DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT
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October 12, 2022

Vontray Norris, City Manager
City of Hawthorne
4455 W. 126th Street
Hawthorne, CA, 90250

Dear Vontray Norris:

RE: City of Hawthorne's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the City of Hawthorne's (City) housing element adopted March 8, 2022 and received for review on August 15, 2022, along with revisions received on October 10, 2022. The technical changes related to the August 15, 2022, and October 10, 2022, submittal to the adopted element are authorized by Resolution No. 8342. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's May 20, 2022 review.

Additionally, the City must continue timely and effective implementation of all programs including but not limited to the following:

- Program 1 (Residential Sites Inventory)
- Program 5 (Facilitate Affordable and Special Needs Housing Construction)
- Program 6 (Mixed-Use Development)
- Program 7 (Accessory Dwelling Units)
- Program 11 (Lot Consolidation)
- Program 19 (Zoning Code Amendments – Housing Constraints)
- Program 22 (Affirmatively Furthering Fair Housing)

The City must monitor and report on the results of these and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with

an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

In addition, the element includes Program 1 identifying adequate sites to accommodate the shortfall of 1,374 units by committing to rezone the identified sites from M-1 to R-3 by October 15, 2023. Among other things, the program commits to zoning with densities of 30 units per acre and permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower-income households.

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the City meets housing element requirements for these and other funding sources.

HCD wishes the City success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code section 65400. If HCD can provide assistance in implementing the housing element, please contact Mashal Ayobi, of our staff, at Mashal.Ayobi@hcd.ca.gov.

Sincerely,



Melinda Coy
Proactive Housing Accountability Chief