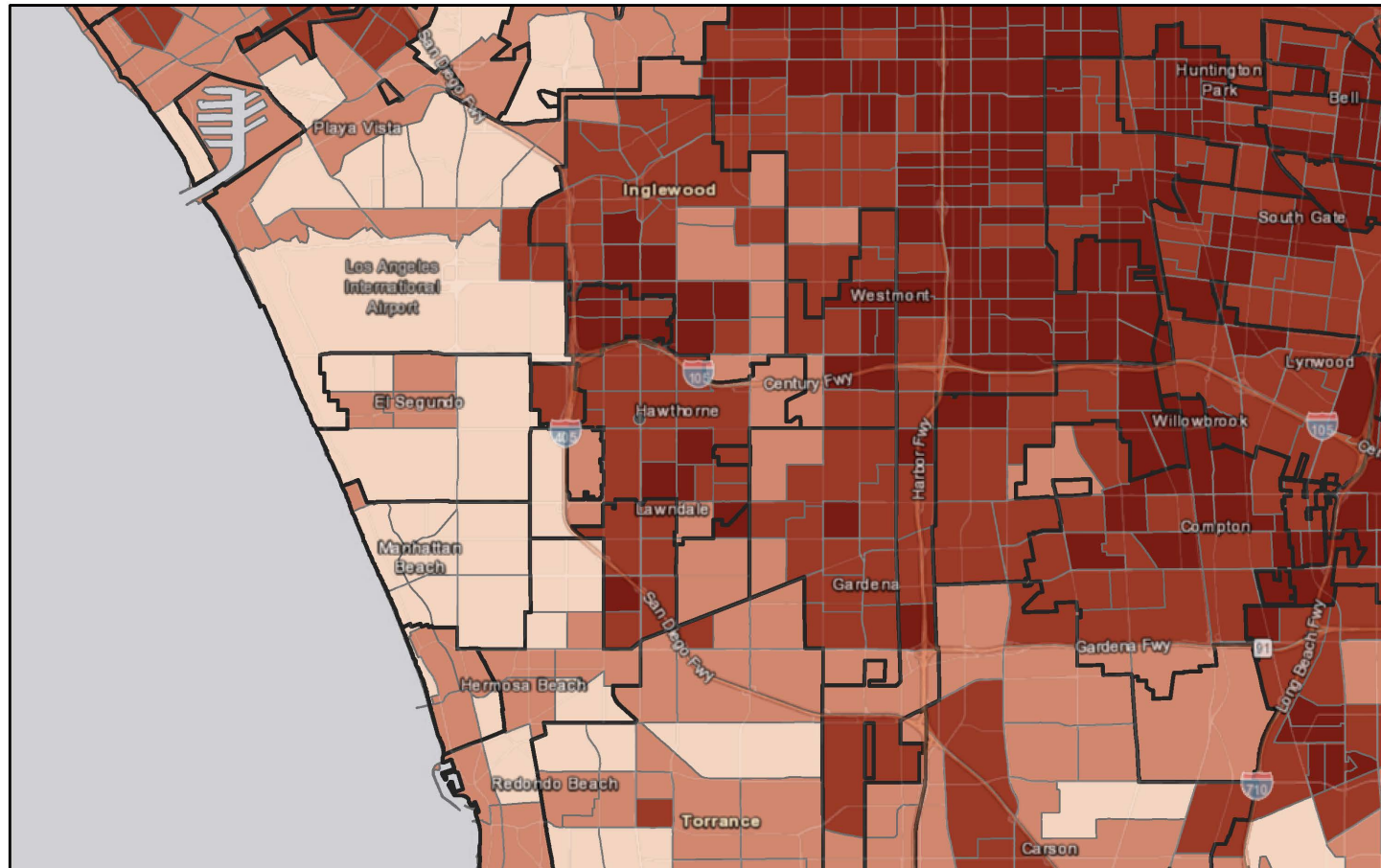
Income

Identifying low or moderate-income (LMI) areas and individuals is important to overcome patterns of segregation. The Housing Needs Assessment identified that 64.9% of Hawthorne households earn 80% or less than the area median income and are considered lower income. According to the 2015-2019 ACS, the median household income in Hawthorne is \$54,215, which is lower than \$68,044 for the county.

Figures D-9 and D-10 show the lower and moderate-income areas in the region and City. HUD defines a LMI area as a census tract or block group where over 51% of the population is LMI. Communities north and east of Hawthorne (e.g., Inglewood, Gardena) have similar LMI populations. Communities to the west have fewer LMI households (e.g., El Segundo, Manhattan Beach). Block groups in Hawthorne with higher LMI populations are most concentrated in the center of the City and on the eastern side. A majority of block groups have LMI populations above 50%, although seven block groups in the City have LMI populations below 25%.

The sites used to meet the City's 2021-2029 RHNA are generally dispersed; however, the majority of sites are in block groups with an LMI population greater than 50% (see Figure 6-10).

FIGURE 6-9: CONCENTRATION OF LMI HOUSEHOLDS – REGIONAL PERSPECTIVE



9/26/2021, 1:58:09 AM

City/Town Boundaries

(A) Low to Moderate Income Population (HUD) - Tract

< 25%

25% - 50%

50% - 75%

75% - 100%

1:144,448

0 1 2 4 mi
0 1.5 3 6 km

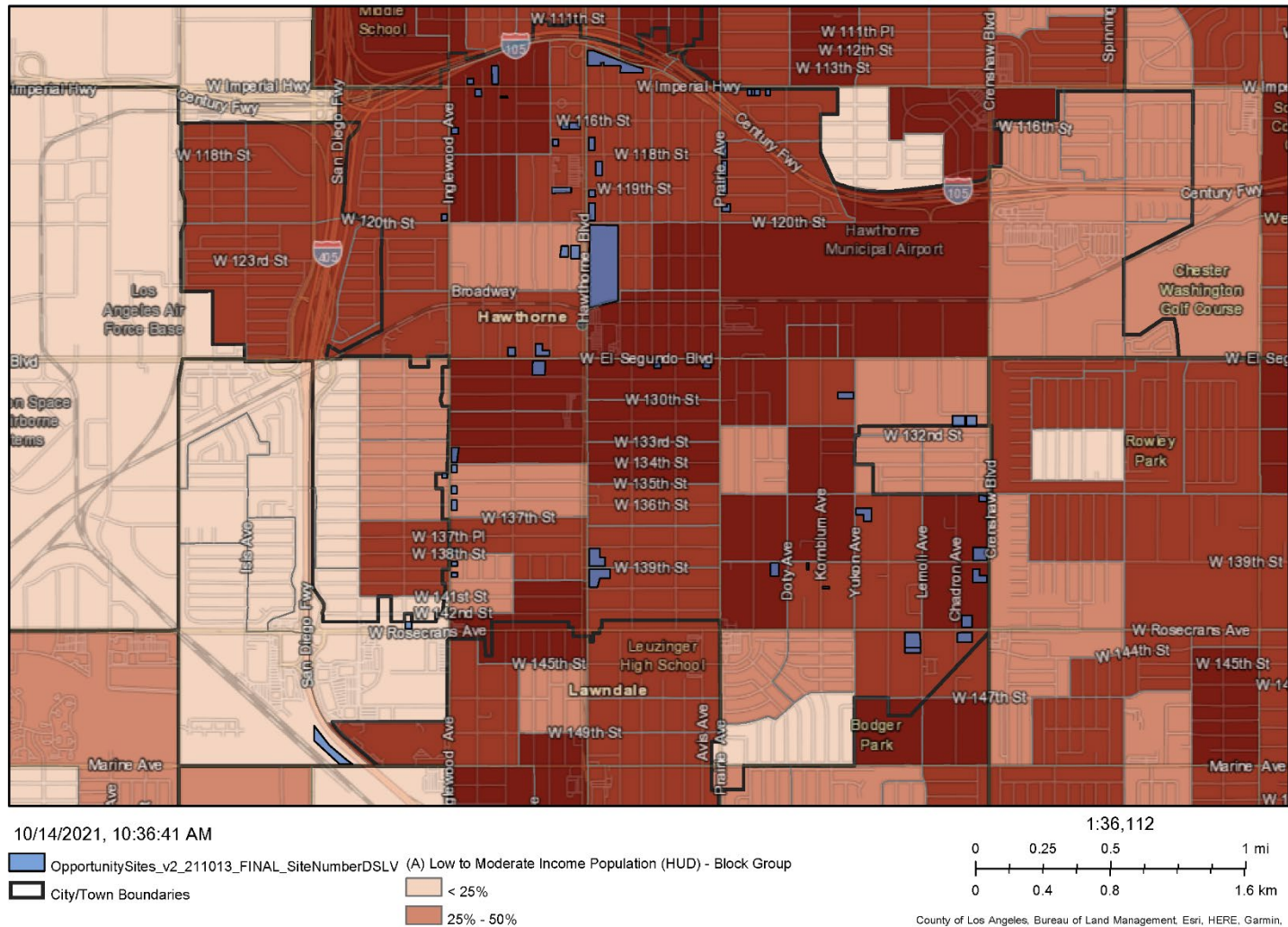
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, USGS, EPA, NPS | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and Urban

Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-10: CONCENTRATION OF LMI HOUSEHOLDS

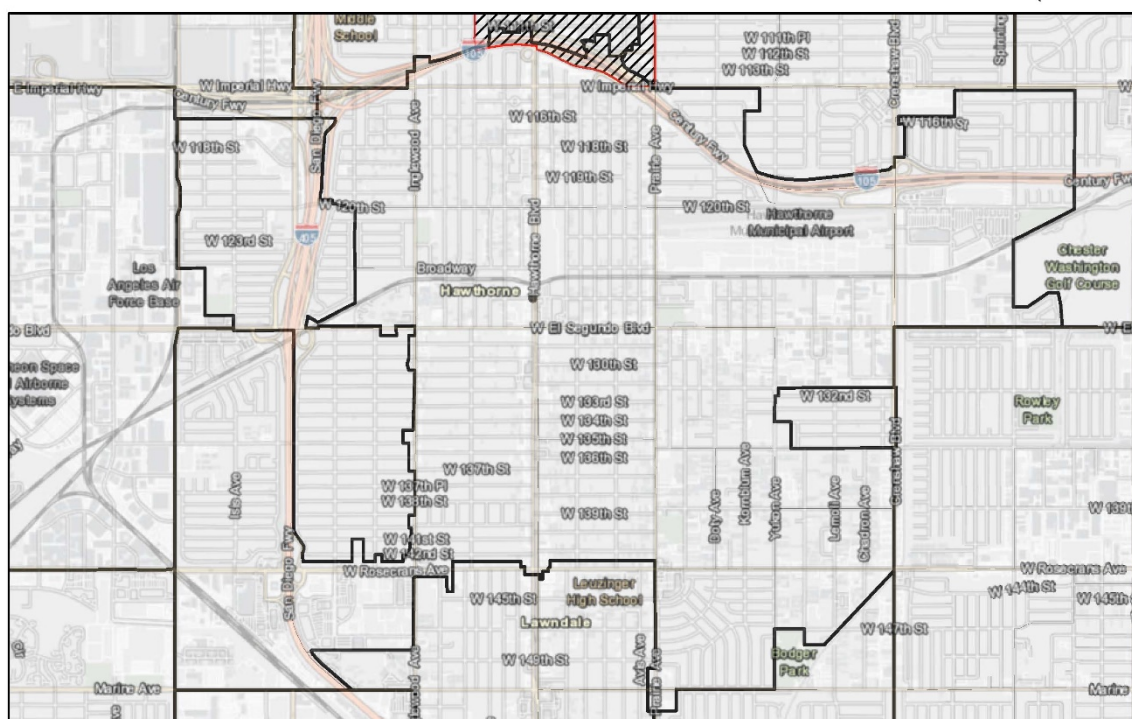


Source: HCD, AFFH Data Viewer, August 2021

Racially/Ethnically Concentrated Areas of Poverty

As a threshold for identifying racially or ethnically concentrated areas of poverty (R/ECAPs), HUD looks at census tracts with a majority non-White population (i.e. greater than 50%) with a poverty rate that exceeds 40% or is three times the average tract poverty rate for the area, whichever is lower. According to HCD's 2020 AFFH mapping tool based on the 2009-2013 ACS, there is a small portion of Hawthorne that extends north of the 105 Freeway into what is primarily the City of Inglewood that is part of a R/ECAP. This area is identified in Figure 6-11.

FIGURE 6-11: RACIALLY/ETHNICALLY CONCENTRATED AREAS OF POVERTY (R/ECAPS)



9/26/2021, 12:17:04 AM

City/Town Boundaries

(R) Racially or Ethnically Concentrated Areas of Poverty "R/ECAP's" (HUD, 2009 - 2013) - Tract

0 - Not a R/ECAP

1:36,112

0 0.25 0.5 1 mi
0 0.4 0.8 1.6 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

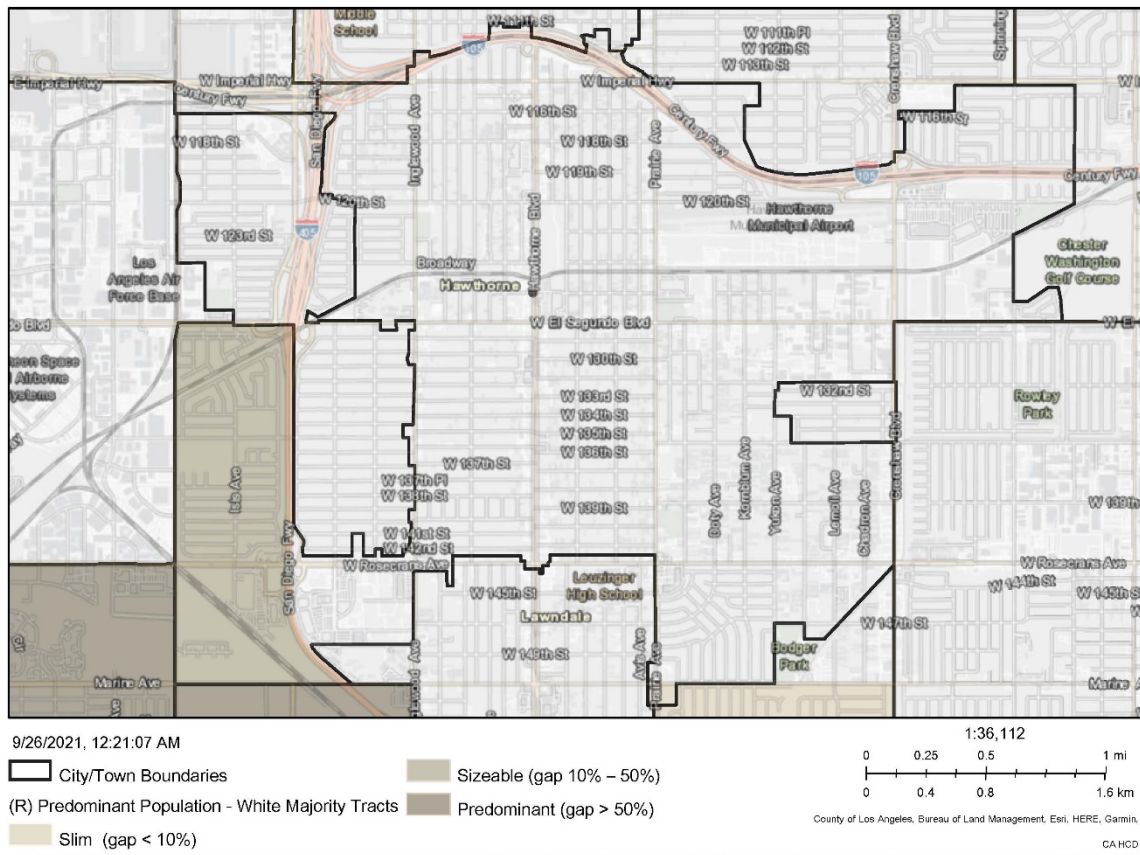
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2018 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Furthermore, HUD defines racially concentrated areas of affluence (RCAs) as affluent, White communities where 80% or more of the population is White and the median household income is \$125,000 or greater (slightly more than double the national median household income in 2016). In the same way neighborhood disadvantage is associated with concentrated poverty and high concentrations of people of color, conversely, distinct advantages are associated with residence in affluent, White communities.

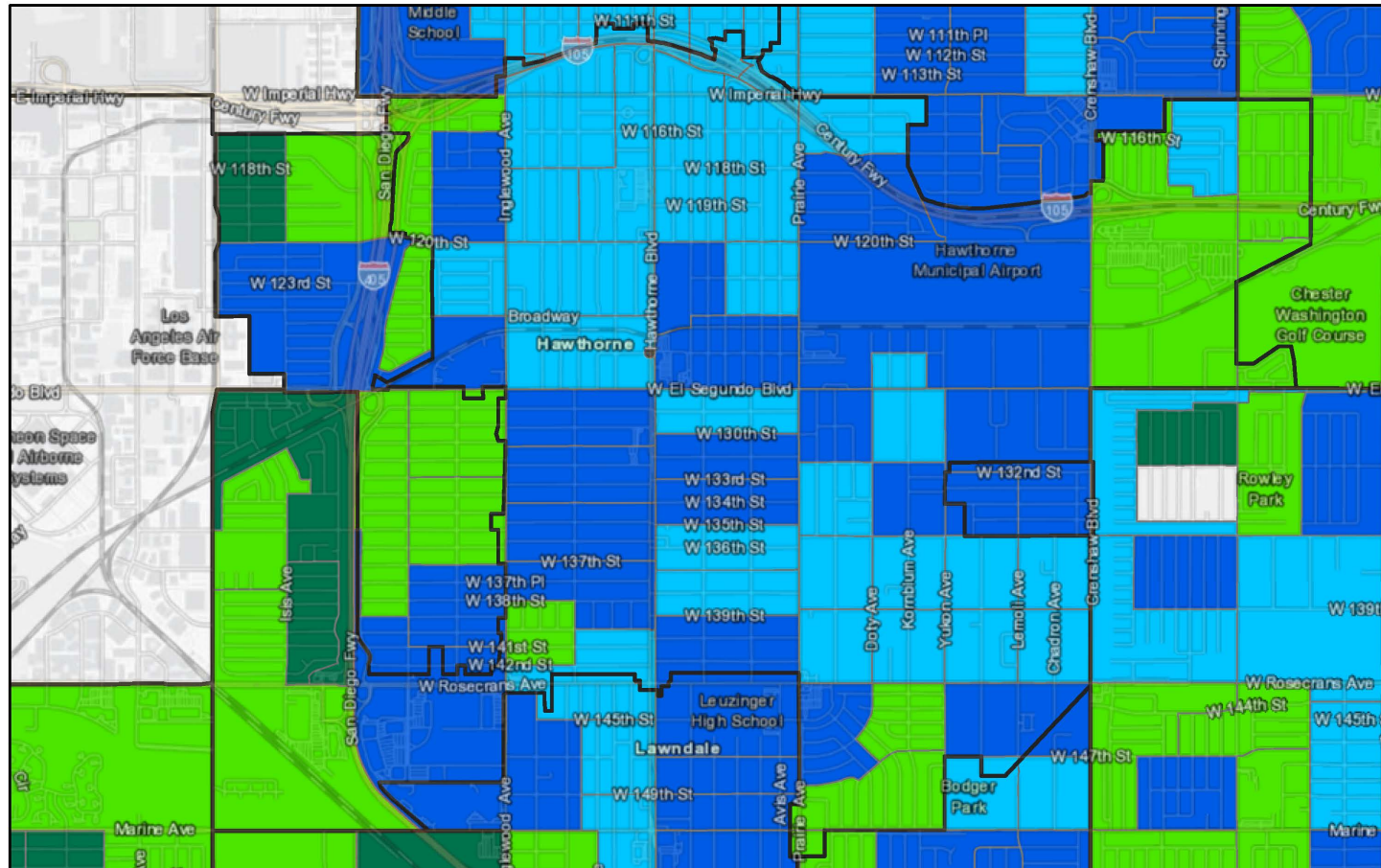
As shown in Figure 6-12, there is a predominantly White neighborhood on the southwest side of the City. Moreover, as shown in Figure 6-13 which presents median income by block group, there are two block groups within the same area that have median incomes exceeding \$125,000. Block Group 2 and Block Group 3 of Census Tract 6023.02 are therefore considered RCAs.

FIGURE 6-12: WHITE MAJORITY POPULATION



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-13: MEDIAN INCOME BY BLOCK GROUP



9/26/2021, 12:23:18 AM

City/Town Boundaries

(R) Median Income (ACS, 2015-2019) - Block Group

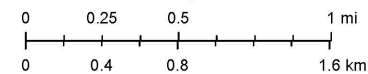
< \$55,000

< \$87,100 (HCD 2020 State Median Income)

< \$125,000

Greater than \$125,000

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Disparities in Access to Opportunity

The Department of Housing and Community Development and the California Tax Credit Allocation Committee (TCAC) convened in the California Fair Housing Task Force (Task Force) to “provide research, evidence-based policy recommendations, and other strategic recommendations to HCD and other related state agencies/departments to further the fair housing goals (as defined by HCD).” The Task Force has created Opportunity Maps to identify resources levels across the state “to accompany new policies aimed at increasing access to high opportunity areas for families with children in housing financed with 9% Low Income Housing Tax Credits (LIHTCs).” These opportunity maps are made from composite scores of three different domains made up of a set of indicators. Based on these domain scores, tracts are categorized as Highest Resource, High Resource, Moderate Resource, Moderate Resource (Rapidly Changing), Low Resource, or areas of High Segregation and Poverty. Table 6-5 shows the full list of indicators.

TABLE 6-5: DOMAINS AND LIST OF INDICATORS FOR OPPORTUNITY MAPS

Domain	Indicator
Economic	<ul style="list-style-type: none">• Poverty• Adult education• Employment• Job proximity• Median home value
Environmental	<ul style="list-style-type: none">• CalEnviroScreen 3.0 pollution indicators and values
Education	<ul style="list-style-type: none">• Math proficiency• Reading proficiency• High school graduation rates• Student poverty rates
Poverty and Racial Segregation	<ul style="list-style-type: none">• Poverty: tracts with at least 30% of population under federal poverty line• Racial Segregation: Tracts with location quotient higher than 1.25 for Blacks, Hispanics, Asians, or all people of color in comparison to the County

Source: California Fair Housing Task Force, Methodology for TCAC/HCD Opportunity Maps, December 2020

Opportunity map scores for Hawthorne census tracts are presented in Figure 6-14 along with the City’s sites inventory. Opportunity scores rise from east to west as shown in the figure, with the east side of the City having tracts categorized as Low Resource, the center of the City generally categorized as Moderate Resource, and the west side categorized as High Resource. Tract 6025.05 is categorized as High Segregation and Poverty. Opportunity area categorization and domain scores for Hawthorne census tracts are shown in Table 6-6. The units used to meet Hawthorne’s 2021-2029 RHNA are distributed among all opportunity categories, but are primarily located in the Moderate Resource category.

TABLE 6-6: TCAC OPPORTUNITY MAP SCORES BY TRACT¹

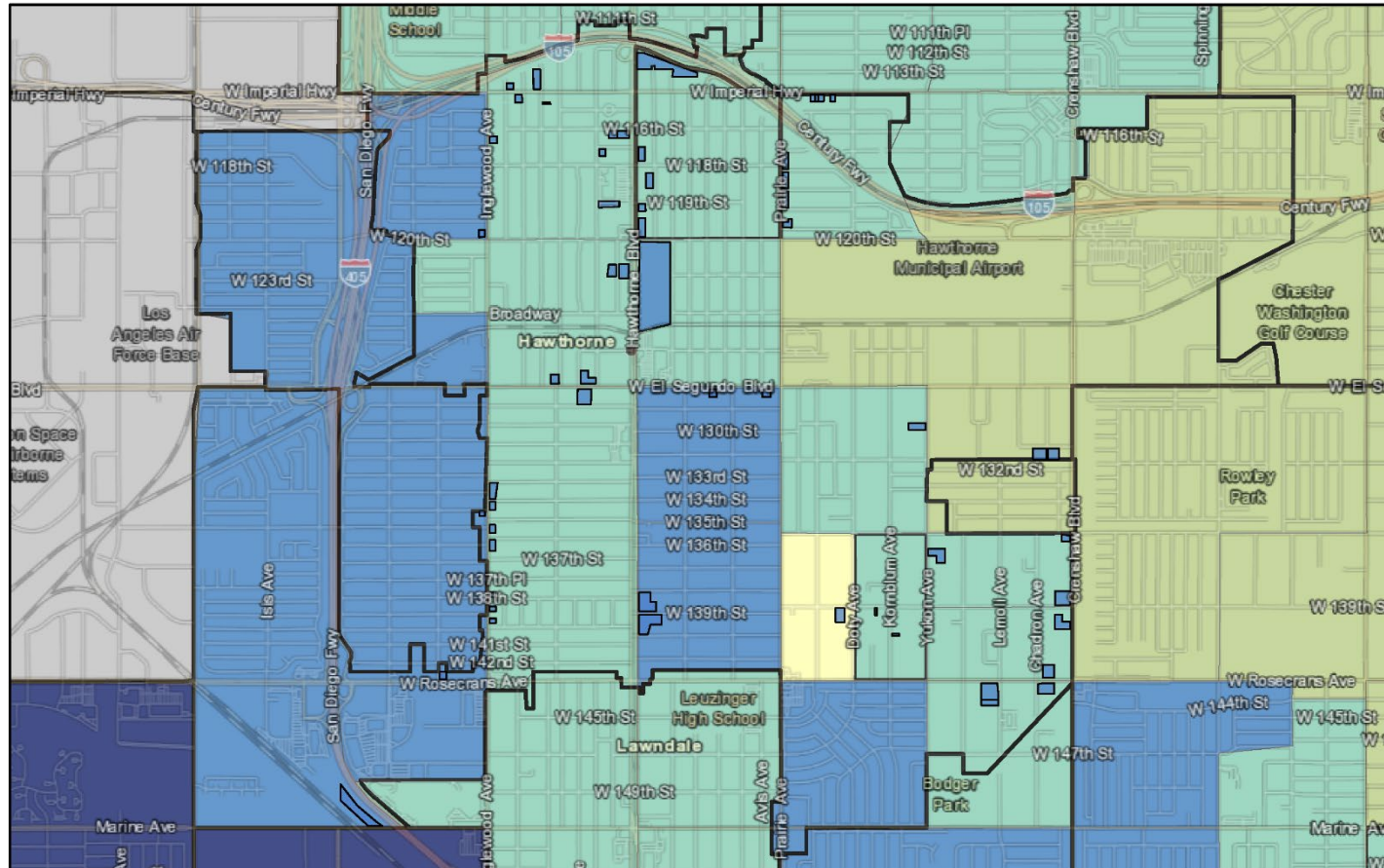
Census Tract	Economic Score	Education Score	Environmental Score	Composite Index Score	Opportunity Category
6005.02	0.49	0.30	0.53	-0.20	Moderate Resource
6016	0.38	0.57	0.35	-0.11	Moderate Resource
6017	0.21	0.51	0.45	-0.22	Moderate Resource
6020.02	0.21	0.49	0.34	-0.26	Moderate Resource
6021.03	0.28	0.64	0.68	0.01	Moderate Resource
6021.04	0.40	0.63	0.49	0.00	Moderate Resource (Rapidly Changing)
6021.05	0.25	0.44	0.64	-0.19	Moderate Resource
6021.06	0.43	0.57	0.82	0.03	Moderate Resource
6022	0.72	0.59	0.37	0.12	High Resource
6022.01	0.24	0.16	0.54	-0.42	Low Resource
6022.02	0.35	0.40	0.73	-0.06	Moderate Resource
6023.01	0.67	0.69	0.47	0.22	High Resource
6023.02	0.89	0.64	0.24	0.31	High Resource
6024.02	0.40	0.57	0.87	0.04	Moderate Resource
6024.03	0.58	0.63	0.81	0.18	High Resource
6024.04	0.51	0.64	0.87	0.17	High Resource
6025.04	0.43	0.44	0.79	-0.08	Moderate Resource (Rapidly Changing)
6025.05	0.30	0.44	0.75	0.00	High Segregation & Poverty
6025.06	0.24	0.34	0.82	-0.23	Moderate Resource
6025.07	0.50	0.33	0.80	-0.12	Moderate Resource
6025.08	0.44	0.39	0.40	-0.20	Moderate Resource
6025.09	0.55	0.37	0.06	-0.30	Low Resource
6027	0.61	0.12	0.05	-0.47	Low Resource
6037.02	0.70	0.52	0.68	0.11	High Resource
6037.03	0.69	0.56	0.51	0.09	High Resource
6037.04	0.31	0.45	0.56	-0.18	Moderate Resource

Source: HCD, AFFH Data Viewer, August 2021

Notes:

¹ The 2020 Census Demographic Data Map Viewer provides updated census tracts which differ slightly from those used in the AFFH Data Viewer.

FIGURE 6-14: TCAC OPPORTUNITY AREAS BY TRACT AND RHNA SITES



10/14/2021, 10:38:44 AM

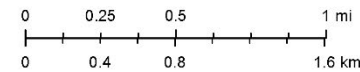
OpportunitySites_v2_211013_FINAL_SiteNumberDSL (R) TCAC Opportunity Areas (2021) - Composite Score - Tract

City/Town Boundaries

Highest Resource

High Resource

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

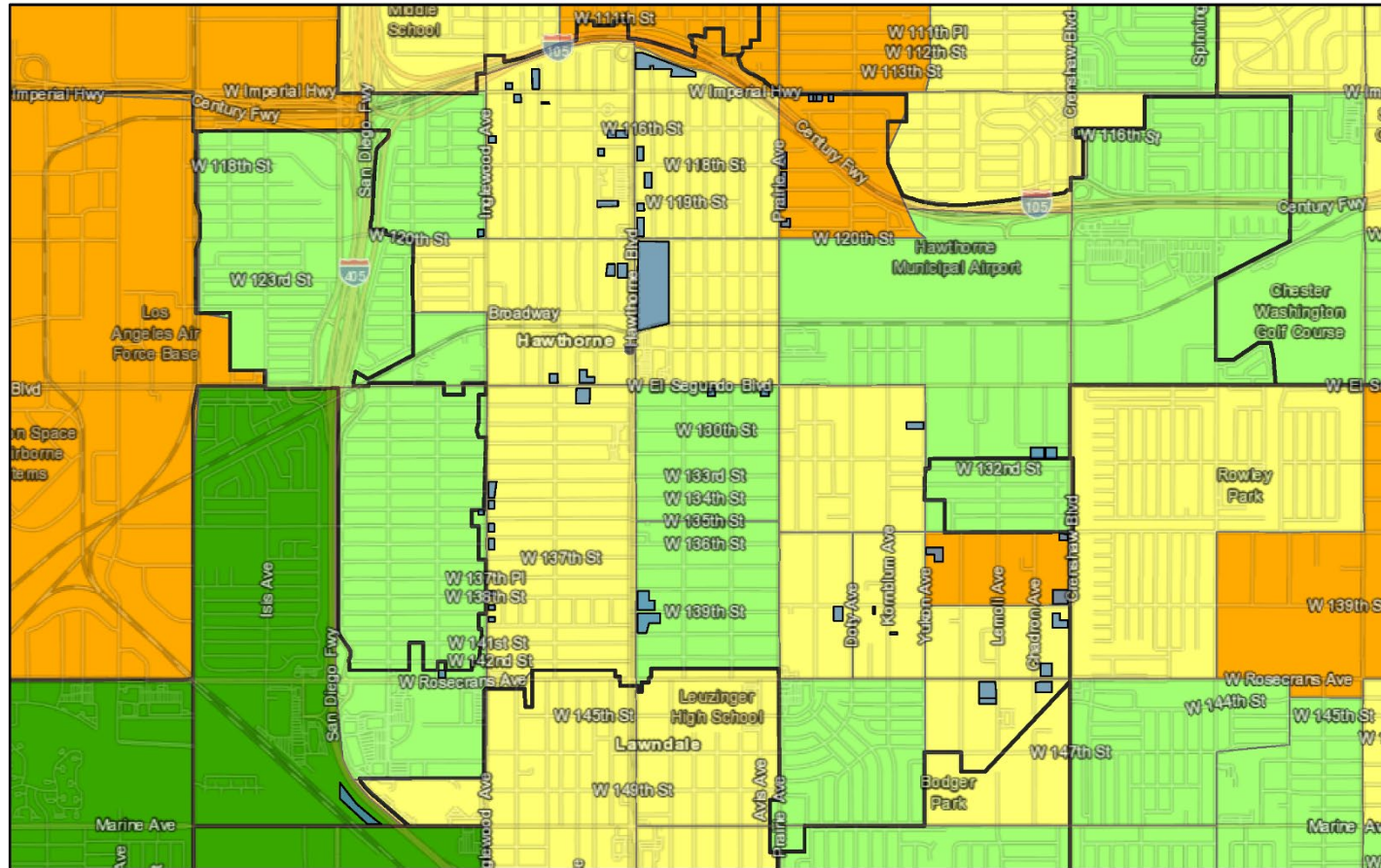
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Economic

As described above, the Fair Housing Task Force calculates economic scores based on poverty, adult education, employment, job proximity, and median home values. According to the 2021 Task Force map presented in Figure 6-15, the City is mainly divided between tracts with a low economic score and tracts with a moderate economic score. The tract at the southwest corner of the City (Tract 6203.02) received the highest score (0.89), which placed it in the category of >0.75 (More Positive Economic Outcome). The rest of Hawthorne received an economic score between 0.21 and 0.72.

FIGURE 6-15: TCAC OPPORTUNITY AREAS – ECONOMIC SCORE



10/14/2021, 11:29:47 AM

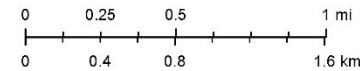
OpportunitySites_v2_211013_FINAL_SiteNumberDSL (R) TCAC Opportunity Areas (2021) - Economic Score - Tract

City/Town Boundaries

< 0.25 (Less Positive Economic Outcome)

0.25 - 0.50

1:36,112



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CAHCD

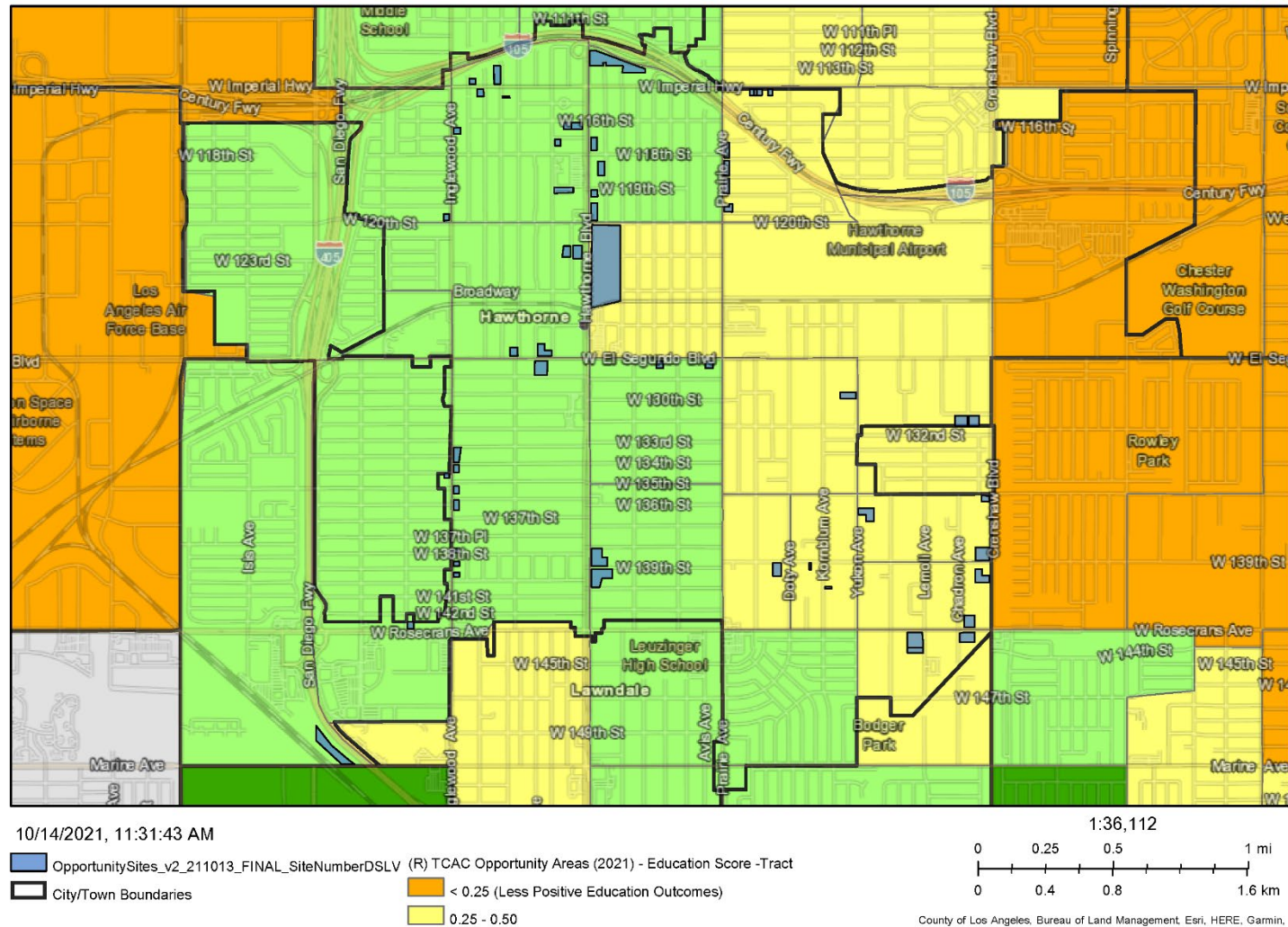
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Education

The Fair Housing Task Force determines education scores based on math and reading proficiency, high school graduation rates, and student poverty rates. Large areas of the City have lower education scores as shown in Figure 6-16. As with the economic scores, areas on the west side of the City tend to have higher education scores. There is somewhat of a correlation between the areas with lower education scores and areas that are categorized as Low Resource (see Figure 6-14).

FIGURE 6-16: TCAC OPPORTUNITY AREAS – EDUCATION SCORE



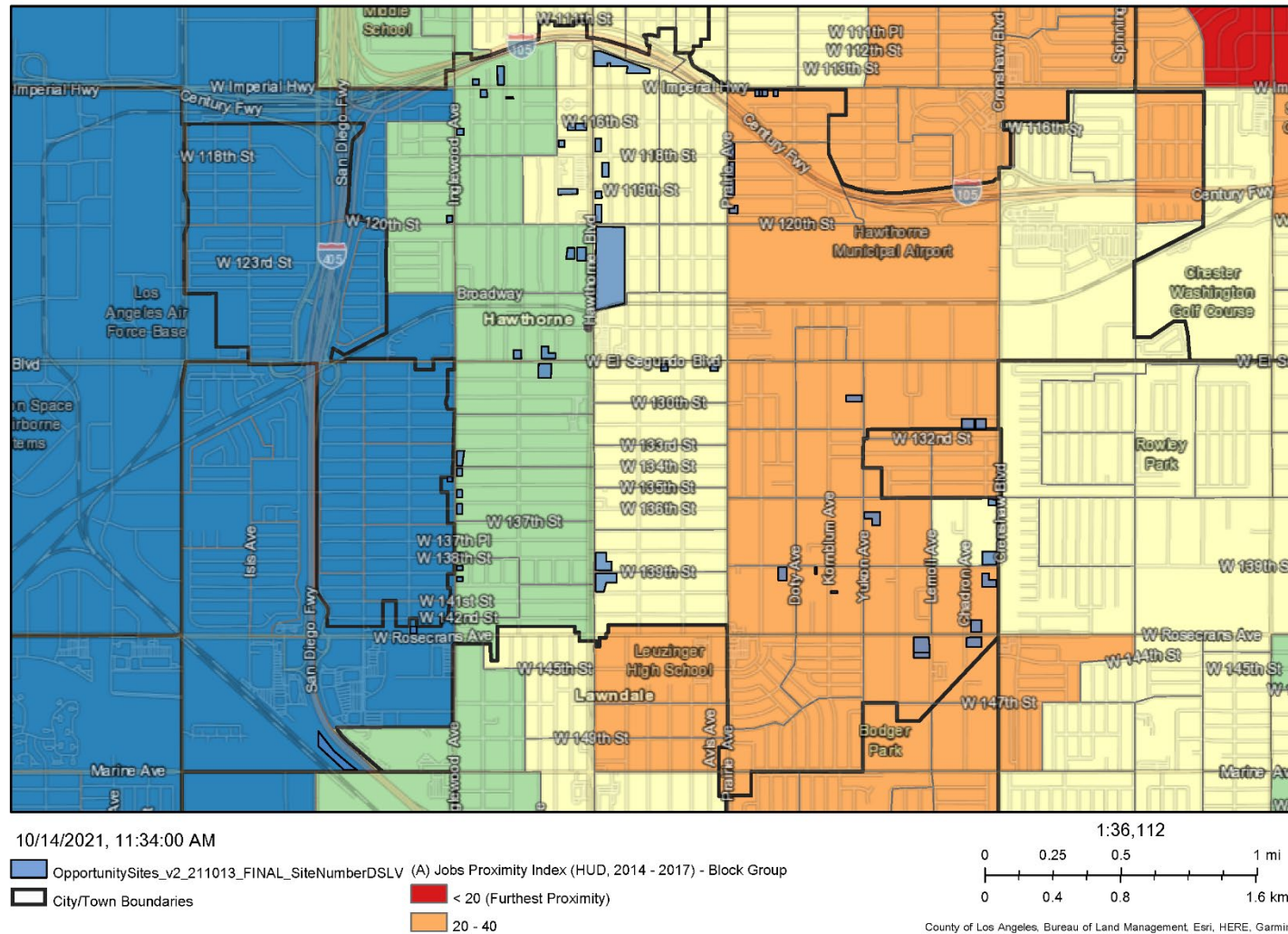
Source: HCD, AFFH Data Viewer, August 2021

Transportation

HUD's Jobs Proximity Index can be used to show transportation need geographically. Block groups with lower jobs proximity indices are located further from employment opportunities and have a higher need for transportation. As shown in Figure 6-17, there is a divide in Hawthorne with access to employment opportunities improving from east to west. Employment opportunities are less accessible to residents east of Hawthorne Boulevard. One block group within Tract 6037.03 received a jobs proximity score of 27, the lowest in the City, and yet the area is considered High Resource.

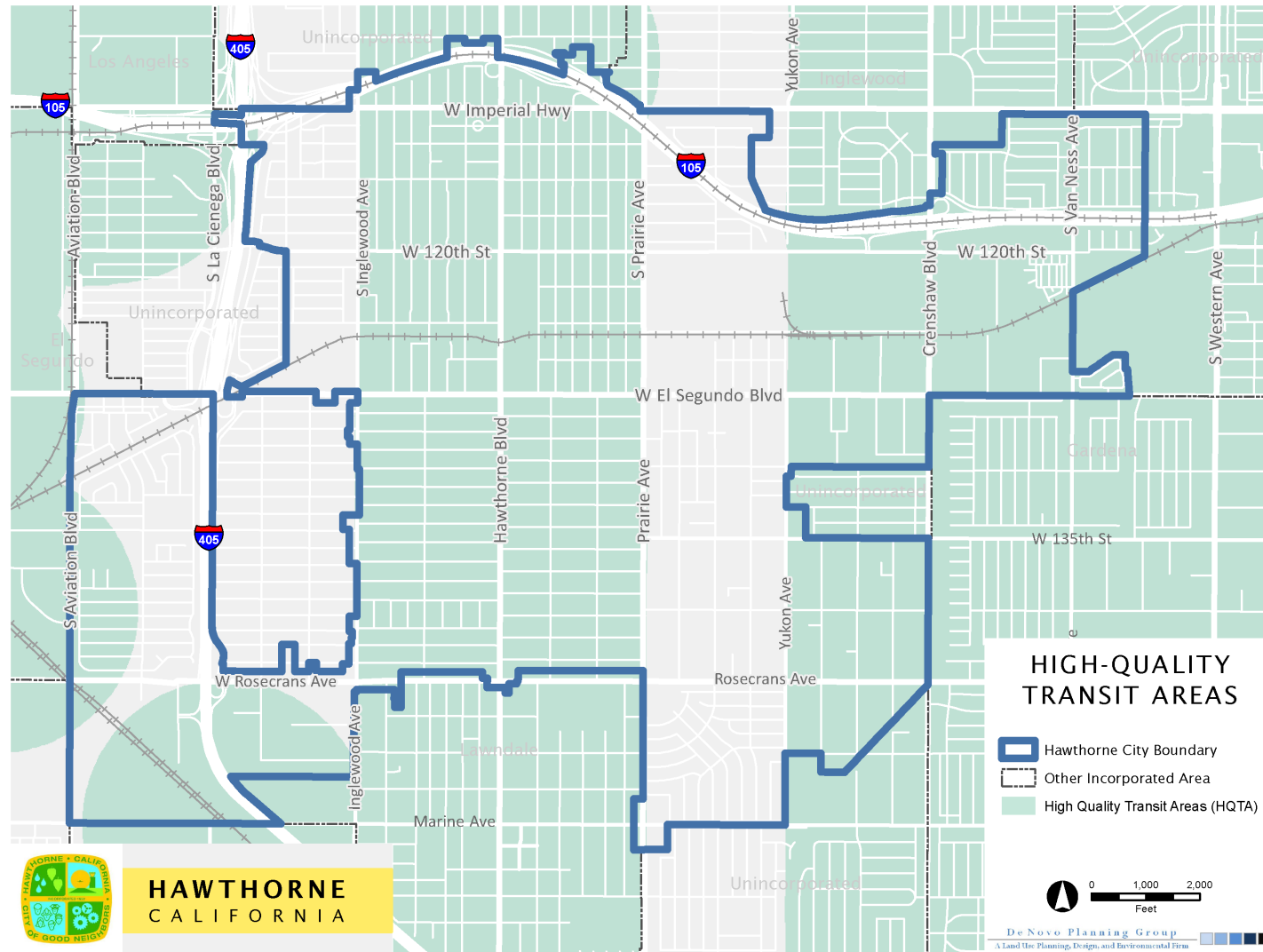
Availability of efficient, affordable transportation can be used to measure fair housing and access to opportunities. SCAG developed a mapping tool for High Quality Transit Areas (HQTAs) as part of the Connect SoCal 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). SCAG defines HQTAs as areas within one-half mile from a major transit stop and a high-quality transit corridor. Figure 6-18 shows that Hawthorne has high-quality transit running north-south with the Metro Green Line, Hawthorne Boulevard, and Crenshaw Boulevard all categorized as HQTAs; however, there is no HQTAs running east-west that provides efficient and affordable access to the job opportunities in the areas west of the City.

FIGURE 6-17: JOBS PROXIMITY INDEX BY BLOCK GROUP



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-18: HIGH-QUALITY TRANSIT AREAS



Sources: City of Hawthorne; Los Angeles County; SCAG. Map date: October 8, 2021.

Source: SCAG HQTAs Database, September 2021

Environmental

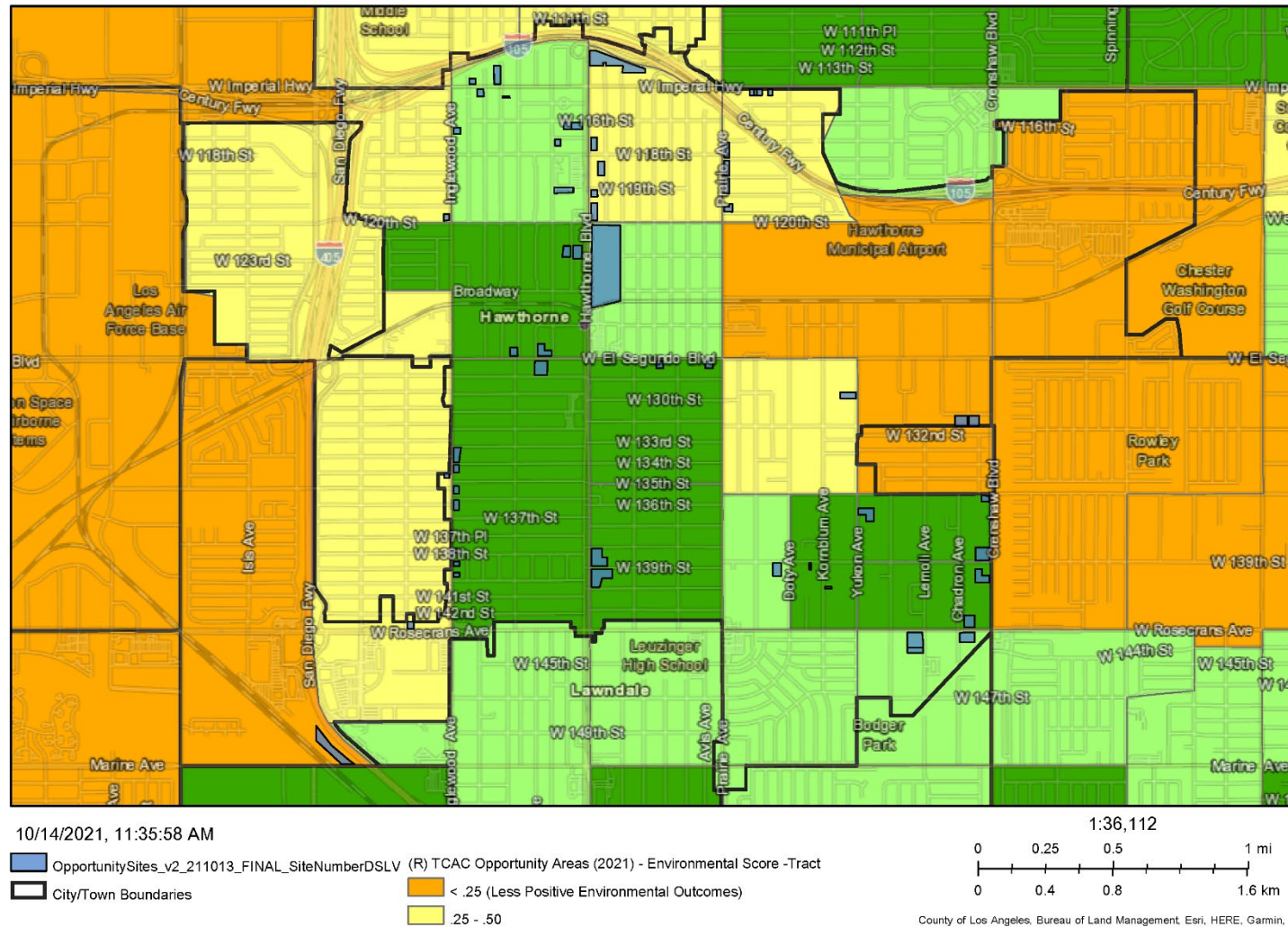
Environmental health scores are determined by the Fair Housing Task Force based on CalEnviroScreen 3.0 pollution indicators and values. The California Office of Environmental Health Hazard Assessment (OEHHA) compiles these scores to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen also takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Figure 6-19 shows that areas in the south central part of the City have the highest environmental scores.

The February 2021 update to the CalEnviroScreen (CalEnviroScreen 4.0) and the City's sites inventory is shown in Figure 6-20. A census tract's overall CalEnviroScreen percentile equals the percentage of all ordered CalEnviroScreen scores that fall below the score for that area. The areas with the highest (worst) scores are in the north central and northeast areas of the City, near the 105 Freeway and the Hawthorne Municipal Airport. Scores generally improve in the south part of the City, but all tracts in the City scored in the 60th percentile or above relative to other census tracts. The distribution of RHNA units by CalEnviroScreen 4.0 score is presented in Table 6-7. Approximately 60% of all RHNA units are in tracts that fall within the highest percentile score, including 40.7% of lower income units, 72.3% of moderate-income units, and 72.1% of above moderate-income units.

TABLE 6-7: RHNA UNITS BY CALENVIROSCREEN SCORE

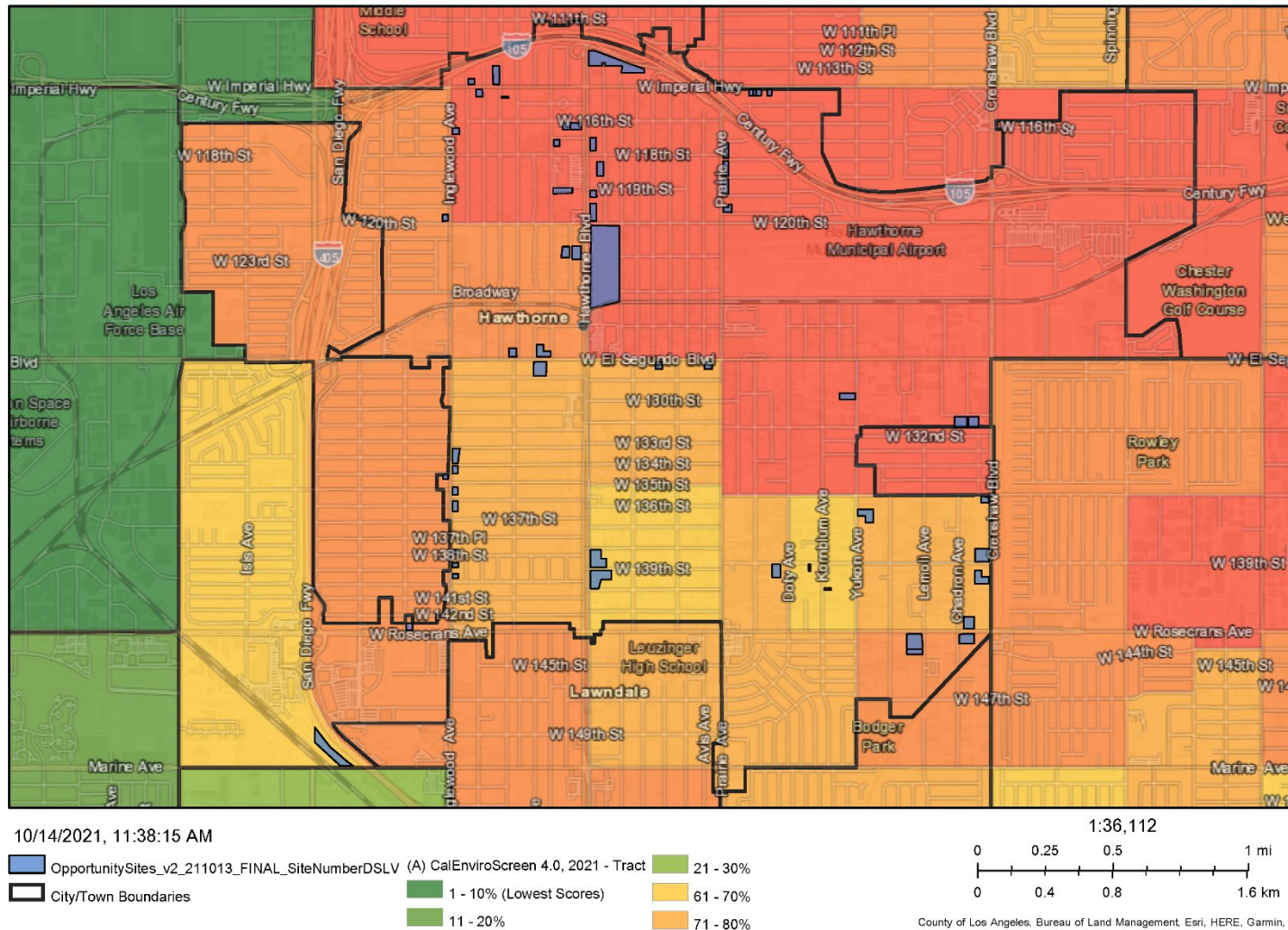
CalEnviroScreen Percentile Score (Tract)	Lower Income RHNA Units	Moderate Income RHNA Units	Above Moderate Income RHNA Units	All RHNA Units
61-70%	103 (17.8%)	21 (7.6%)	43 (7.6%)	167 (11.8%)
71-80%	122 (21.0%)	36 (12.9%)	74 (13.1%)	232 (16.3%)
81-90%	119 (20.5%)	20 (7.2%)	40 (7.1%)	179 (12.6%)
91-100%	236 (40.7%)	201 (72.3%)	406 (72.1%)	843 (59.3%)
Total	580	278	563	1,421

FIGURE 6-19: TCAC OPPORTUNITY AREAS – ENVIRONMENTAL SCORE



Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-20: CALENVRIOSCREEN 4.0 SCORE AND RHNA SITES



Source: HCD, AFFH Data Viewer, August 2021

Disproportionate Housing Needs

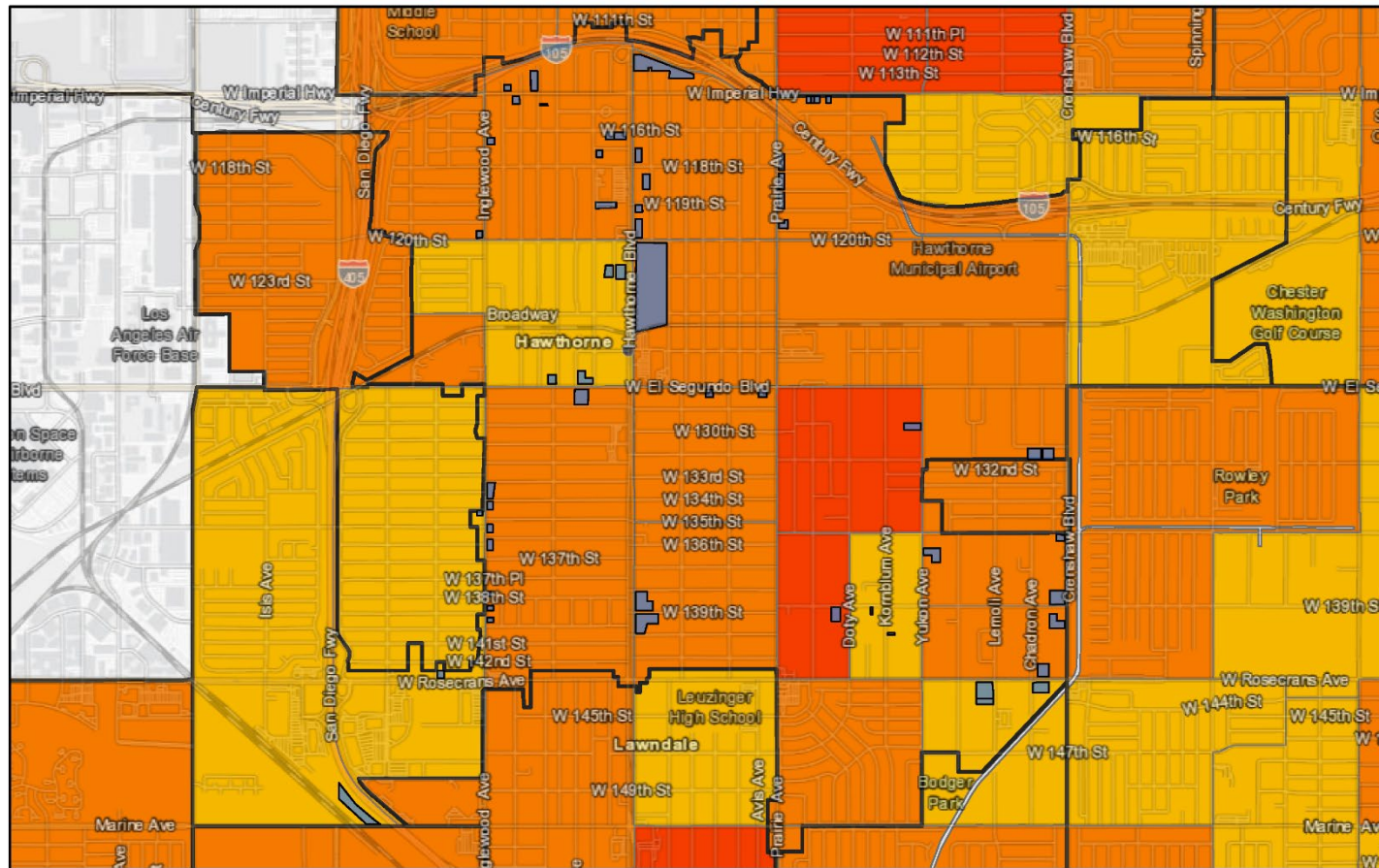
HUD defines four housing problems, which are: housing costs greater than 30% (cost burden); more than one person per room (overcrowding); and incomplete kitchen facilities or incomplete plumbing facilities (combined as substandard housing). Housing problems for Hawthorne were calculated using HUD's 2020 Comprehensive Housing Affordability Strategy (CHAS) data based on the 2013-2017 ACS.

In Hawthorne, 39.9% of owner-occupied households and 66.3% of renter-occupied households have one or more housing problems. The City has a larger proportion of households with a housing problem compared to the county, where 38.9% of owner-occupied households and 62.3% of renter-occupied households experience a housing problem.

Cost Burden

As discussed in the Housing Needs Assessment, overpayment is an issue for Hawthorne residents, particularly for lower income households. HUD's 2020 CHAS data identifies that 36.9% of homeowners spend more than 30% of their income on housing (this is slightly higher than the 35.0% countywide). For renters, 54.4% overpay for housing (54.2% countywide). Overpayment is most pronounced amongst lower income renter households, with 89% in the extremely low-income group and 88% in the very low-income group overpaying for housing. As a household's income increases, the level of overpayment declines. The impact of housing overpayment on Hawthorne's lower income households is significant, with the community's special needs populations - seniors, persons with disabilities, and female-headed households with children - most vulnerable to losing their housing due to an inability to pay. Figure 6-21 and Figure 6-22 show overpayment levels throughout Hawthorne by tenure. The census tracts with the highest percentages are Tract 6025.08 (69.0% of owners) located south of El Segundo Boulevard and east of Prairie Avenue, and Tract 6020.02 (67.5% of renters) located north of the airport and traversed by the 105 Freeway.

FIGURE 6-21: OVERPAYING HOMEOWNERS



10/14/2021, 12:35:27 PM

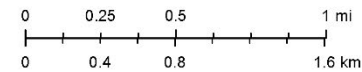
OpportunitySites_v2_211013_FINAL_SiteNumberDSL (R) Overpayment by Home Owners (ACS, 2015 - 2019) - Tract

City/Town Boundaries

20% - 40%

40% - 60%

1:36,112



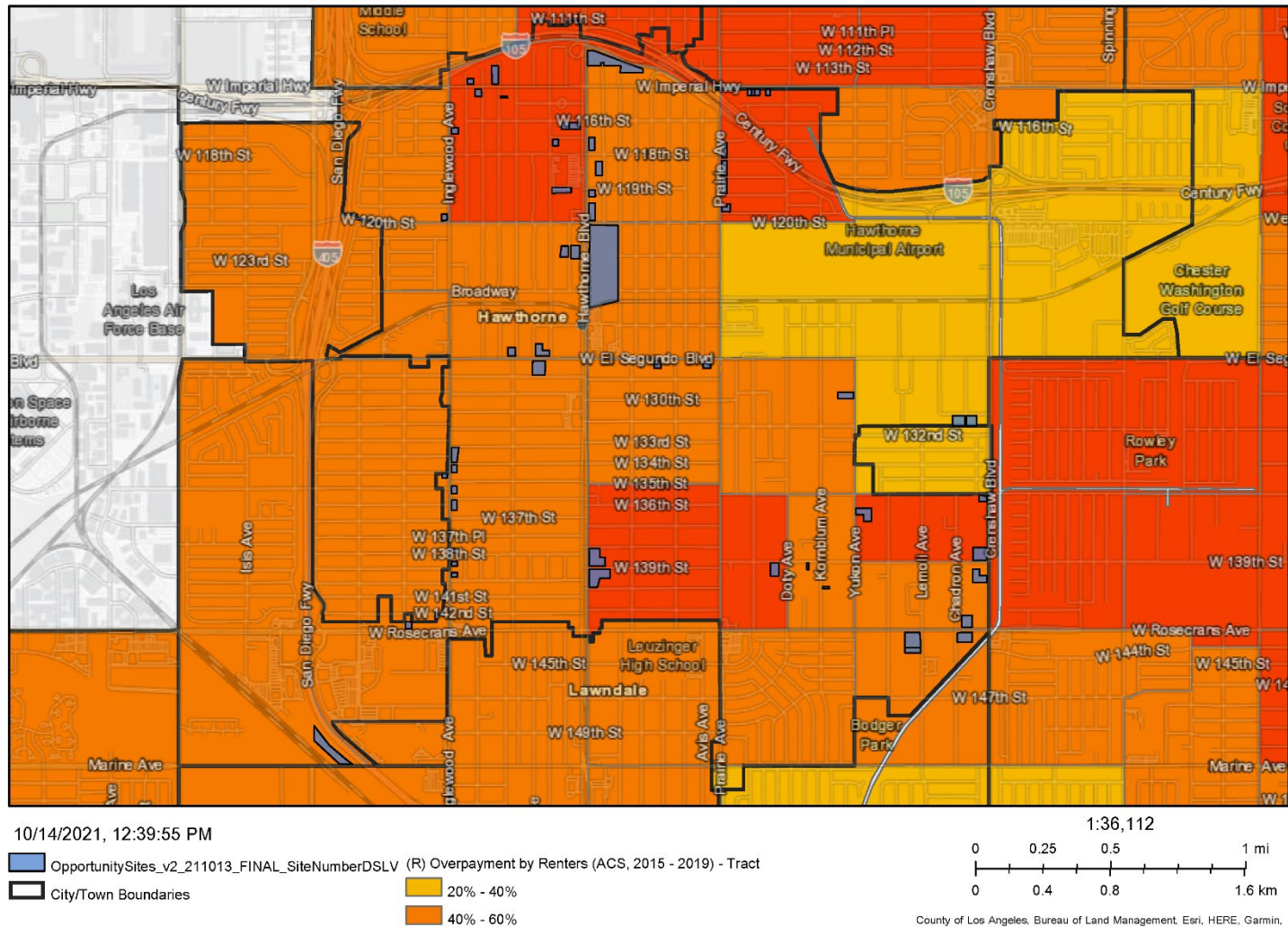
County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

FIGURE 6-22: OVERPAYING RENTERS



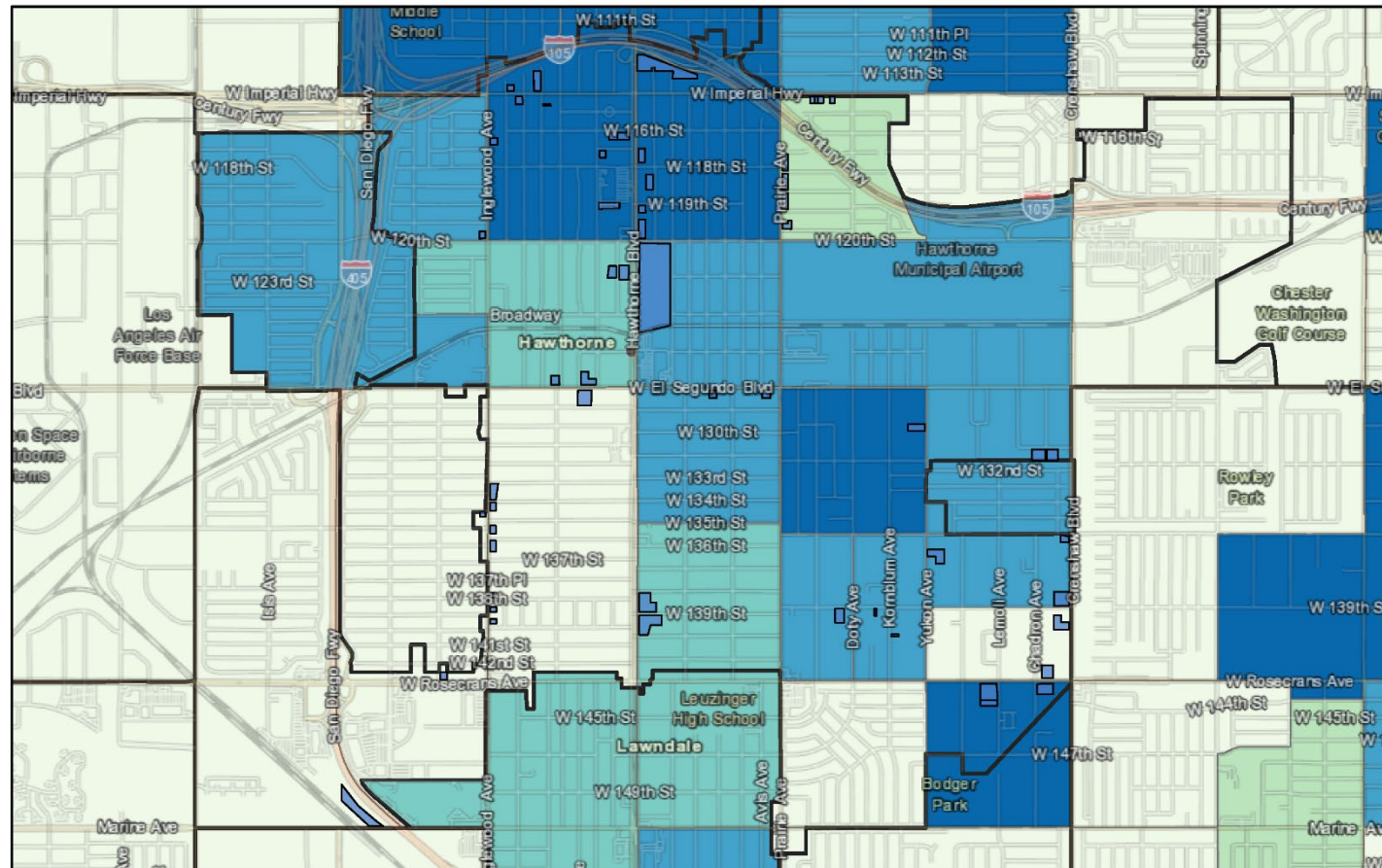
Source: HCD, AFFH Data Viewer, August 2021

Overcrowding

A household is considered overcrowded if there is more than one person per room and severely overcrowded if there is more than 1.5 persons per room. Table 3-17 of the Housing Needs Assessment identified that approximately 5.9% of owner-occupied households and 22.1% of renter-occupied households in Hawthorne are overcrowded. Countywide, only 5.7% of owner-occupied households are overcrowded and 16.7% of renter-occupied households are overcrowded.

Figure 6-23 shows the prevalence of overcrowded households in Hawthorne by census tract. There is a concentration of overcrowded households in the north and east areas of the City, where more than 20% of households in those tracts are overcrowded. Less than 8.2% of households (statewide average) in tracts along the southwestern part of the City are overcrowded. The tracts with larger proportions of overcrowded households tend also to be categorized as Low Resource or Medium Resource areas and have concentrations of racial/ethnic minorities and LMI households (see Figure 6-5 and Figure 6-10).

FIGURE 6-23: OVERCROWDED HOUSEHOLDS



10/14/2021, 12:42:23 PM

OpportunitySites_v2_211013_FINAL_SiteNumberDSL (R) Overcrowded Households (CHHS) - Tract
 City/Town Boundaries
 ≤ 8.2% (Statewide Average)
 8.3% - 12%

1:36,112

0 0.25 0.5 1 mi
 0 0.4 0.8 1.6 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CA HCD

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

Substandard Housing

Incomplete plumbing or kitchen facilities can be used to measure substandard housing conditions. In Hawthorne, 0.5% of households lack complete plumbing facilities and 2.9% of households lack complete kitchen facilities (2015-2019 ACS). Substandard housing conditions are more common in Hawthorne than in Los Angeles County, where 0.5% of households lack complete plumbing and only 1.5% of households lack complete kitchen facilities.

Housing age can also be used as an indicator for substandard housing and rehabilitation needs. In general, residential structures over 30 years of age require minor repairs and modernization improvements, while units over 50 years of age are likely to require major rehabilitation such as roofing, plumbing, and electrical system repairs. According to the 2015-2019 ACS, approximately 86.6% of the housing stock in Hawthorne was built prior to 1990 and may be susceptible to deterioration, including 56.1% built before 1970 which may require major repairs. In comparison, 76.2% of housing units countywide were built prior to 1990.

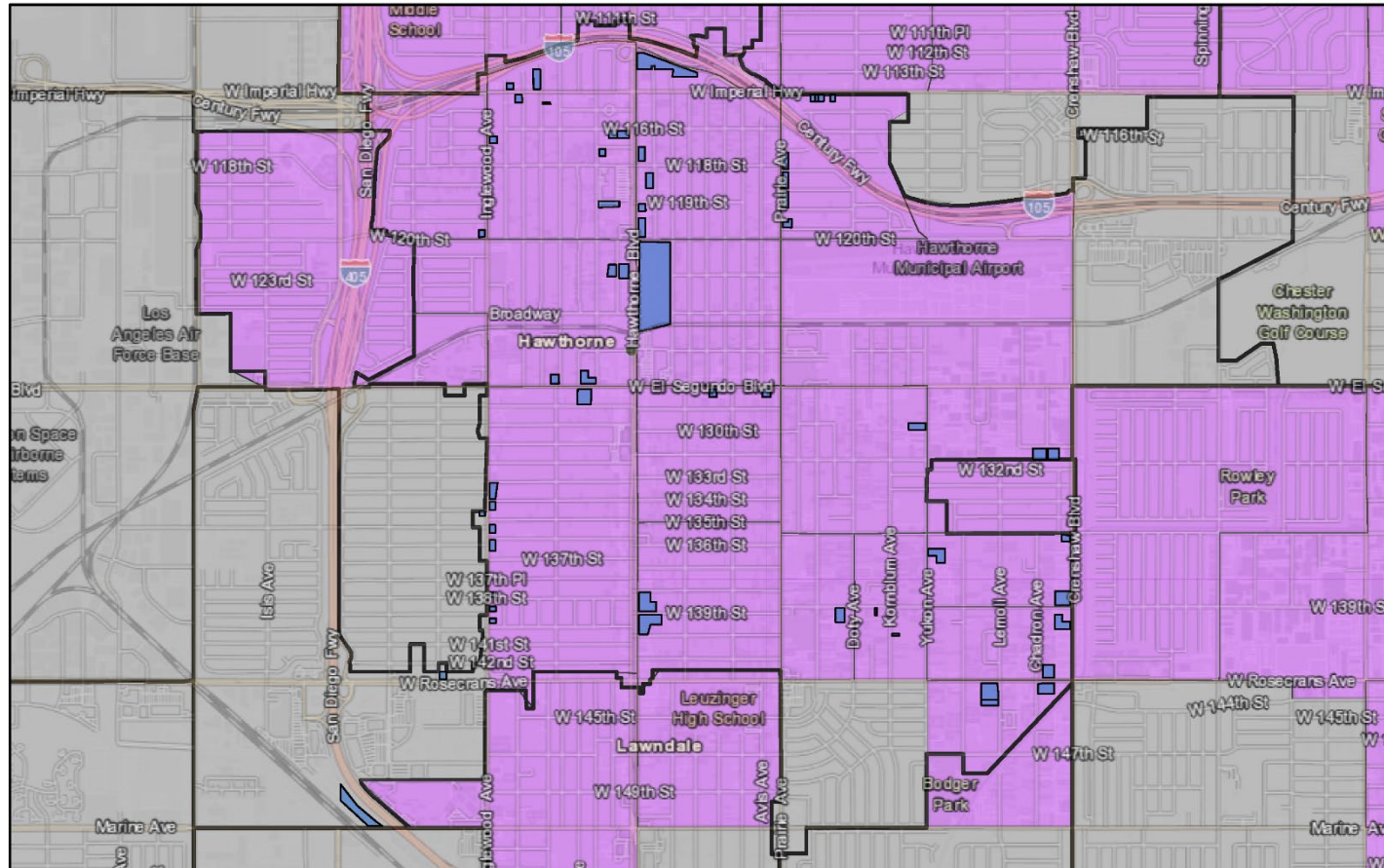
Displacement Risk

HCD defines sensitive communities as “communities [that] currently have populations vulnerable to displacement in the event of increased development or drastic shifts in housing cost.” The following characteristics define a vulnerable community:

- The share of very low-income residents is above 20%; and
- The tract meets two of the following criteria:
 - Share of renters is above 40%;
 - Share of people of color is above 50%;
 - Share of very low-income households (50% AMI or below) that are severely cost burdened households is above the county median;
 - They or areas in close proximity have been experiencing displacement pressures (percent change in rent above county median for rent increases); or
 - Difference between tract median rent and median rent for surrounding tracts is above the median for all tracts in the county (rent gap).

As shown in Figure 6-24, the large majority of tracts in Hawthorne are considered sensitive communities where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost. Only four tracts at the periphery of the City are not considered vulnerable communities. There is a correlation between the tracts that are not considered vulnerable and those tracts categorized as High Resource (see Figure 6-14), with the exception of Tract 6027 which is Low Resource but not identified as vulnerable. As discussed previously, nearly all block groups in Hawthorne have racial/ethnic minority concentrations exceeding 61% (see Figure 6-5). Many of the sensitive communities also have large shares of LMI households, cost burdened owners and renters, overcrowded households, and children in female-headed households (see Figure 6-10, Figure 6-21, Figure 6-22, Figure 6-23, and Figure 6-7).

FIGURE 6-24: DISPLACEMENT RISK



10/14/2021, 12:48:51 PM

OpportunitySites_v2_211013_FINAL_SiteNumberDSL (A) Sensitive Communities (UCB, Urban Displacement Project)
 City/Town Boundaries
 Vulnerable
 Other

1:36,112
 0 0.25 0.5 1 mi
 0 0.4 0.8 1.6 km

County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin,

CAHCD
 County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, EPA | PlaceWorks 2021, HUD 2019 | PlaceWorks 2021, ESRI, U.S. Census | PlaceWorks 2021, TCAC 2020 | PlaceWorks 2021, U.S. Department of Housing and

Source: HCD, AFFH Data Viewer, August 2021

6B. Summary of Fair Housing Issues

TABLE 6-8: SUMMARY OF FAIR HOUSING ISSUES

Fair Housing Issue	Summary
Enforcement and Outreach	<ul style="list-style-type: none"> Hawthorne received a total of 41 FHEO inquiries between 2013 and 2021 Census Tract 6027 has 15.8% of renter-occupied housing receiving Housing Choice Vouchers
Segregation and Integration	<ul style="list-style-type: none"> 63.8% of the Hawthorne population belongs to a racial or ethnic minority group Segregation between White and non-White residents has increased/worsened since 1990 Nearly all block groups in Hawthorne have racial/ethnic minority concentrations exceeding 61% 94.3% of all RHNA units are in block groups where more than 81% of the population belongs to a racial/ethnic minority group 37.8% of Hawthorne households have one or more child under 18 years 42.6% of family households are single-parent households and 14.5% of family households are single female-headed households with children In most tracts, 60-80% of children live in married-couple households 9.6% of Hawthorne residents experience a disability Most tracts have disabled populations between 10% and 20% 64.9% of Hawthorne households earn 80% or less than the area median income and are considered lower income Block groups with higher LMI populations are most concentrated in the center of the City and on the eastern side Block Group 2 of Census Tract 6025.06 has an LMI population of 0.88
Racially/Ethnically Concentrated Areas of Poverty	<ul style="list-style-type: none"> A small portion of Hawthorne extends north of the 105 Freeway into what is primarily the City of Inglewood and that is part of a R/ECAP Block Group 2 and Block Group 3 of Census Tract 6023.02 are considered RCAAs
Access to Opportunity	<ul style="list-style-type: none"> Opportunity scores rise from east to west - the east side having tracts categorized as Low Resource, the center of the City generally categorized as Moderate Resource, and the west side categorized as High Resource Tract 6203.02 received the highest economic score (0.89); the rest of Hawthorne received an economic score between 0.21 and 0.72. Areas on the west side of the City tend to have higher education scores Areas in the south part of the City received higher environmental scores of 0.75 and above 59.3% of all RHNA units are in tracts that fall within the highest (worst) percentile according to CalEnviroScreen 4.0

	<ul style="list-style-type: none"> • Access to employment opportunities improves from east to west in the City • High-quality transit runs north-south with the Metro Green Line, Hawthorne Boulevard, and Crenshaw Boulevard all categorized as HQTAs; however, there is no HQTA running east-west
Disproportionate Housing Needs	<ul style="list-style-type: none"> • 39.9% of owner-occupied households and 66.3% of renter-occupied households have one or more housing problems • 36.9% of homeowners spend more than 30% of their income on housing (cost burdened) and 54.4% of renters overpay for housing • 5.9% of owner-occupied households and 22.1% of renter-occupied households in Hawthorne are overcrowded • There is a concentration of overcrowded households in the north and east areas of the City, where more than 20% of households in those tracts are overcrowded • 0.5% of households lack complete plumbing facilities and 2.9% of households lack complete kitchen facilities • 86.6% of the housing stock in Hawthorne was built prior to 1990 and may be susceptible to deterioration, including 56.1% built before 1970 which may require major repairs • Hawthorne is almost entirely a “sensitive community” where the population is vulnerable to displacement in the event of increased redevelopment or shifts in housing cost

6C. Contributing Factors, Goals, and Actions/Programs

In addition to the many programs included in the Housing Plan, the following table outlines fair housing issues, contributing factors, priority levels, and meaningful actions that the City of Hawthorne can take to address affirmatively furthering fair housing in the community.

TABLE 6-9: FAIR HOUSING ISSUES AND ACTIONS

Fair Housing Issue	Contributing Factors	Priority Level	Actions
Concentration of LMI households and special needs groups	<ul style="list-style-type: none"> • Location and type of affordable housing • Lack of private investment 	Medium	
Lack of balanced opportunity across the City	<ul style="list-style-type: none"> • Lack of both public and private investment in the City • Poor access to employment opportunities • Lack of east-west high-quality transit 	High	
High displacement risk of low-income residents due to economic pressures	<ul style="list-style-type: none"> • Unaffordable rents and home prices • Concentration of extremely low and very low-income households in some tracts • Lack of affordable housing 	High	



Appendix A: Site Inventory

Public Review Draft
October 2021

This page intentionally left blank.

PUBLIC DRAFT

Jurisdiction Name	Site Address	Section	5 Digit ZIP Code	Assessor Parcel	Consolidated Sites	General Plan Designation (Current)	Zoning Designation	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3						
HAWTHORNE	13600 YUKON AVE		90250	4052-001-003	A	HDR	R-3	17.1 du/acre	30 du/acre	0.46	Residential, 1	YES - Current	NO - Privately-Owned	Available							1	Underutilized	1959					
HAWTHORNE	13600 YUKON AVE		90250	4052-001-003	B	HDR	R-3	17.1 du/acre	30 du/acre	0.9	Residential, 1	YES - Current	NO - Privately-Owned	Available			31			21	1	Underutilized	1928					
HAWTHORNE	13600 YUKON AVE		90250	4052-001-001		HDR	R-3	17.1 du/acre	30 du/acre	0.53	Light commercial	YES - Current	NO - Privately-Owned	Available						21	1	Underutilized	1962					
HAWTHORNE	3724 W 139TH ST		90250	4051-003-006		HDR	R-3	17.1 du/acre	30 du/acre	0.33	Vacant commercial	YES - Current	NO - Privately-Owned	Available						1	1		N/A					
HAWTHORNE	14008 KORNBLUM AVE		90250	4051-020-906		HDR	R-4	17.1 du/acre	30 du/acre	0.12	Vacant	YES - Current	YES - Other Publicly-Owned	Available						1	1	4	Vacant	N/A				
HAWTHORNE	14401 LEMOLI AVE		90250	4071-031-036		HDR	R-4	17.1 du/acre	30 du/acre	0.74	Residential, 1	YES - Current	NO - Privately-Owned	Available						1	1	17	5	Underutilized	1957			
HAWTHORNE	79100 AVE		90250	4044-007-007		HDR	R-3	1.0 du/acre	8.0 du/acre	0.13	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available						1	1	1	6	Vacant	N/A			
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-029	A	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.04	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-028	B	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.37	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-018	A	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.26	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	3145 W ROSECRANS AVE		90250	4051-019-017	D	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.23	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Underutilized	1950				
HAWTHORNE	3151 W ROSECRANS AVE		90250	4052-019-008	E	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.25	Commercial, car re	YES - Current	NO - Privately-Owned	Available			26			26	7	Vacant	N/A					
HAWTHORNE	1111 W MARINE BLVD		90250	4148-009-038	A	HDR	R-3	1.0 du/acre	8.0 du/acre	0.51	Commercial, resta	YES - Current	NO - Privately-Owned	Available								13	Underutilized	1956				
HAWTHORNE	19400 HINDRY AVE		90250	4149-009-027	B	HC	CR (MUL)	30 du/acre	30 du/acre	2.42	Commercial, auto	YES - Current	NO - Privately-Owned	Available								6	8	Underutilized	2003			
HAWTHORNE	HAWTHORNE BLVD		90250	4031-026-029		HC	CR (MUL)	30 du/acre	30 du/acre	4.35	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available								37	25	36	96	8	Underutilized	N/A
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-009	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Commercial, auto	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-008	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-007	C	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11732 HAWTHORNE BLVD		90250	4041-016-006	D	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Office, medical	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-005	E	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														

Jurisdiction Name	Site Address	Section	5 Digit ZIP Code	Assessor Parcel	Consolidated Sites	General Plan Designation (Current)	Zoning Designation	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use	Infrastructure	Publicly-Owned	Site Status	Identified in Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3						
HAWTHORNE	13600 YUKON AVE		90250	4052-001-003	A	HDR	R-3	17.1 du/acre	30 du/acre	0.46	Residential, 1	YES - Current	NO - Privately-Owned	Available							1	Underutilized	1959					
HAWTHORNE	13600 YUKON AVE		90250	4052-001-003	B	HDR	R-3	17.1 du/acre	30 du/acre	0.9	Residential, 1	YES - Current	NO - Privately-Owned	Available			31			21	1	Underutilized	1928					
HAWTHORNE	13600 YUKON ST		90250	4052-001-001		HDR	R-3	17.1 du/acre	30 du/acre	0.53	Light commercial	YES - Current	NO - Privately-Owned	Available						21	1	Underutilized	1962					
HAWTHORNE	3724 W 139TH ST		90250	4051-003-006		HDR	R-3	17.1 du/acre	30 du/acre	0.33	Vacant commercial	YES - Current	NO - Privately-Owned	Available						1	1		N/A					
HAWTHORNE	14008 KORNBLUM AVE		90250	4051-020-906		HDR	R-4	17.1 du/acre	30 du/acre	0.12	Vacant	YES - Current	YES - Other Publicly-Owned	Available						1	1	4	Vacant	N/A				
HAWTHORNE	14401 LEMOLI AVE		90250	4071-031-036		HDR	R-4	17.1 du/acre	30 du/acre	0.74	Residential, 1	YES - Current	NO - Privately-Owned	Available						1	1	17	5	Underutilized	1957			
HAWTHORNE	79100 AVE		90250	4044-007-007		HDR	R-3	1.0 du/acre	8.0 du/acre	0.13	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available						1	1	1	6	Vacant	N/A			
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-029	A	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.04	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-028	B	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.37	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	W ROSECRANS AVE		90250	4051-019-018	A	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.26	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Vacant	N/A				
HAWTHORNE	3145 W ROSECRANS AVE		90250	4051-019-017	D	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.23	Commercial, car re	YES - Current	NO - Privately-Owned	Available								7	Underutilized	1950				
HAWTHORNE	3151 W ROSECRANS AVE		90250	4052-019-008	E	GC	C-3 (MUL)	30 du/acre	30 du/acre	0.25	Commercial, car re	YES - Current	NO - Privately-Owned	Available			26			26	7	Vacant	N/A					
HAWTHORNE	1111 W MARINE BLVD		90250	4148-009-038	A	HDR	R-3	1.0 du/acre	8.0 du/acre	0.51	Commercial, resta	YES - Current	NO - Privately-Owned	Available								13	Underutilized	1956				
HAWTHORNE	19400 HINDRY AVE		90250	4149-009-027	B	HC	CR (MUL)	30 du/acre	30 du/acre	2.42	Commercial, auto	YES - Current	NO - Privately-Owned	Available								6	8	Underutilized	2003			
HAWTHORNE	HAWTHORNE BLVD		90250	4031-026-029		HC	CR (MUL)	30 du/acre	30 du/acre	4.35	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available								37	25	36	96	8	Underutilized	N/A
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-009	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Commercial, auto	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-008	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-007	C	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-006	D	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Office, medical	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11736 HAWTHORNE BLVD		90250	4041-016-005	E	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.14	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									10	Underutilized	N/A			
HAWTHORNE	11821 ACACIA AVE		90250	4047-017-014	A	MC	R-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.69	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available								5	11	16	10	Underutilized	N/A	
HAWTHORNE	11821 ACACIA AVE		90250	4047-017-003	B	MC	R-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.15	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available									11	13	Underutilized	N/A		
HAWTHORNE	11922 HAWTHORNE BLVD		90250	4047-030-001	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.36	Commercial, resta	YES - Current	NO - Privately-Owned	Available									8	5	13	Underutilized	N/A		
HAWTHORNE	11998 HAWTHORNE BLVD		90250	4047-030-016	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.94	Commercial, car re	YES - Current	NO - Privately-Owned	Available									7	12	19	13	Underutilized	1952	
HAWTHORNE	12200 HAWTHORNE BLVD		90250	4046-002-042	A	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	4.44	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	N/A			
HAWTHORNE	12400 HAWTHORNE BLVD		90250	4046-002-039	B	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	0.82	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	N/A			
HAWTHORNE	12400 HAWTHORNE BLVD		90250	4046-002-038	C	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	1.67	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-037	D	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	1.9	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-036	E	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	3.21	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-035	F	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	5.14	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-019	G	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	0.85	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-018	H	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	1.64	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	12000 HAWTHORNE BLVD		90250	4046-002-014	I	MC	CM - Mixed Use Distric	30 du/acre	30 du/acre	0.86	Former mall, close	YES - Current	NO - Privately-Owned	Available									14	Not operating	1976			
HAWTHORNE	14016 HAWTHORNE BLVD		90250	4045-011-041	A	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.31	Commercial, auto	YES - Current	NO - Privately-Owned	Available			176			462			15	Underutilized	N/A			
HAWTHORNE	4372 W 139TH ST		90250	4045-011-037	B	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.4	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	N/A			
HAWTHORNE	4388 W 139TH ST		90250	4045-011-036	MC	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.2	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	N/A			
HAWTHORNE	4376 W 139TH ST		90250	4045-011-035	D	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.2	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	1967			
HAWTHORNE	13940 HAWTHORNE BLVD		90250	4041-011-003	E	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.41	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	N/A			
HAWTHORNE	13920 HAWTHORNE BLVD		90250	4041-011-002	F	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.41	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	N/A			
HAWTHORNE	13900 HAWTHORNE BLVD		90250	4045-011-001	G	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.41	Commercial, auto	YES - Current	NO - Privately-Owned	Available									15	Underutilized	1969			
HAWTHORNE	4387 W 139TH ST		90250	4045-010-032	A	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.2	Commercial, auto	YES - Current	NO - Privately-Owned	Available			20			21	53		16	Underutilized	N/A			
HAWTHORNE	4377 W 139TH ST		90250	4045-010-006	B	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.2	Commercial, auto	YES - Current	NO - Privately-Owned	Available									16	Underutilized	1967			
HAWTHORNE	11820 HAWTHORNE BLVD		90250	4045-010-002	C	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	1.23	Commercial, auto	YES - Current	NO - Privately-Owned	Available									16	Underutilized	1955			
HAWTHORNE	11806 HAWTHORNE BLVD		90250	4041-010-001	D	SP	SP (CM) - Mixed Use D	30 du/acre	30 du/acre	0.41	Commercial, mortg	YES - Current	NO - Privately-Owned	Available									16	Underutilized	1953			
HAWTHORNE	4472 W 116TH ST		90250	4044-016-026	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.36	Vacant	YES - Current	NO - Privately-Owned	Available										5	5	17	Vacant	N/A	
HAWTHORNE	11605 HAWTHORNE BLVD		90250	4044-015-035	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.36	Commercial, auto	YES - Current	NO - Privately-Owned	Available													2002	
HAWTHORNE	4432 W 116TH ST		90250	4044-015-008	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.09	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4422 W 116TH ST		90250	4044-015-007	C	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.09	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4416 W 116TH ST		90250	4044-015-006	D	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.09	Commercial, auto	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4454 W 116TH ST		90250	4044-015-013	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.1	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4446 W 116TH ST		90250	4044-015-012	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.08	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	W 116TH ST		90250	4044-015-011	C	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.05	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4422 W 116TH ST		90250	4044-015-010	D	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.13	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	4436 W 116TH ST		90250	4044-015-009	E	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.09	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	GREVILLEA AVE		90250	4044-018-031	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.53	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	GREVILLEA AVE		90250	4044-019-030	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.46	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	12139 HAWTHORNE BLVD		90250	4041-001-009	A	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	1	Commercial, resta	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE			90250	4041-002-036	B	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.17	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE	12144 GREVILLEA AVE		90250	4041-002-051	C	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.39	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE			90250	4041-002-062	D	MC	C-3 (CM) - Mixed Use	30 du/acre	30 du/acre	0.16	Vacant, parking lot	YES - Current	NO - Privately-Owned	Available														
HAWTHORNE																												
HAWTHORNE																												
HAWTHORNE																												

Table B: Candidate Sites Identified to be Rezoned to Accommodate Shortfall Housing Need, Table Starts in Cell A2

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income	Type of Shortfall	Parcel Size (Acres)	Current General Plan Designation	Current Zoning	Proposed General Plan (GP) Designation	Proposed Zoning	Minimum Density Allowed	Maximum Density Allowed	Total Capacity	Vacant/Nonvacant	Description of Existing Uses	Optional Information1	Optional Information2	Optional Information3
HAWTHORNE	4717 W IMPERIAL HWY	90250	4037-030-034					5 Shortfall of Sites	0.32 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		5 Non-Vacant	Office, parking	22	1963		
HAWTHORNE		90250	4037-028-800		23			Shortfall of Sites	1.11 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		23 Vacant	Temporary util	23	N/A		
HAWTHORNE	4700 W IMPERIAL HWY	90250	4044-003-001					Shortfall of Sites	0.16 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; s	24	1969		
HAWTHORNE	IMPERIAL HWY	90250	4044-003-002					Shortfall of Sites	0.08 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Commercial; p	24	N/A		
HAWTHORNE	CONDON AVE	90250	4044-003-003					Shortfall of Sites	0.08 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Vacant	24	N/A		
HAWTHORNE	CONDON AVE	90250	4044-003-004					6 Shortfall of Sites	0.11 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		6 Vacant	Vacant	24	N/A		
HAWTHORNE	3902 W IMPERIAL HWY	90250	4048-018-006					4 Shortfall of Sites	0.24 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		4 Non-Vacant	Commercial; R	25	1905		
HAWTHORNE	3866 W IMPERIAL HWY	90250	4048-018-007					3 Shortfall of Sites	0.18 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		3 Non-Vacant	Manufacturing	26	1955		
HAWTHORNE	3862 W IMPERIAL HWY	90250	4048-018-008					Shortfall of Sites	0.15 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	27	1984		
HAWTHORNE	3854 W IMPERIAL HWY	90250	4048-018-009					5 Shortfall of Sites	0.15 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		5 Non-Vacant	Commercial; a	27	2007		
HAWTHORNE	3834 W IMPERIAL HWY	90250	4048-018-014					RC Shortfall of Sites	0.12 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	28	1961		
HAWTHORNE	3838 W IMPERIAL HWY	90250	4048-018-053					4 Shortfall of Sites	0.12 RC	CR	RC	Housing Overlay	30 du/ac	30 du/ac		4 Non-Vacant	Commercial; a	28	1957		
HAWTHORNE	11620 INGLEWOOD AVE	90250	4044-002-004					6 Shortfall of Sites	0.39 LDR	C-3	LDR	Housing Overlay	30 du/ac	30 du/ac		6 Non-Vacant	Residential, 1	29	1947		
HAWTHORNE	11953 INGLEWOOD AVE	90250	4141-009-001					5 Shortfall of Sites	0.33 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		5 Non-Vacant	Commercial; a	30	1939		
HAWTHORNE	13324 INGLEWOOD AVE	90250	4042-011-026					Shortfall of Sites	0.72 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Vacant	31	N/A		
HAWTHORNE	13324 INGLEWOOD AVE	90250	4042-011-024		6	12		Shortfall of Sites	0.14 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		18 Vacant	Vacant	31	N/A		
HAWTHORNE	13418 INGLEWOOD AVE	90250	4042-013-025					Shortfall of Sites	0.26 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Office, parking	32	1959		
HAWTHORNE	13426 INGLEWOOD AVE	90250	4042-013-026					5 Shortfall of Sites	0.11 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		5 Vacant	Office	32	1942		
HAWTHORNE		90250	4144-022-018					Shortfall of Sites	0.1 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Commercial; p	33	N/A		
HAWTHORNE	13437 INGLEWOOD AVE	90250	4144-022-019					3 Shortfall of Sites	0.11 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		3 Non-Vacant	Commercial	33	1955		
HAWTHORNE	13508 INGLEWOOD AVE	90250	4042-015-001					Shortfall of Sites	0.18 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Parking lot	34	N/A		
HAWTHORNE	13510 INGLEWOOD AVE	90250	4042-015-024					5 Shortfall of Sites	0.18 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		5 Non-Vacant	Commercial; r	34	1958		
HAWTHORNE	13600 INGLEWOOD AVE	90250	4043-001-001					Shortfall of Sites	0.25 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; U	35	1992		
HAWTHORNE	13614 INGLEWOOD AVE	90250	4043-001-026					7 Shortfall of Sites	0.24 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		7 Non-Vacant	Commercial; c	35	1964		
HAWTHORNE	13760 INGLEWOOD AVE	90250	4043-009-024					Shortfall of Sites	0.1 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; b	36	1948		
HAWTHORNE	13766 INGLEWOOD AVE	90250	4043-009-025					3 Shortfall of Sites	0.1 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		3 Vacant	Commercial; p	36	N/A		
HAWTHORNE	13816 INGLEWOOD AVE	90250	4043-020-004					Shortfall of Sites	0.11 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Parking lot	37	N/A		
HAWTHORNE	13822 INGLEWOOD AVE	90250	4043-020-005					3 Shortfall of Sites	0.11 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		3 Non-Vacant	Commercial; a	37			
HAWTHORNE	13908 INGLEWOOD AVE	90250	4043-020-037					3 Shortfall of Sites	0.23 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		3 Non-Vacant	Commercial; r	38	1952		
HAWTHORNE	11706 PRAIRIE AVE	90250	4048-015-065					Shortfall of Sites	0.34 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	39	1987		
HAWTHORNE	11736 PRAIRIE AVE	90250	4048-015-066					Shortfall of Sites	0.21 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	39	N/A		
HAWTHORNE	11740 PRAIRIE AVE	90250	4048-015-058		5			9 Shortfall of Sites	0.14 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		14 Non-Vacant	Commercial; a	39	N/A		
HAWTHORNE	11808 PRAIRIE AVE	90250	4048-014-002					Shortfall of Sites	0.23 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	40	2006		
HAWTHORNE	11808 PRAIRIE AVE	90250	4048-014-059					Shortfall of Sites	0.12 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	40	2006		
HAWTHORNE	11846 PRAIRIE AVE	90250	4048-014-058					Shortfall of Sites	0.12 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Industrial; dent	40	1946		
HAWTHORNE	11826 PRAIRIE AVE	90250	4048-014-057		5			10 Shortfall of Sites	0.23 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		15 Non-Vacant	Industrial; dent	40	1946		
HAWTHORNE	11862 PRAIRIE AVE	90250	4048-013-065					Shortfall of Sites	0.34 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	41	1988		
HAWTHORNE	11866 PRAIRIE AVE	90250	4048-013-052		5			9 Shortfall of Sites	0.34 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		14 Non-Vacant	Commercial; a	41	2003		
HAWTHORNE	3945 W 119TH PL	90250	4048-012-046					Shortfall of Sites	0.21 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Commercial; a	42	N/A		
HAWTHORNE		90250	4048-012-068					7 Shortfall of Sites	0.23 GC	C-3	GC	Housing Overlay	30 du/ac	30 du/ac		7 Vacant	Commercial; a	42	N/A		
HAWTHORNE		90250	4052-016-011					Shortfall of Sites	0.14 HDR	C-3	HDR	Housing Overlay	30 du/ac	30 du/ac		Vacant	Parking lot	43	N/A		
HAWTHORNE		90250	4052-016-012					6 Shortfall of Sites	0.29 HDR	C-3	HDR	Housing Overlay	30 du/ac	30 du/ac		6 Vacant	Parking lot	43	N/A		
HAWTHORNE	13807 CRENSHAW BLVD	90250	4052-015-013					Shortfall of Sites	0.8 GI	M-1	GI	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	44	1966		
HAWTHORNE	3111 W 139TH ST	90250	4052-015-012					Shortfall of Sites	0.49 GI	M-1	GI	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; a	44	1961		
HAWTHORNE	13815 CRENSHAW BLVD	90250	4052-015-010		34			Shortfall of Sites	0.31 GI	M-1	GI	Housing Overlay	30 du/ac	30 du/ac		34 Non-Vacant	Commercial; a	44	1959		
HAWTHORNE	13933 CRENSHAW BLVD	90250	4052-017-008					Shortfall of Sites	0.4 GI	M-1	GI	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; p	45	1962		
HAWTHORNE	13933 CRENSHAW BLVD	90250	4052-017-010		18			Shortfall of Sites	0.8 GI	M-1	GI	Housing Overlay	30 du/ac	30 du/ac		18 Non-Vacant	Commercial; p	45			
HAWTHORNE	3136 W ROSECRANS AVE	90250	4071-020-001					Shortfall of Sites	0.21	M-1	I	Housing Overlay	30 du/ac	30 du/ac		Vacant	Vacant	46	N/A		
HAWTHORNE	3138 W ROSECRANS AVE	90250	4071-020-002					Shortfall of Sites	0.19 I	M-1	I	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Industrial; met	46	1953		
HAWTHORNE	3152 W ROSECRANS AVE	90250	4071-020-003					Shortfall of Sites	0.19 I	M-1	I	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Industrial; met	46	1953		
HAWTHORNE	14312 CHADRON AVE	90250	4071-020-004					Shortfall of Sites	0.13 I	M-1	I	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Industrial; met	46	1953		
HAWTHORNE	14314 CHADRON AVE	90250	4071-020-005		27			Shortfall of Sites	0.59 I	M-1	I	Housing Overlay	30 du/ac	30 du/ac		27 Vacant	Vacant	46	N/A		
HAWTHORNE	3322 W ROSECRANS AVE	90250	4071-011-021					Shortfall of Sites	0.1 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Commercial; p	47	N/A		
HAWTHORNE	3316 W ROSECRANS AVE	90250	4071-011-022					Shortfall of Sites	0.1 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Residential, 1	47			
HAWTHORNE	3314 W ROSECRANS AVE	90250	4071-011-023					Shortfall of Sites	0.28 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; p	47	1980		
HAWTHORNE		90250	4071-011-037					Shortfall of Sites	0.74 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		Vacant	Commercial; p	47	N/A		
HAWTHORNE	14315 LEMOLI AVE	90250	4071-011-038					Shortfall of Sites	0.74 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; c	47	1956		
HAWTHORNE		90250	4071-011-039		44			Shortfall of Sites	0.11 GC	M-1	GC	Housing Overlay	30 du/ac	30 du/ac		44 Non-Vacant	Commercial; p	47	N/A		
HAWTHORNE		90250	4041-010-056					Shortfall of Sites	0.22 HDR	R-3	HDR	Housing Overlay	30 du/ac	30 du/ac		Vacant	Parking lot	48	N/A		
HAWTHORNE	12721 RAMONA AVE	90250	4041-010-055			4		9 Shortfall of Sites	0.37 LC	C-2	LC	Housing Overlay	30 du/ac	30 du/ac		13 Vacant	Parking lot	48	N/A		
HAWTHORNE	4519 W EL SEGUNDO BLVD	90250	4041-013-019					Shortfall of Sites	0.11 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1938		
HAWTHORNE	4519 W EL SEGUNDO BLVD	90250	4041-013-018					Shortfall of Sites	0.11 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1936		
HAWTHORNE	4519 W EL SEGUNDO BLVD	90250	4041-013-017					Shortfall of Sites	0.22 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1941		
HAWTHORNE	4519 W EL SEGUNDO BLVD	90250	4041-013-016					Shortfall of Sites	0.25 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1959		
HAWTHORNE	4519 W EL SEGUNDO BLVD	90250	4041-013-015					Shortfall of Sites	0.14 LDR	R-1	LDR	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1928		
HAWTHORNE		90250	4041-013-014					Shortfall of Sites	0.13 LDR	R-1	LDR	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	49	1928		
HAWTHORNE		90250	4041-013-013		9	5		11 Shortfall of Sites	0.13 LDR	R-1	LDR	Housing Overlay	30 du/ac	30 du/ac		25 Non-Vacant	Commercial; n	49	1928		
HAWTHORNE		90250	4042-031-010					Shortfall of Sites	0.14 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	50	1941		
HAWTHORNE		90250	4042-031-009					Shortfall of Sites	0.14 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	50	1941		
HAWTHORNE		90250	4042-031-008					Shortfall of Sites	0.14 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	50	1941		
HAWTHORNE		90250	4042-031-007					Shortfall of Sites	0.14 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	50	1941		
HAWTHORNE	4520 W EL SEGUNDO BLVD	90250	4042-031-006					Shortfall of Sites	0.14 RC	C-2	RC	Housing Overlay	30 du/ac	30 du/ac		Non-Vacant	Commercial; n	50	1941		
HAWTHORNE		90250	4042-031-005		13	7		14 Shortfall of Sites	0.83 LDR	R-1	LDR	Housing Overlay	30 du/ac	30 du/ac		34 Non-Vacant	Commercial; n				



Appendix B: Public Engagement Summary

Public Review Draft
October 2021

This page intentionally left blank.

PUBLIC DRAFT

Public Engagement Summary

City of Hawthorne Housing
Element Update

OCTOBER 2021

In partnership with De Novo Planning Group

Contents

Introduction	3
General Education and Advertisements	4
Social Media	4
Emails	4
Fact Sheet	4
City Website	5
Virtual Community Workshop	6
Community Survey	6
Values and Priorities	8
Housing Affordability	9
Housing Maintenance	10
Housing Fit	12
Stakeholder Meetings/Consultation	23
Public Review of Draft Housing Element	23
Feedback Influence	25
Attachments	26

Figures

Figure 1: How long have you lived in the City?	7
Figure 2: What made you decide to live here?	9
Figure 3: If you wish to own a home in Hawthorne but do not currently own one, what issues are preventing you from owning a home at this time?	10
Figure 4: How would you rate the physical condition of the residence you live in?	11
Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?	12
Figure 6: What types of housing are most needed in the City of Hawthorne?	14

Introduction

The City of Hawthorne is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). Hawthorne is dedicated to meeting the future housing needs of its residents. The Housing Element Update process is a unique opportunity to connect with residents of Hawthorne and learn more about residents' values, priorities, concerns, and ideas.

The City's public engagement program connected to the Housing Element Update began in early 2021. As part of that work effort, which included community meetings, study sessions, and public hearings, the community had the opportunity to weigh-in on key areas for focused future residential and nonresidential growth.

Throughout the process, the City supported meaningful public engagement by sending direct advertisements, posting to social media, hosting surveys, facilitating workshops, and sharing summaries of feedback to validate what we heard. Looking forward to the public review period of the Draft Housing Element, the City will continue to engage the community to seek feedback on the goals, policies, and programs included in the Housing Plan as well as input regarding key issues and challenges identified in the Background Report, including the City's plan to accommodate its fair share of future regional housing growth.

The following activities have been conducted in support of the Housing Element Update and are summarized in this document; copies of key advertisements and presentations are included at the end of this document and are also available on the project website at <https://www.cityofhawthorne.org/departments/planning/housing-element>.

- General Education and Advertisements
- Project Website
- Virtual Community Workshop
- Community Fair Housing Survey
- Stakeholder Meetings/Consultation

General Education and Advertisements

The City engaged in a multifaceted campaign to advertise the focused update to the City's Housing Element. Using the City's social media accounts, email listserv generated through the General Plan Update, the City's own website, and direct mailers to interested stakeholders, the City worked hard to educate the community on this project.

Social Media

The City of Hawthorne maintains various social media accounts including Twitter, Facebook, Nextdoor, and Instagram. Starting in January 2021 and continuing throughout the project, the City posted updates to its social media platforms advertising opportunities to provide input and alerting the public to upcoming meetings and workshops.

Emails

The project team compiled a database of community members and stakeholders who registered to be notified via email of future public engagement opportunities and key deliverables. Direct emails were sent to these individuals to advertise the Housing Element, the Online Workshop, and the Public Review Draft 2021-2029 Housing Element.

Fact Sheet

A fact sheet was prepared to answer commonly asked questions, provide information about the update process, and let people know how to get involved.



City Website

A dedicated page on the City's website

(<https://www.cityofhawthorne.org/departments/planning/housing-element>) serves as the main conduit of information for individuals who can access material online. The project website is regularly updated to reflect ongoing community input opportunities, advertise draft work products, and answer commonly asked questions. The project website includes the following:

- Introduction about the project
- Link to a video explaining what a Housing Element is
- Link to the Housing Element and Fair Housing Survey
- A FAQ of common questions and answers
- Project timeline
- Information regarding upcoming and past meetings and events, including public workshops, open houses, and hearings

Housing Element



City of Hawthorne 2021-2029

Housing Element Update

We're Updating Our Housing Element!

Welcome to the Hawthorne Housing Element Update website. The City is in the process of updating the Housing Element of the General Plan to ensure that we are prepared to meet the future housing needs of Hawthorne for the 2021-2029 planning period.

Virtual Community Workshop

As part of the community outreach, a virtual community workshop was conducted to educate the community about housing issues and opportunities facing Hawthorne and gather input on housing-related topics. A Zoom meeting was held on April 22 at 3:00 pm and a recording of the virtual workshop was made available. The Virtual Community Workshop consistent of three parts:

Part A: Overview video describing Housing Elements and why they are important

Part B: PowerPoint presentation describing existing conditions in Hawthorne and the City's Housing Element Update process

Part C: A survey to gather information on housing-related issues. The first part of the survey focused on issues of home maintenance, affordability, home types, and living conditions in Hawthorne. The second part of the survey focused on community priorities related to housing and fair housing.

Community Survey

The City of Hawthorne is updating its Housing Element as part of the 2021-2029 Housing Element Cycle (Cycle 6). The Housing Element Update process is a unique opportunity to connect with residents of Hawthorne and learn more about residents' values, priorities, concerns, and ideas.

As part of the community outreach, a virtual community workshop was conducted and a survey was conducted. The survey works to gather information on housing-related issues. The first part of the focused on issues of home maintenance, affordability, home types, and living conditions in Hawthorne as well as demographic questions. The second part of the survey focused on community priorities related to housing, and fair housing. This report is a summary of the responses received and the general themes that emerged.

The survey was launched on April 20, 2021 and closed on October 14, 2021.

The survey was 28 questions long. It had a 100% completion rate and six total responses.

Survey: Respondent Demographics

The survey contained eight questions related to demographics. The first question of the survey was, “Do you live and/or work in Hawthorne?”¹ Two-thirds (approximately 67%) of respondents answered “yes.” Half (50%) of all respondents live in Hawthorne.

Of the other seven demographic questions asked, one of those questions included an opportunity for users to sign-up for more information about the Housing Element update process. The other six questions highlighted the following about the respondents:

- Of those individuals who live in Hawthorne, all (100%) have lived here for 10+ years. One-third (approximately 33%) of residents have lived here for 30+ years.²
- Half of the respondents (50%) own their own home, with approximately 17% of respondents renting, and 33% neither owning nor renting.³
- Half of the respondents (50%) live in a single-family home, while the other half (50%) live in multi-family homes such as apartments and condominiums.⁴
- A variety of household types responded to the survey. Of the respondents surveyed, 20% each responded that their household type was considered single family household, couple with children under 18, single parent with children under 18, adult living with parents, and multi-generational family household.⁵
- The respondents were primarily between 24 and 39 years old (50%), followed by 40-55 years old (20%) and 56-74 years old (20%).⁶
- Only one-third of respondents (approximately 33%) spent less than 30% of their pre-tax monthly income on housing. Half of respondents (50%) spent between 30% and 50% of their pre-tax monthly income on housing, while the remainder (17%) spent over 50% of their pre-tax monthly income on housing.⁷

Figure 1: How long have you lived in the City?

¹ Question 1: Do you live and/or work in Hawthorne?

² Question 2: How long have you lived in the City?

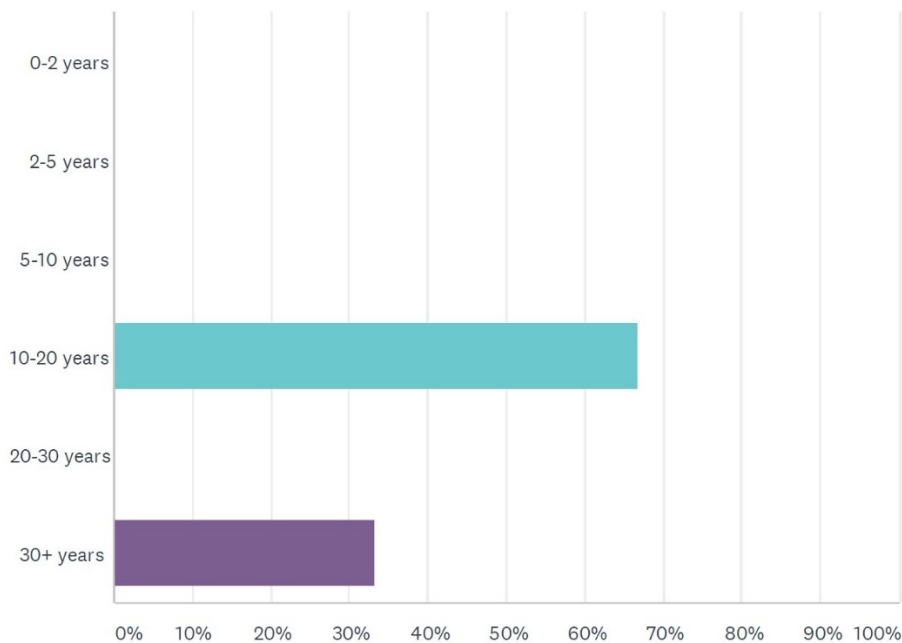
³ Question 4: Do you currently own or rent your home?

⁴ Question 6: Select the type of housing that best describes your current home.

⁵ Question 24: Which of the following best describes your household type?

⁶ Question 26: What age range most accurately describes you?

⁷ Question 13: Based on your monthly income before taxes, how much of your monthly income do you spend on housing?



Survey Part 1: Existing Conditions

The survey responses reveal information about housing in Hawthorne. The results are grouped into four categories: values and priorities; housing affordability; housing maintenance; and housing fit.

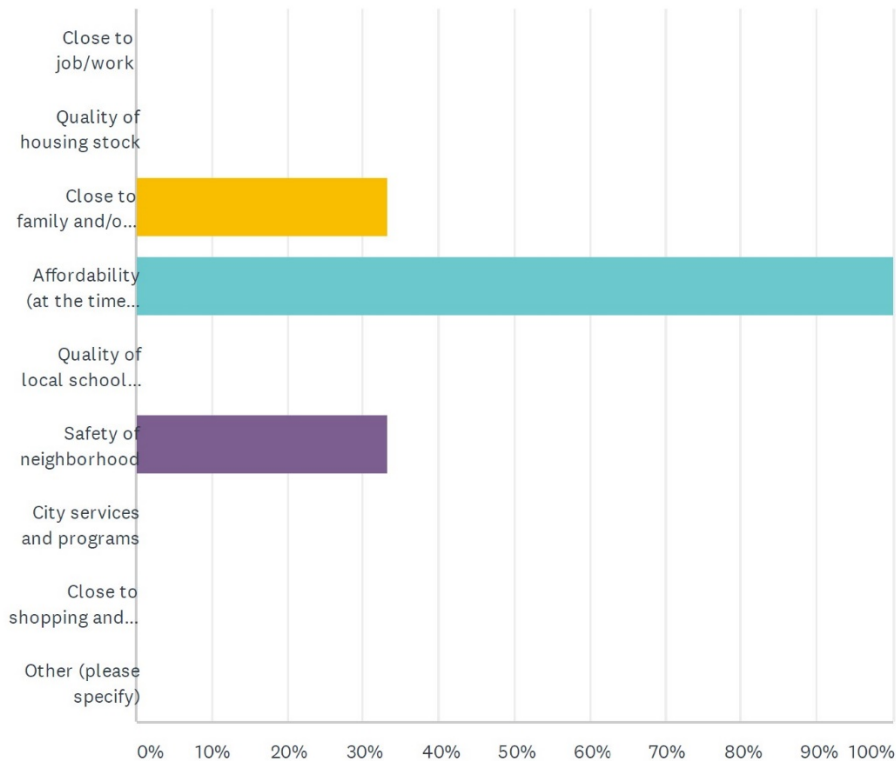
Values and Priorities

When respondents were asked, “What made you decide to live here?”⁸ the most common answers were:

- Affordability (100%)
- Close to family and friends (33%)
- Safety of neighborhood (33%)

⁸ Question 3: What made you decide to live here?

Figure 2: What made you decide to live here?



Housing Affordability

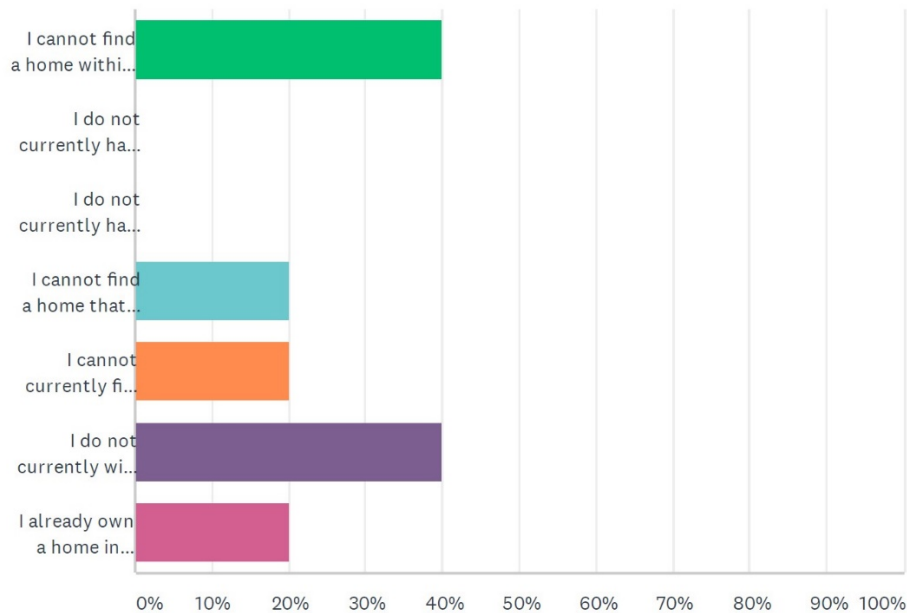
When respondents were asked, “If you wish to own a home in Hawthorne but do not currently own one, what issues are preventing you from owning a home at this time?”⁹ responses included:

- I cannot find a home within my target price range in Hawthorne (40%)
- I cannot find a home that suits my living needs in Hawthorne (20%)
- I cannot currently find a home that suits my quality standards in Hawthorne (20%)
- I do not currently wish to own or rent a home in Hawthorne (40%)

Another 20% of who responded to this question already owned a home in Hawthorne.

⁹ Question 5: If you wish to own a home in Hawthorne but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

Figure 3: If you wish to own a home in Hawthorne but do not currently own one, what issues are preventing you from owning a home at this time?

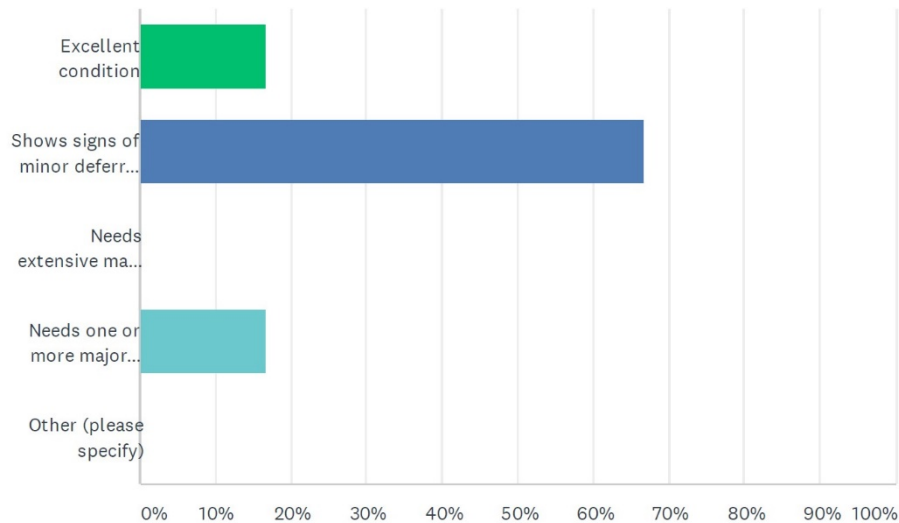


Housing Maintenance

When respondents were asked, “How would you rate the physical condition of the home you live in?”¹⁰ more than half of all respondents answered positively, with the response “excellent condition” and “shows signs of minor deferred maintenance” receiving 83% of responses.

¹⁰ Question 11: How would you rate the physical condition of the home you live in?

Figure 4: How would you rate the physical condition of the residence you live in?



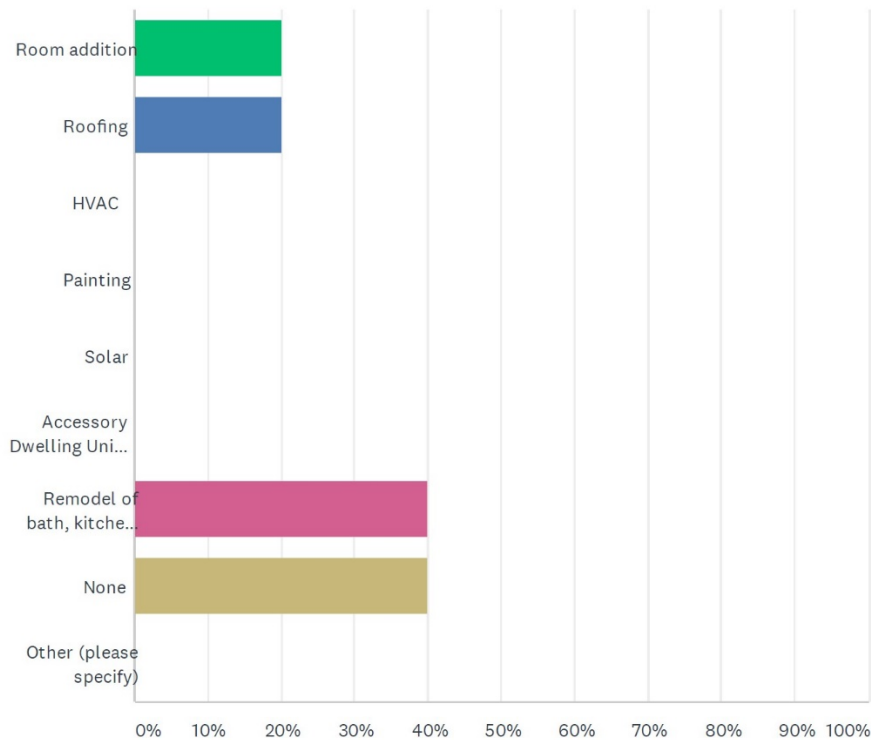
Approximately 67% of respondents answered that their residence showed signs of minor deferred maintenance such as peeling paint or chipped stucco. No respondents indicated that their home needed one or more extensive major repairs or renovation.

When asked, “Which of the following housing upgrades or expansions have you considered making on your home?”¹¹ the top responses included:

- Kitchen or bathroom remodels (40%)
- None (40%)
- Room additions (20%)
- Roofing (20%)

¹¹ Question 12: Which of the following housing upgrades or expansions have you considered making on your home?

Figure 5: Which of the following housing upgrades or expansions have you considered making on your home?



Housing Fit

When asked, “How satisfied are you with your current housing situation?”¹², half (50%) of respondents indicated that they were very satisfied or somewhat satisfied with their current housing. The top responses were:

- I am somewhat satisfied (33%)
- I am somewhat dissatisfied (33%)
- I am very satisfied (17%)
- I am dissatisfied (17%)

Some of the explanations as to why respondents were dissatisfied include:

- Traffic
- Homelessness

¹² Question 7: How satisfied are you with your current housing situation?

-
- Crime
 - Rising housing costs

When asked, “Do you think that the range of housing options currently available in the City of Hawthorne meets the needs of the community?”¹³ respondents answered:

- No (67%)
- Yes (33%)

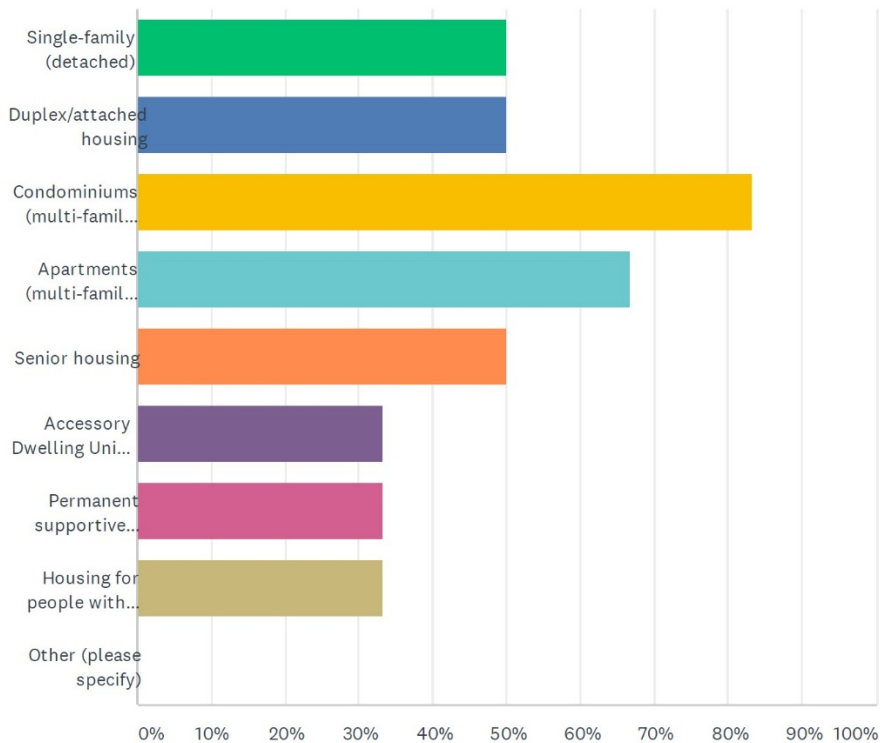
When asked, “What types of additional housing are most needed in the City of Hawthorne?”¹⁴ respondents answered:

- Condominiums (multi-family ownership homes) (83%)
- Apartments (multi-family rental homes) (67%)
- Single-family (detached) (50%)
- Duplex/Attached Housing (50%)
- Senior Housing (50%)
- Accessory Dwelling Unit (ADU) (33%)
- Permanent supportive housing (33%)
- Housing for people with disabilities (33%)

¹³ Question 9: Do you think that the range of housing options currently available in the City of Hawthorne meets the needs of the community?

¹⁴ Question 10: What types of additional housing are most needed in the City of Hawthorne?

Figure 6: What types of housing are most needed in the City of Hawthorne?

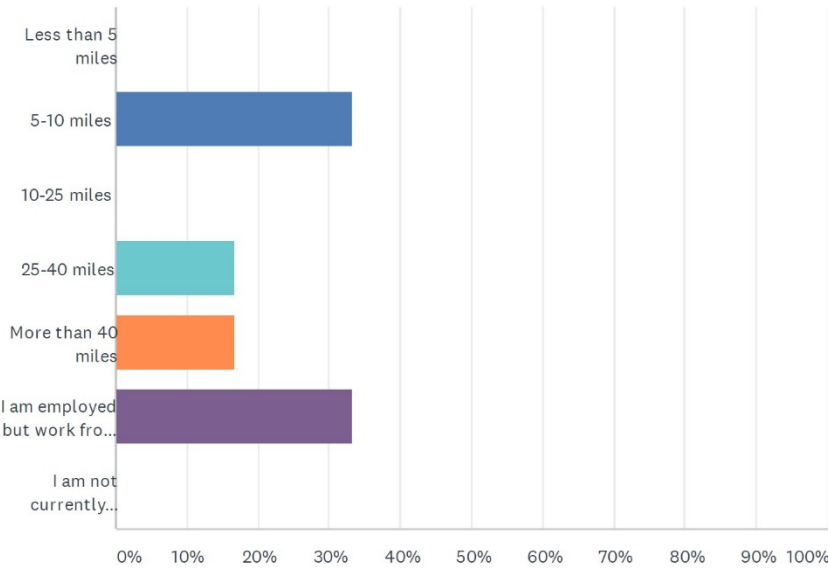


When asked, “If you are currently employed, approximately how long is your one-way commute to work?”¹⁵ respondents were most likely to reply:

- 5-10 miles (33%)
- I am employed but work from my home (pre-pandemic) (33%)
- 25-40 miles (17%)
- More than 40 miles (17%)

¹⁵ Question 26: If you are currently employed, approximately how long is your one-way commute to work?

Figure 7: If you are currently employed, approximately how long is your one-way commute to work?



Survey Part 2: Housing Priorities and Fair Housing

The second part of the survey focused on understanding the relative importance of various housing priorities to the respondent and their family, as well as fair housing.

When asked, “How important are the following factors in your housing choice?”¹⁶ the top factors listed as either “very important” or “somewhat important” were:

- Housing I can afford (100%)
- Housing large enough for my household (100%)
- The amount of money I have/had for deposit (100%)
- Housing was available in the neighborhood I chose at the time I needed it (80%)

The factors that were ranked as “neutral” or “somewhat unimportant” or “unimportant” were:

- Concern that I would not be welcome in that neighborhood (75%)
- Housing that accommodates disability of household member (50%)
- My credit history and/or credit score (50%)

When asked, “How important are the following housing priorities to you and your household?”¹⁷ the top priorities listed as either “very important” or “somewhat important” were:

- Rehabilitate existing housing (100%)
- Ensure that children who grow up in Hawthorne can afford to live in Hawthorne as adults (100%)
- Create mixed-use (commercial/office and residential) projects to bring different land uses closer together (100%)
- Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs (100%)
- Support fair/equitable housing opportunities (100%)

¹⁶ Question 14: How important are the following factors in your housing choice?

¹⁷ Question 15: How important are the following housing priorities to you and your household?

-
- Support programs to help maintain and secure neighborhoods that have suffered foreclosures (83%)
 - Provide more housing for all income levels (80%)
 - Build more multi-family housing (apartments, condos, etc.) (80%)
 - Build more single-family housing (67%)
 - Provide ADA-accessible housing (67%)
 - Provide housing for the homeless (67%)

The issue that ranked as the lowest importance were:

- Encourage more senior housing (60%)
 - Integrate affordable housing throughout the community to create mixed-income neighborhoods (60%)
- Promote housing affordable to working families (50%)

Figure 8: How important are the following housing priorities to you and your household?

	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL	WEIGHTED AVERAGE
Provide more housing for all income levels	60.00% 3	20.00% 1	20.00% 1	0.00% 0	5	1.60
Promote housing affordable to working families	50.00% 2	0.00% 0	50.00% 2	0.00% 0	4	2.00
Build more single-family housing	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6	1.83
Build more multi-family housing (apartments, condos, etc.)	60.00% 3	20.00% 1	20.00% 1	0.00% 0	5	1.60
Rehabilitate existing housing	60.00% 3	40.00% 2	0.00% 0	0.00% 0	5	1.40
Encourage more senior housing	40.00% 2	20.00% 1	40.00% 2	0.00% 0	5	2.00
Provide ADA-accessible housing	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6	1.83
Provide housing for homeless	50.00% 3	16.67% 1	33.33% 2	0.00% 0	6	1.83
Ensure that children who grow up in Hawthorne can afford to live in Hawthorne as adults	75.00% 3	25.00% 1	0.00% 0	0.00% 0	4	1.25
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	60.00% 3	40.00% 2	0.00% 0	0.00% 0	5	1.40
Integrate affordable housing throughout the community to create mixed-income neighborhoods	40.00% 2	20.00% 1	40.00% 2	0.00% 0	5	2.00
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	66.67% 4	33.33% 2	0.00% 0	0.00% 0	6	1.33
Support fair/equitable housing opportunities	60.00% 3	40.00% 2	0.00% 0	0.00% 0	5	1.40
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	66.67% 4	16.67% 1	16.67% 1	0.00% 0	6	1.50

When asked whether they agreed or disagreed with statements about conditions in their area,¹⁸ respondents were most likely to “strongly agree” or “somewhat agree” with the following:

- There is a public library close to my house (100%)
- There are banks and credit unions near where I live (83%)
- There is a pharmacy close to my house (80%)

¹⁸ Question 16: Please respond to the following statement.

-
- There are grocery stores close to my neighborhood (67%)
 - There is access to public transit close to my neighborhood (60%)

Responses were divided for the following statements:

- I am satisfied with the schools in my area (50% strongly or somewhat agree)
- The condition of the homes in my neighborhood are acceptable (50% strongly or somewhat agree)
- The streets and sidewalks near my home are well kept (50% strongly or somewhat agree)
- There are plenty of other public spaces near my home (50% strongly or somewhat agree)
- There are quality jobs in my neighborhood (40% strongly or somewhat agree)

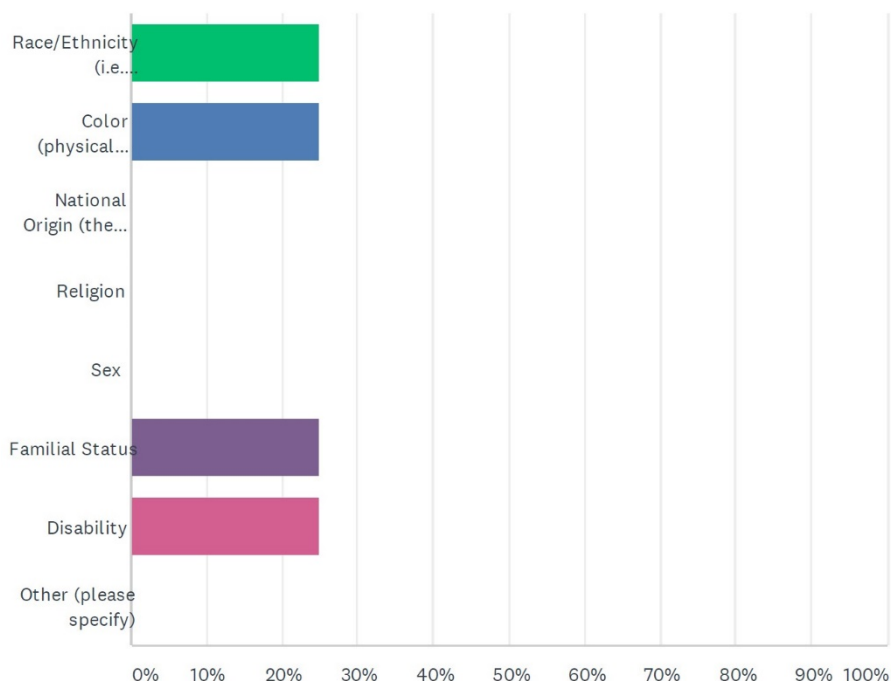
Respondents generally disagreed with the following statements:

- There is enough parking in my area of town (67% strongly or somewhat disagree)
- The streets and sidewalks in my neighborhood have adequate lighting (67% strongly or somewhat disagree)
- There are plenty of parks, playgrounds, or green spaces near me (50% strongly or somewhat disagree)

	STRONGLY AGREE	SOMEWHAT AGREE	NEUTRAL	SOMEWHAT DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
I am satisfied with the schools in my area	25.00% 1	25.00% 1	0.00% 0	50.00% 2	0.00% 0	4	2.75
There are quality jobs in my neighborhood	0.00% 0	40.00% 2	20.00% 1	0.00% 0	40.00% 2	5	3.40
There is access to public transit close to my neighborhood	60.00% 3	0.00% 0	40.00% 2	0.00% 0	0.00% 0	5	1.80
There is enough parking in my area of town	0.00% 0	0.00% 0	33.33% 2	16.67% 1	50.00% 3	6	4.17
There are plenty of parks, playgrounds, or green spaces near me	0.00% 0	16.67% 1	33.33% 2	16.67% 1	33.33% 2	6	3.67
There is a pharmacy close to my house	60.00% 3	20.00% 1	20.00% 1	0.00% 0	0.00% 0	5	1.60
There is a public library close to my house	60.00% 3	40.00% 2	0.00% 0	0.00% 0	0.00% 0	5	1.40
There are grocery stores close to my neighborhood	33.33% 2	33.33% 2	33.33% 2	0.00% 0	0.00% 0	6	2.00
There are banks and credit unions near where I live	33.33% 2	50.00% 3	16.67% 1	0.00% 0	0.00% 0	6	1.83
The condition of the homes in my neighborhood are acceptable	16.67% 1	33.33% 2	33.33% 2	16.67% 1	0.00% 0	6	2.50
The streets and sidewalks near my home are well kept	16.67% 1	33.33% 2	16.67% 1	16.67% 1	16.67% 1	6	2.83
There are plenty of other public spaces near my home	25.00% 1	25.00% 1	25.00% 1	25.00% 1	0.00% 0	4	2.50
The streets and sidewalks in my neighborhood have adequate lighting	0.00% 0	33.33% 2	0.00% 0	33.33% 2	33.33% 2	6	3.67

When asked “which do you think is the biggest problem in housing discrimination in Hawthorne?”¹⁹ respondents were divided, with 25% of responses each for race/ethnicity, color, familial status, and disability.

Figure 10: Which do you think is the biggest problem in housing discrimination in Hawthorne?



When asked if they had ever experienced or witnessed housing discrimination in the City of Hawthorne,²⁰ 40% of respondents answered “yes.” 40% of respondents answered “I don’t know” and the remaining 20% answered “no.”

For those who answered that they had experienced or witnessed housing discrimination in Hawthorne, all (100%) responded that they believed the race/ethnicity was the grounds for housing discrimination,²¹ while 50% each responded that it was due to color or English spoken as a second language.

¹⁹ Question 17: The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in Hawthorne (if any)?

²⁰ Question 18: Have you ever experienced or witnessed housing discrimination in the City of Hawthorne?

²¹ Question 19: On what grounds do you believe you witnessed housing discrimination in Hawthorne?

When asked if they knew of anyone in Hawthorne who has faced the following housing discrimination scenarios,²² the most common response was “not applicable/none” (60%), with 20% each responding that they knew someone who had been falsely denied available housing options, unfairly directed to a certain neighborhood and/or locations, and not shown all housing options.

When asked where they would refer someone if they felt their fair housing rights had been violated,²³ 20% of respondents wouldn’t know what to do. Another 20% each responded:

- Local, state, or federal government
- The U.S. Department of Housing and Urban Development
- A private attorney
- Other (local fair housing association or agency)

When asked how familiar they were with Fair Housing laws,²⁴ 60% of respondents answered that they were “somewhat familiar.” 20% of respondents were “not familiar” and 20% of respondents were “very familiar.”

When asked if they thought Federal and/or State Fair Housing laws are difficult to understand or follow,²⁵ the majority (80%) of respondents answered “no” while 20% of respondents answered “yes.”

²² Question 20: Do you know of anyone in Hawthorne who has faced the following: (Select all that apply)

²³ Question 21: Where would you refer someone if they felt their fair housing rights had been violated?

²⁴ Question 22: How familiar are you with Fair Housing laws?

²⁵ Question 23: Do you think Federal and/or State Fair Housing laws are difficult to understand or follow?

Stakeholder Meetings/Consultation

Throughout preparation of the Public Draft General Plan, the City has engaged directly with community stakeholders working in and around Hawthorne. The City sent a hard copy letter and email to over 50 stakeholders, including affordable housing developers and advocates, faith-based organizations, and community groups to invite them to consult on the Housing Element Update process.

The City was pleased to meet and hear from these organizations as part of the preparation process, and the input received through these meetings was invaluable in helping to plan for and address the City's current and future housing needs.

Public Review of Draft Housing Element

The Public Review Draft 2021-2029 Housing Element was made available to the public on **DATE**. The material was posted to the project website and a press release was posted to the City's website and advertised at public hearings and to individuals registered for project notifications. The City is also advertising the Public Review Draft and providing direction on how individuals can provide public comment via its social media challenges and direct letters to stakeholder engaged in housing services in and around Hawthorne.

Interested parties are invited to submit public comments using a fillable comment card available on the project website, provide written comments via mail to City Hall, or email comments to the City's Housing Element Project Manager.

The City will host a Community Meeting on the Public Review Draft Housing Element on **DATE**. The intent of the Community Meeting will be to provide another avenue/opportunity for the public to learn about the Housing Element, provide input, and ask questions. The Community Meeting will include a live presentation, and a copy of this presentation will be available on the project website.

INSERT RELEVANT SCREENSHOTS

Public Comment: [name]

[insert screenshot of public comments]

PUBLIC DRAFT

Feedback Influence

The feedback received from the public during preparation of the Housing Element and on the Public Draft Housing Element directly influenced the goals, policies, and programs included in the Housing Plan. Table 1 below summarize how public input is reflected in the Housing Plan.

General Input Received	Applicable Reference			
	Goal	Policy	Program	Other

Attachments

PUBLIC DRAFT



City of Hawthorne 2021-2029 Housing Element Update

The City of Hawthorne is in the process of preparing the 2021-2029 Housing Element. This Fact Sheet is intended to answer commonly asked questions, provide information about the update process, and let you know how to get involved.

What is a Housing Element?

The Housing Element is a section of the City's General Plan that looks at housing needs and conditions within Hawthorne. It is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.

Why is the City updating its Housing Element?

Each city and county in California is required to have a Housing Element and update it at least every eight years. Updating the Housing Element gives the City a clear picture of housing-related issues such as: housing supply and demand, the types of housing available within the City, housing affordability, and homelessness. Once the Housing Element is updated, it must be approved by the California Department of Housing and Community Development (HCD). Updating the Housing Element will ensure that the City meets State requirements, and makes Hawthorne eligible for State grants and other funding resources. It will also give our elected and appointed officials clear guidance on housing issues facing Hawthorne.

Some key features of the Housing Element include:

- » Demographic and housing characteristics
- » An assessment of fair housing
- » An evaluation of housing constraints and existing resources
- » An analysis of potential sites appropriate for new housing
- » An evaluation of existing policies and programs
- » Development of policies and programs to support housing production

The Housing Element is a policy document that identifies goals, policies, and programs that the City uses to direct and guide actions related to housing.



What is the Regional Housing Needs Allocation (RHNA)?

The State of California is facing a housing shortage. As such, the State requires that every city and county must help accommodate new housing growth. Since people often live and work in different places, housing needs are assessed at a regional level based on population trends and other factors to determine how much growth each local jurisdiction will need to accommodate. This is called the “Regional Housing Needs Allocation” or “RHNA” for short. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each city and county.

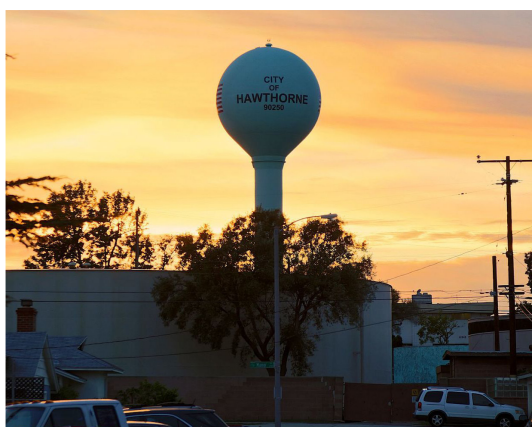
RHNA stands for: Regional Housing Needs Allocation. The RHNA quantifies the need for housing on a regional level, and then allocates a portion of new growth to each City.

Hawthorne's RHNA allocation for the 2021-2029 planning period is 1,734 units. This means that the City of Hawthorne is responsible for identifying areas that can accommodate 1,734 new housing units. Hawthorne's RHNA allocation is divided into income categories as seen in the table below. The City of Hawthorne is NOT responsible for building new homes. However, Hawthorne must demonstrate to HCD that there is enough land zoned for housing to accommodate the allocated share of new homes. Furthermore, a special focus is placed on planning for affordable housing.

City of Hawthorne 2021-2029 RHNA Housing Needs Allocation

INCOME GROUP	% OF MEDIAN HOUSEHOLD INCOME	INCOME RANGE (4-PERSON HOUSEHOLD)		RHNA ALLOCATION (HOUSING UNITS)
		Min.	Max.	
Very-Low Income	<50% of AMI		<\$56,300	445
Low Income	50- 80% of AMI	\$56,301	\$90,100	204
Moderate Income	80- 120% of AMI	\$90,101	\$92,750	249
Above-Moderate Income	>120% of AMI	\$92,751+		836
Total				1,734

AMI: Area Median Income. Orange County Area Median Income (AMI) for 2020 is \$77,300 (California Department of Housing and Urban Development, 2020).



How does the Housing Element impact me?

The availability and cost of housing impacts all of us and has direct impacts on our residents' quality-of-life. Having a healthy mix of housing types and price ranges ensures that our community will continue to thrive by creating a healthy business and civic environment, and promoting well-being.

Some of the benefits of a healthy housing mix include:



Businesses are better able to attract or relocate potential employees



Seniors and those on a fixed-income can afford to stay in their homes



Rent and mortgages are a manageable percentage of monthly income



Kids that have grown up in Hawthorne can afford to rent or buy here



Hawthorne community members are able to live closer to their jobs



A reduction in homelessness

Project Timeline

PUBLIC
OUTREACH

January-
April 2021

PLANNING
COMMISSION
WORKSHOP

August-
September 2021

PUBLIC REVIEW
DRAFT HOUSING
ELEMENT

October-
November 2021

SUBMIT TO STATE
DEPARTMENT OF
HOUSING AND
COMMUNITY
DEVELOPMENT

October-
November 2021

FINALIZE
HOUSING
ELEMENT AND
ENVIRONMENTAL
REVIEW

December 2021

PLANNING
COMMISSION
AND CITY
COUNCIL PUBLIC
HEARINGS

December 2021-
January 2022

How can I get involved?

There are many ways that you can get involved and provide input. The success of the Housing Element depends on residents, like you, giving input and insight. It is important that the Housing Element reflects Hawthorne's values and priorities. Community input will be an important factor in determining how to accommodate the RHNA. Visit the City's website to get involved including:

- » Join the email list to stay informed
- » Participate in our outreach events
- » Complete a community survey



www.cityofhawthorne.org



Gregg McClain | GMcClain@cityofhawthorne.org



April 13, 2021

Dear Stakeholder,

The City of Hawthorne is in the process of updating the Housing Element of the General Plan, as required by the State of California, to ensure that we are prepared to meet the future housing needs of the City for the planning period 2021-2029. The Housing Element serves as Hawthorne's blueprint for meeting the housing needs of our residents, at all economic levels, and addressing segments of the population with special housing needs.

We want to learn more about your existing housing options and housing priorities.

The City will be hosting a Virtual Community Workshop on Thursday, April 22 at 3:00 PM where you can hear about how the City may address the State's requirements, our community's unique housing needs, and what opportunities are available for you to provide your input.

You can join the Zoom meeting by visiting the project website at:

<https://www.cityofhawthorne.org/housing-element>

The Virtual Workshop will also be made available on the project website following the live event, and we will continue to receive input through the end of May 2021.

For additional information, visit the project website, or email the Planning Department team at abashmakian@cityofhawthorne.org or call (310) 349-2970.

Thank you,

Greg S. Tsujiuchi

Planning & Community Development Director

What are the Housing Needs of Our Community?

Planning for Housing in Hawthorne



1

Housing Element Background

2

What is a Housing Element?



- The Housing Element is part of the General Plan and looks at housing needs in Hawthorne
- It lays out the City's housing policies and identifies goals and programs that guide housing related actions
- Each city in California is required to update its Housing Element periodically; Hawthorne must update it every eight years
- Must be certified by the State **by October 15, 2021**



3

What is Included in a Housing Element Update?

Housing Element update begins by understanding current conditions

Housing Needs Assessment

- Collect data on the housing needs of all residents including seniors, people with disabilities, and people experiencing homelessness

Existing Housing Inventory

- Determine the characteristics of the housing stock; how well does existing housing meet the needs of current and future residents?



4

What is Included in a Housing Element Update?

- An **assessment of fair housing** will be conducted to understand if there are issues related to housing discrimination
- Housing Element will identify **constraints to providing housing**, such as:
 - Market constraints, e.g., land and development costs
 - Zoning regulations
 - Environmental constraints, e.g., seismic and flooding hazards



5

What is Included in a Housing Element Update?

- Housing Element will describe the **resources available for the development and preservation of housing**:
 - Financial resources, e.g., funding for home rehabilitation
 - Residential Sites Inventory – An inventory of vacant and underutilized sites with residential development potential



6

What is Included in a Housing Element Update?

- Housing Element's **goals, policies, and housing programs** will address the identified housing needs and constraints
- Housing Element must:
 1. Ensure there is adequate land to meet the housing needs
 2. Have programs to facilitate affordable housing development
 3. Mitigate government constraints on housing development
 4. Promote equal access to housing



7

The Housing Element Update Process

- The overall project entails:
 - Updating the Housing Element
 - Updating the Safety Element
 - Preparing a new Environmental Justice Element
 - Preparing the necessary supporting environmental documents
- The project, including the Housing Element Update, is expected to be reviewed by the City Council in August 2021



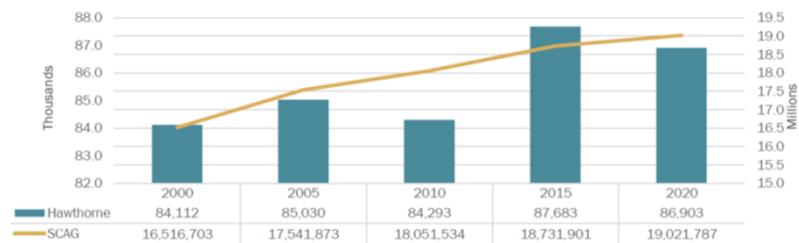
8

Planning for Housing in Hawthorne

9

Local Housing Facts

Population Trend, 2000-2020



Hawthorne compared to region

- Hawthorne had an annual population growth rate of 0.2% from 2000 to 2020; **86,903 pop.** in 2020
- Residents have been getting older over the past decade – City's 55+ population grew between 2010 and 2018, while most other age groups declined; **median age 33.4**

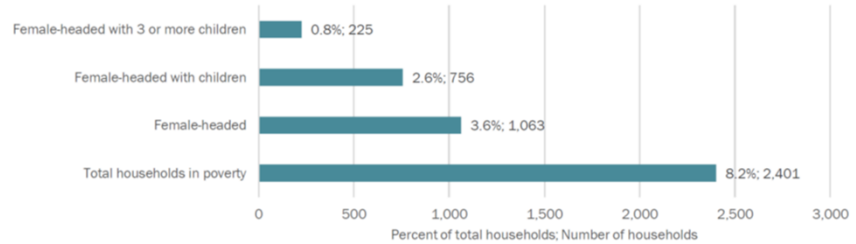


10

Local Housing Facts

- City has seen notable growth in median household incomes since 2010 – a nearly **14.6% increase in real income to \$50,948**
- However, 8.2% of Hawthorne’s households are experiencing poverty

Households by Poverty Status



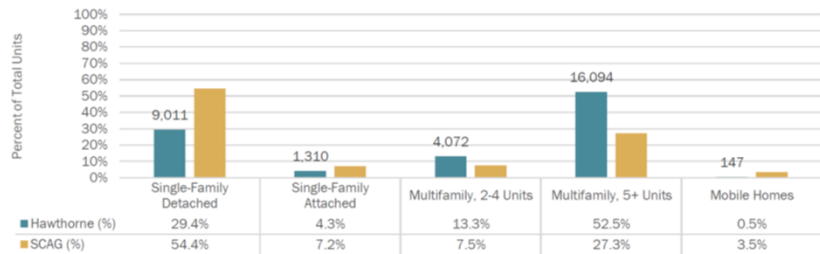
American Community Survey 2014-2018 5-year estimates.



11

Local Housing Facts

Housing Type



Hawthorne compared to region

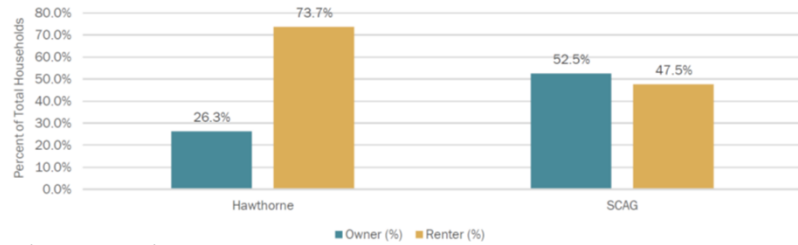
- City’s housing stock consists primarily of renter-occupied multifamily homes, 5 or more unit buildings – **52.5%**
- Single-family attached and detached homes account for **33.7%**
- Multifamily buildings, 2-4 units – which include duplexes, triplexes, and four-plexes – is **13.3%**



12

Local Housing Facts

Housing Tenure



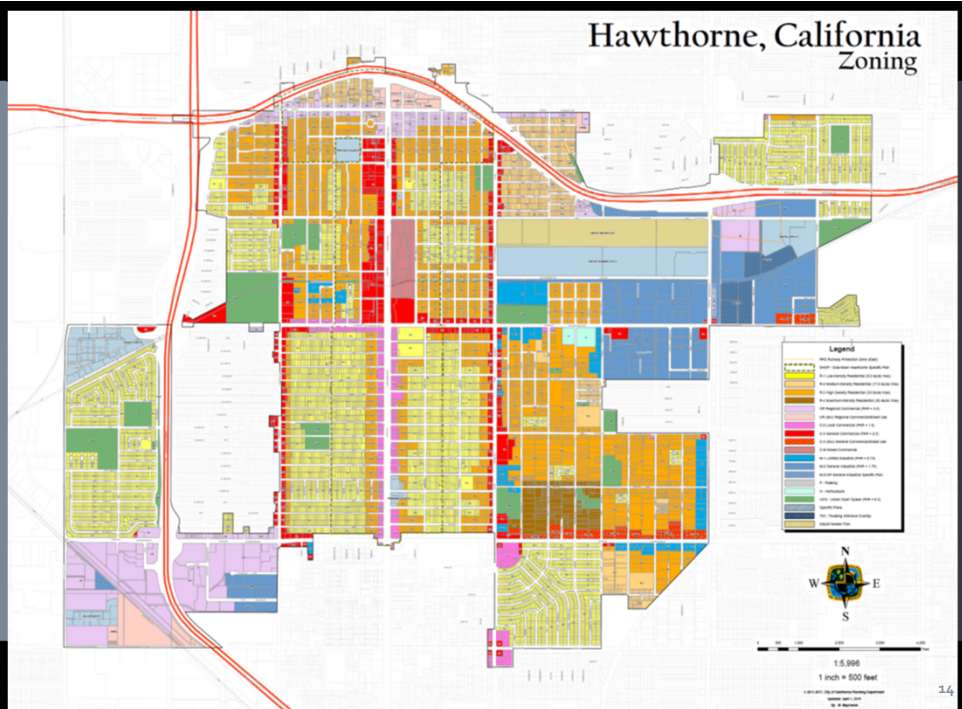
Hawthorne compared to region

- Mostly renter-occupied – 73.7% vs. 26.3% owner-occupied
- Housing stock grew by 3.6% over an 18-year period (2000-18)
- Vacancy rate has remained relatively low, dropping from 5.4% in 2010 to 4.4% in 2018



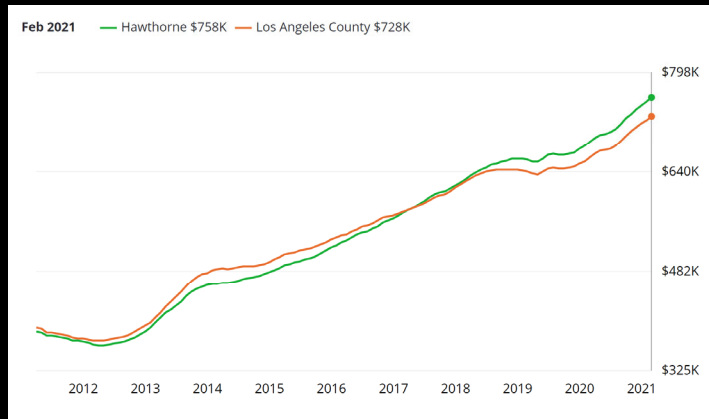
13

Zoning Map



14

Affordability – Ownership



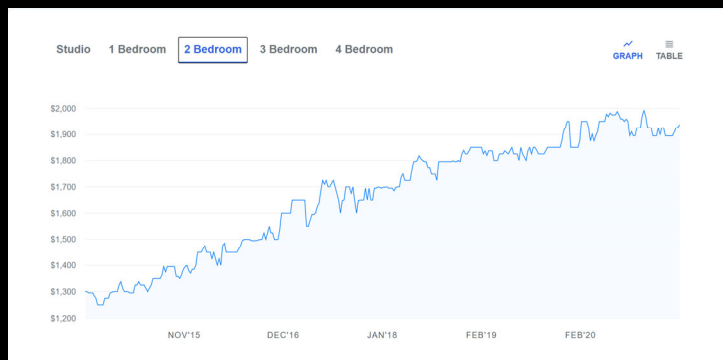
Source: Zillow, July 2020

- Home prices in Hawthorne have had a strong upward trend since 2012
- Median sale price in February 2021 was 4% higher than the County



15

Affordability – Rental



Source: Zumper, March 2021

- Average rents in Hawthorne have steadily risen since 2015
- In March 2021, the average rent for a 2-bdrm unit was \$1,938 per month



16

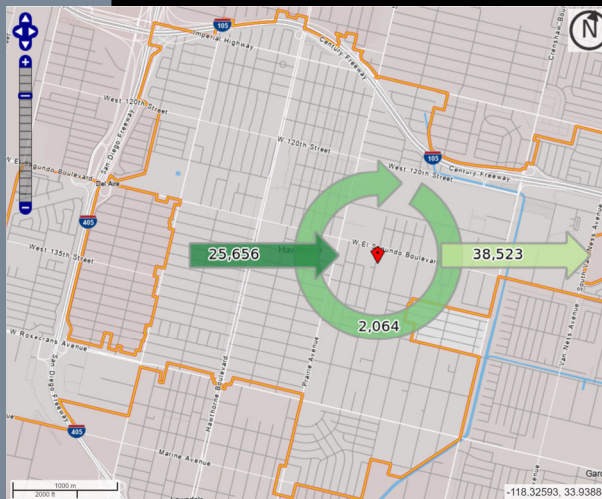
Affordability

- A household is considered to be overpaying for housing (or cost-burdened) if it spends more than 30% of its gross income on housing
- More than 1/3 of homeowners paying a mortgage are cost-burdened (36.9%)
- More than 1/2 of renter households are cost-burdened (54.4%)
- City should consider strategies to encourage housing that is affordable in order to remain accessible to a wide range of households



17

Commute Patterns



- Hawthorne has a dynamic inflow and outflow of workers and residents
- City currently functions more as a residential center than an employment center
- Approx. 38,523 residents commute out and 25,656 workers commute in; 2,064 residents work in the City
- Jobs-to-household ratio of 0.94 (2017)



18

Our Role in Regional Housing

- The Housing Element is the City's plan for meeting its "fair share" of **regional housing needs**
- Determination of "fair share" starts with the State calculating the future housing need for each region over the planning period (2021-2029)
- Southern California Association of Governments (SCAG) develops methodology for distributing the regional housing needs to all cities in the region



19

Our Role in Regional Housing

- Hawthorne receives a Regional Housing Needs Allocation (RHNA) from SCAG and must show that there is enough land zoned for housing to accommodate its RHNA
- The RHNA is also broken down into affordability levels which tell the City how many units need to be designated for each income level:
 - Very Low Income (0-50% AMI)
 - Low Income (51-80% AMI)
 - Moderate Income (81-120% AMI)
 - Above Moderate Income (above 120% AMI)

* AMI is "Area Median Income": 2020 AMI for Los Angeles County is \$77,300



20

Our Role in Regional Housing

- Hawthorne's RHNA for the 2021-2029 planning period is 1,734 units
- 37% of the City's RHNA is dedicated to Very Low or Low-Income Households

Income Level	2021-2029 Hawthorne RHNA
Very Low-Income Households	445
Low-Income Households	204
Moderate-Income Households	249
Above Moderate-Income Households	836
Total	1,734



21

What Types of Housing are Available to Meet Our Needs?

22

Housing Types – Scale & Density

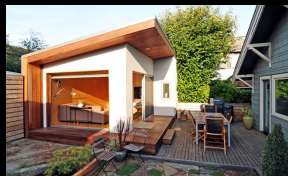


- Homes come in a variety of different scales and densities
- Different people and lifestyles are attracted to different types of housing choices
- Communities can offer a variety of housing types to meet the various needs of their residents



23

Housing Types



Accessory Dwelling Unit



Duplex



Single-family



Multifamily



Mixed Use



24

Housing Types



Projects that are "affordable" can still be well-designed and fit in with the surrounding community

Can you tell which is an affordable housing project and which is market-rate housing?



25

Housing Types



How about these detached homes?

Which is an affordable housing project (Habitat for Humanity) and which is market-rate housing?



26

How is the City Currently Addressing Our Housing Needs?

27

Our Current Housing Element

Table 30: Sites Inventory Summary

Area	Zoning	Status	# Parcels	Total Acreage	Max. Density ¹	Maximum Capacity	Potential Capacity ²
Area 1a	R4	Underutilized	30	8.02	30	240	168
	MU	Underutilized	8	1.45	30	43	30
Area 1b	R4	Vacant	1	0.13	30	4	3
		Underutilized	29	4.45	30	132	96
	MU	Underutilized	12	5.48	30	164	104
Area 1c	MU	Underutilized	6	3.62	30	108	67
Area 1d		Vacant	3	0.67	30	20	14
	MU	Underutilized	13	3.94	30	118	83
Area 3a		Vacant	9	1.03	30	30	22
	MU	Underutilized	25	3.77	30	113	81
Area 3b		Vacant	3	4.25	30	127	102
	MU	Underutilized	10	2.46	30	73	55
Area 7c	MU	Underutilized	2	2.93	30	87	62
Area 8	MU	Underutilized	8	5.29	30	159	111
Total			158	47.49	---	1,418	998

Notes:

1. Residential uses are permitted at a density of 30 units per acre in addition to 0.25 FAR of commercial uses in Mixed Use developments.
2. Potential capacity is conservatively estimated at 70 percent of the maximum density.

- Current Housing Element identified a surplus capacity for housing development – a potential for 196 additional units
- Given the 1,734 units allocated to Hawthorne, the City will need to identify more sites across all income categories to meet its RHNA



28

Our Current Housing Element

- **Key opportunities and challenges:**

- Steady growth in home prices and rents have contributed to the high proportion of households that are cost-burdened (paying more than 30% of their income towards housing costs)
- Hawthorne will have to consider ways to address housing affordability and encourage the production of units that are accessible to lower- and moderate-income households
- City will need to find additional capacity to meet its higher regional housing needs allocation



29

What's Next for Hawthorne?

30

Next Steps



Please visit
<https://www.cityofhawthorne.org/housing-element>
to complete the ONLINE SURVEY and share your feedback on
housing in the City of Hawthorne

Check the website for more information and project updates

Thank you!





Hawthorne 2021-2029 Housing Element Update Survey

As required by State law, the City is in the process of updating the Housing Element of the General Plan for the 2021-2029 period. The Housing Element must be updated every 8 years. The Housing Element establishes policies and programs to address Hawthorne's existing and projected housing needs, including the City's "fair share" of the regional housing need (or "RHNA"). If you currently live in Hawthorne, your feedback will help us understand existing opportunities in our City. However, even if you live somewhere else, we still want to learn about your housing conditions and experiences so the City can do its part in planning to meet our region's housing needs.

Part 1 of this survey focuses on questions related to **existing housing conditions** and will help the City better understand the characteristics of households in Hawthorne and identify the community's housing needs and priorities.

Part 2 of this survey focuses on issues related to **fair housing** in order to understand real or perceived fair housing concerns in Hawthorne. In basic terms, "fair housing" means the right to choose a home free from unlawful discrimination.

This is an early step in the process. There will be additional opportunities for the community to comment on the Housing Element Update, including on the locations identified to accommodate our State-mandated Regional Housing Needs Allocation (RHNA) and the goals, policies, and implementation actions to be included in the Housing Element.

Your input will be used to inform preparation of the Housing Element so that it reflects our local priorities and objectives.

For additional information about the Housing Element Update, process, and timeline, please visit the Housing Element website: <https://www.cityofhawthorne.org/housing-element>



Hawthorne 2021-2029 Housing Element Update Survey

Part 1: Existing Conditions

The first part of this survey will assist us in better understanding existing housing conditions in Hawthorne.

1. Do you live and/or work in Hawthorne?

Note: If you currently live in Hawthorne, you will be asked a few follow-up questions about your current living situation on the following page. If you live somewhere else, you will skip these resident-specific questions and proceed to more general questions about your housing conditions. Whether or not you are a resident, your input will still help the City plan to meet our long-term housing needs.

- ☐ I live in Hawthorne but my job is located somewhere else (pre-pandemic conditions)
- ☐ My job is in Hawthorne (pre-pandemic conditions) but I live somewhere else
- ☐ I live and work in Hawthorne (pre-pandemic conditions)
- ☐ I do not live or work in Hawthorne



Hawthorne 2021-2029 Housing Element Update Survey

Questions for Hawthorne Residents

2. How long have you lived in the City?

☐ 0-2 years

☐ 10-20 years

☐ 2-5 years

☐ 20-30 years

☐ 5-10 years

☐ 30+ years

3. What made you decide to live here? (Select all that apply)

☐ Close to job/work

☐ Quality of housing stock

☐ Close to family and/or friends

☐ Affordability (at the time I moved here)

☐ Quality of local school system

☐ Safety of neighborhood

☐ City services and programs

☐ Close to shopping and services

☐ Other (please specify)



Hawthorne 2021-2029 Housing Element Update Survey

Questions for All Respondents (Residents and Nonresidents)

4. Do you currently own or rent your home?

- ☐ I own my home
- ☐ I rent my home
- ☐ I live with another household (neither own nor rent)
- ☐ I am currently without permanent shelter

5. If you wish to own a home in Hawthorne but do not currently own one, what issues are preventing you from owning a home at this time? (Select all that apply)

- ☐ I cannot find a home within my target price range in Hawthorne
- ☐ I do not currently have the financial resources for an appropriate down payment
- ☐ I do not currently have the financial resources for an adequate monthly mortgage payment
- ☐ I cannot find a home that suits my living needs in Hawthorne (e.g., housing size, disability accommodations, floorplan)
- ☐ I cannot currently find a home that suits my quality standards in Hawthorne (e.g., architectural design, interior, landscaping)
- ☐ I do not currently wish to own or rent a home in Hawthorne
- ☐ I already own a home in Hawthorne

6. Select the type of housing that best describes your current home.

- ☐ Single-family home (detached)
- ☐ Duplex/townhome
- ☐ Multi-family home (apartment/condominium)
- ☐ Accessory Dwelling Unit, granny flat, guest house
- ☐ Mobile home
- ☐ Currently without permanent shelter
- ☐ Other (please specify)

7. How satisfied are you with your current housing situation?

- ☐ I am very satisfied
- ☐ I am somewhat satisfied
- ☐ I am somewhat dissatisfied
- ☐ I am dissatisfied

8. If you answered dissatisfied or somewhat dissatisfied to the prior question, please provide a reason below. (If not, please skip.)

9. Do you think that the range of housing options currently available in the City of Hawthorne meets the needs of the community?

- ☐ Yes
- ☐ No

10. What types of additional housing are most needed in the City of Hawthorne?
(Select all that apply)

- ☐ Single-family (detached)
- ☐ Duplex/attached housing
- ☐ Condominiums (multi-family ownership homes)
- ☐ Apartments (multi-family rental homes)
- ☐ Senior housing
- ☐ Accessory Dwelling Unit, granny flat, guest house
- ☐ Permanent supportive housing (for the homeless, transitional housing, etc.)
- ☐ Housing for people with disabilities (please specify in comment field below)
- ☐ Other (please specify)

11. How would you rate the physical condition of the home you live in?

- ☐ Excellent condition
- ☐ Shows signs of minor deferred maintenance (e.g., peeling paint, chipped stucco, etc.)
- ☐ Needs extensive major repairs or renovation (teardown/rebuild)
- ☐ Needs one or more major systems upgrades (e.g., new roof, windows, electrical, plumbing, HVAC system, etc.)
- ☐ Other (please specify)

12. Which of the following housing upgrades or expansions have you considered making on your home?

- ☐ Room addition
- ☐ Roofing
- ☐ HVAC
- ☐ Painting
- ☐ Solar
- ☐ Accessory Dwelling Unit, granny flat, guest house
- ☐ Remodel of bath, kitchen, or other facility
- ☐ None
- ☐ Other (please specify)



Hawthorne 2021-2029 Housing Element Update Survey

Part 2: Fair Housing

The second part of this survey is designed to help us understand fair housing issues facing our community.

Questions for All Respondents (Residents and Nonresidents)

13. Based on your monthly income before taxes, how much of your monthly income do you spend on housing?

- ☐ Less than 30%
- ☐ Between 30%-50%
- ☐ More than 50%

14. How important are the following factors in your housing choice? (If a statement does not pertain to you, please leave blank.) (1-5 scale)

	Very Important	Somewhat Important	Neutral	Somewhat Unimportant	Unimportant
Housing I can afford	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing that accommodates disability of household member	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing large enough for my household	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
My credit history and/or credit score	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The amount of money I have/had for deposit	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Housing was available in the neighborhood I chose at the time I needed it	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Concern that I would not be welcome in that neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Other (please specify)

15. How important are the following housing priorities to you and your household?

	Very important	Somewhat important	Not Important	Don't know
Provide more housing for all income levels	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very important	Somewhat important	Not Important	Don't know
Promote housing affordable to working families	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more single-family housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Build more multi-family housing (apartments, condos, etc.)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Rehabilitate existing housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encourage more senior housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide ADA-accessible housing	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Provide housing for homeless	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensure that children who grow up in Hawthorne can afford to live in Hawthorne as adults	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Create mixed-use (commercial/office and residential) projects to bring different land uses closer together	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrate affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Establish programs to help at-risk homeowners keep their homes, including mortgage loan programs	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Very important	Somewhat important	Not Important	Don't know
Support fair/equitable housing opportunities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Support programs to help maintain and secure neighborhoods that have suffered foreclosures	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

16. Please respond to each statement. (1-5 scale)

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
I am satisfied with the schools in my area	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are quality jobs in my neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is access to public transit close to my neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is enough parking in my area of town	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are plenty of parks, playgrounds, or green spaces near me	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a pharmacy close to my house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There is a public library close to my house	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

	Strongly agree	Somewhat agree	Neutral	Somewhat disagree	Strongly disagree
There are grocery stores close to my neighborhood	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are banks and credit unions near where I live	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The condition of the homes in my neighborhood are acceptable	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The streets and sidewalks near my home are well kept	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
There are plenty of other public spaces near my home	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The streets and sidewalks in my neighborhood have adequate lighting	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

17. The federal Fair Housing Act prohibits discrimination in the sale, rental, and financing of housing based on race, color, national origin, religion, sex, familial status, and disability. Of those, which do you think is the biggest problem in housing discrimination in Hawthorne (if any)?

- ☐ Race/Ethnicity (i.e. Caucasian, Asian, Latino, etc.)
- ☐ Color (physical appearance)
- ☐ National Origin (the country where a person was born)
- ☐ Religion
- ☐ Sex
- ☐ Familial Status
- ☐ Disability
- ☐ Other (please specify)

18. Have you ever experienced or witnessed housing discrimination in the City of Hawthorne? (Reminder: Housing discrimination occurs when factors like a person's race, color, national origin, religion, sex, familial status, and/or disability are used in making decisions related to the sale, rental, or financing of housing).

- ☐ Yes
- ☐ No
- ☐ I don't know



Hawthorne 2021-2029 Housing Element Update Survey

19. On what grounds do you believe you witnessed housing discrimination in Hawthorne? (Select all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Race/Ethnicity (i.e. Caucasian, Asian, Latino, etc.) | <input type="checkbox"/> Disability |
| <input type="checkbox"/> Color (physical appearance) | <input type="checkbox"/> Political Ideas |
| <input type="checkbox"/> Age | <input type="checkbox"/> English Spoken as a Second Language |
| <input type="checkbox"/> Marital Status | <input type="checkbox"/> Citizenship Status |
| <input type="checkbox"/> Religion | <input type="checkbox"/> Level/Source of Income |
| <input type="checkbox"/> Sex/Gender/Gender Identity | <input type="checkbox"/> Use of Housing Choice Voucher or Other Assistance |
| <input type="checkbox"/> National Origin (the country where a person was born) | <input type="checkbox"/> Criminal Background |
| <input type="checkbox"/> Familial Status (families with children) | |
| <input type="checkbox"/> Other (please specify) | |
| <div style="background-color: #cccccc; height: 20px; width: 500px;"></div> | |
| <input type="checkbox"/> I have not witnessed housing discrimination | |



Hawthorne 2021-2029 Housing Element Update Survey

20. Do you know of anyone in Hawthorne who has faced the following: (Select all that apply)

- ☐ Unfairly refused a rental or sale agreement
- ☐ Unfairly denied a mortgage
- ☐ Falsely denied available housing options
- ☐ Unfairly directed to a certain neighborhood and/or locations
- ☐ Not shown all housing options
- ☐ Not given reasonable accommodations for a disability
- ☐ Offered unfair terms when buying or selling
- ☐ Not applicable/None

21. Where would you refer someone if they felt their fair housing rights had been violated?

- ☐ I wouldn't know what to do
- ☐ Complain to the individual/organization discriminating
- ☐ A local nonprofit
- ☐ Local, state, or federal government
- ☐ The California Office of Housing and Community Development
- ☐ The U.S. Department of Housing and Urban Development
- ☐ A private attorney
- ☐ Other (please specify)

22. How familiar are you with Fair Housing laws?

- ☐ Not familiar
- ☐ Somewhat familiar
- ☐ Very familiar

23. Do you think Federal and/or State Fair Housing laws are difficult to understand or follow?

- ☐ Yes
- ☐ No
- ☐ I don't know



Hawthorne 2021-2029 Housing Element Update Survey

Background Questions

Questions for All Respondents (Residents and Nonresidents)

24. Which of the following best describes your household type?

- ☐ Single person household
- ☐ Couple
- ☐ Couple with children under 18
- ☐ Single parent with children under 18
- ☐ Adult head of household (non-parent) with children under 18
- ☐ Adult living with parents
- ☐ Multi-generational family household (grandparents, children, and/or grandchildren all under the same roof)
- ☐ Single person living with roommates
- ☐ Family unit living with roommates
- ☐ Other (please specify)

25. Has the Coronavirus impacted your housing situation?

- ☐ Yes
- ☐ No
- ☐ If yes, how?

26. If you are currently employed, approximately how long is your one-way commute to work? (If your commute has changed due to the Coronavirus, please answer this question based on your commute before the pandemic's impact on your travel patterns.)

- ☐ Less than 5 miles
- ☐ 5-10 miles
- ☐ 10-25 miles
- ☐ 25-40 miles
- ☐ More than 40 miles
- ☐ I am employed but work from my home (pre-pandemic)
- ☐ I am not currently employed

27. What age range most accurately describes you?

- ☐ 0-23 years old
- ☐ 24-39 years old
- ☐ 40-55 years old
- ☐ 56-74 years old
- ☐ 75+ years old

28. If you would like to be notified regarding upcoming project updates and public hearings, please register your email address below.

Name

ZIP/Postal Code

Email Address