



City of Hawthorne, California Housing Hawthorne with Direct Affordable Housing Development

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City of Hawthorne, California
Exhibit A Executive Summary

The City of Hawthorne is a city of 84,563 residents in western Los Angeles County, California with a strong economy full of quality jobs within and near the city. It is interconnected with the rest of the region through a network of rail lines, bus rapid transit, and conventional bus lines as well as a predictable street network and freeway access. With its proximity to so many jobs and interconnectedness with the metro area, Hawthorne has become a desirable place to live, especially for those in the aerospace defense or air travel industries. The City, however, is fully built out with only a few underutilized parcels. Construction has been stagnant for more than a decade so new housing developments are few and far between, particularly for affordable housing units. The City's residents suffer some of the worst rates of housing burden, or paying 50% or more of income in housing costs, in both the State of California and throughout the United States. To address affordability problems and encourage the production and preservation of affordable and fair housing, the City has implemented aggressive policies, programs, procedures, and codes that are known to remove barriers to affordable housing development. Unfortunately, the City still suffers from seemingly insurmountable barriers related to the challenging real estate and construction markets in Los Angeles County. The urgent need for new affordable housing units has necessitated the City's application proposing the construction of at least fifteen and as many as forty new affordable housing units for low- to moderate-income (LMI) individuals. The project also undertakes an educational campaign to notify owners of underutilized parking lots and parking garages of a change in codes releasing them from maintaining the parking spaces in an area of the city well-served by high-quality public transit. These efforts are expected to combine to produce or encourage the production of new permanent affordable housing stock for LMI individuals and to prevent the development of slums or blighted properties. The City intends to continue successful policies and procedures that prevent discrimination and support fair housing practices throughout the city.

City of Hawthorne, California

Exhibit B Threshold Requirements and Other Submission Requirements

The City of Hawthorne does not have any unresolved civil rights matters, nor have they had any violations or deficiencies in recent history. The City proactively incorporates fair housing best practices into their procedures, policies, plans, and ordinances to create equal access to safe, affordable housing for all residents.

City of Hawthorne, California

Exhibit C Need

a. NEED (Maximum 35 points)

The City of Hawthorne has a diverse population of 84,563 residents, according to the ACS 5-year estimates of 2022. The City has been instrumental in actions, programs, and resources to help meet affordable housing production and preservation for its communities and workforce but benefits have spread throughout the greater Los Angeles metropolitan area of 18.5 million people. Strategic actions are consistent with HUD's national goals to provide decent housing opportunities that can be accessible to low- to moderate-income (LMI) residents.

On May 12, 2020, the Hawthorne City Council adopted the 2020-2024 Consolidated Plan, which described the City's housing and community development needs, including strategies to address the priorities expressed by residents. Seven (7) strategies were identified with the top being: 1) Preserve the supply of affordable housing, and 2) Increase the supply of affordable housing for low-income individuals, families, persons with special needs and persons experiencing homelessness.

Currently, the City has attempted to facilitate housing development projects including a planned undertaking with Skid Row Housing Trust Developer. However, Additionally, to ensure equal access to housing opportunities, the City Fair Housing Services provider supports any resident in their efforts to obtain and maintain fair housing. The City maintains a centralized and exhaustive list of resources with links for tenants and landlords to help prevent evictions, preserve quality housing, prevent housing stock from falling into blight or slum conditions, and resolve conflicts.

Pro-housing programs in place are highlighted below:

- Single Family Rehabilitation program to preserve existing aged housing stock.
- Tenant-landlord programs with resources to alleviate families/individuals at-risk of becoming unhoused.
- Low-income Affordable Housing waiting list and annual application process.
- Emergency Housing Voucher Program- City was awarded 67 vouchers in June 2021 to meet those at-risk of homelessness, post COVID 19.
- Housing Trust Fund- 1st Phase funding commitment with land valued at \$5.8 mil targeting 80% or below AMI.

The investment of HUD resources and other federal, state, and local investments has been a catalyst for consistent positive changes for fair housing within the community. Affordable housing preservation and development goals reflected below indicate recent strategies taken place to address the significant housing supply deficits in the Hawthorne and surrounding communities.

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

Program 1: Residential Sites Inventory

Using sources from the General Fund, the City will find and rezone sites that are sufficient in meeting the required density to achieve the RHNA requirements. The City aims to make all needed amendments to the zoning code by the end of 2023.

Program 2: Monitor Residential Capacity

Hawthorne aims to ensure no net loss of capacity on development sites by implementing an ongoing monitoring procedure. The evaluation procedure are pursuant to CGC Section 65863.

Program 3: Public Property Conversion to Housing

The City will work with nonprofits and public agencies to determine which sites are feasible for residential development. The updated list of surplus City-owned lands, their information and development status will be included in the City's APR.

Program 4: Replacement of Units on Sites

Pursuant to CGC Section 65583.2(g)(3) the City will replace any units on identified sites in the Site Inventory that are rent controlled or reserved for low or very low-income households. Developments that require demolition of such units will only be approved if the new building houses as many as demolished or if certain affordability requirements.

Program 5: Facilitate Affordable and Special Needs Housing Construction

The City is committed to facilitating construction by taking the following actions:

- Collaborating with affordable housing and special needs housing developers.
- On a case-by-case basis implement regulatory concessions and incentives.
- Assist developers with obtaining low-income housing tax credits to fund the new affordable housing developments.
- Collaborate with housing developers to support large families.

Program 6: Mixed Use Development

On an ongoing basis the City will encourage mixed use developments by providing technical assistance, pursuing strategic partnerships, monitoring development interests and inquiries yearly.

Program 7: Accessory Dwelling Units

The City will amend its Zoning Code to allow for the development of accessory dwelling units and junior accessory dwelling units as a housing option for low- and moderate-income individuals.

Program 8: Density Bonus Implementation

On a sliding scale the City will grant density bonuses to developments that incorporate affordable housing units.

Program 9: Multi Family Acquisition and Rehabilitation

Using HOME funding the City will work with Community Housing Development Organizations to acquire dilapidated developments and rehabilitate them.

Program 10: California Accessibility Standards Compliance Program

The City will ensure that new and rehabilitated developments adhere to the State of California accessibility standards by providing technical assistance and readily available resources to developers.

Program 11: Lot Consolidation

The City will establish a lot consolidation procedure to identify neighboring small lots that could be used for affordable housing development. A factsheet detailing the lot consolidation incentive will be available by October 2023.

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

Program 14: Housing for Extremely Low-Income Households ○ The City will encourage development by doing the following:

- Conducting outreach to housing developers annually.
- Providing financial and technical assistance on a case-by-case basis.
- Identifying grant and funding opportunities.
- Applying for or supporting funding applications.
- Reviewing and prioritizing local funding.
- Offering additional incentives outside of the density bonus.

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

Program 17: Energy Conservation and Energy Efficiency Opportunities

The City will implement energy-efficient measures for new development construction. Information about the measures will be made available on the City's website and the permit counter.

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

Program 19: Zoning Code Amendments – Housing Constraints

To remove housing constraints the City will amend its Zoning Code. The update will address the following:

- Low Barrier Navigation
- Transitional and Supportive Housing
- Residential Care Facilities
- Streamlined and Ministerial Review for Eligible Affordable Housing Projects
- Employee Housing
- Single-Room Occupancy

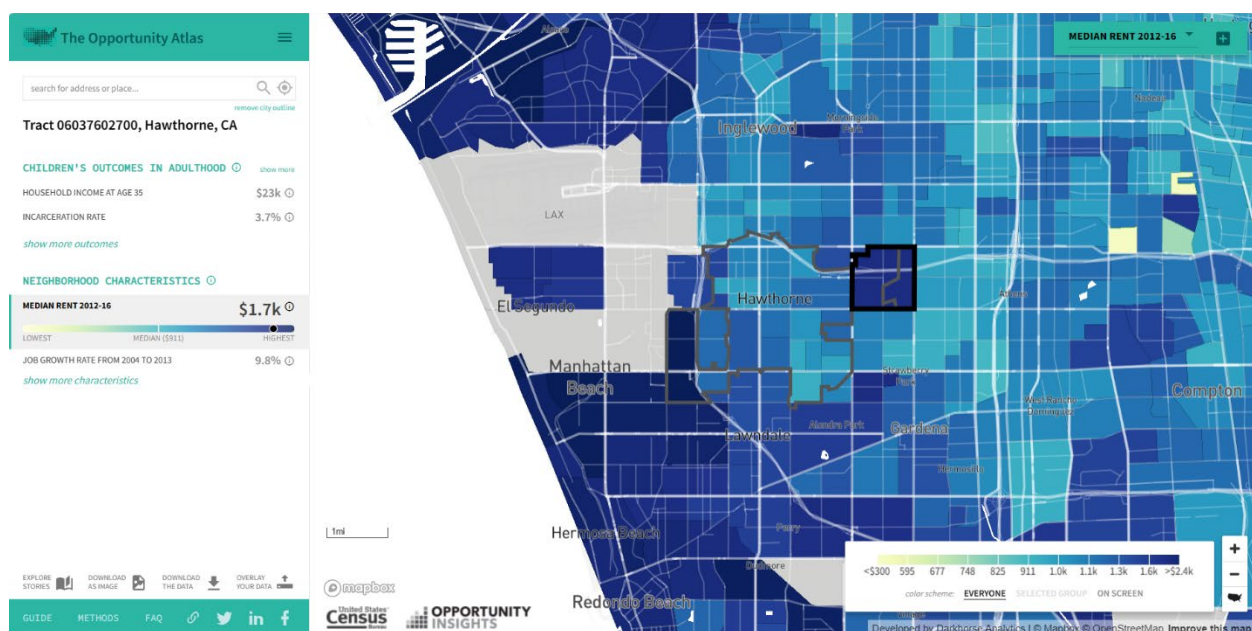
Housing problems measure:

The City is listed in the PRO Housing spreadsheet as a priority geography because of housing problems. Specifically, the area suffers from very high housing burdens defined as spending 50% or more of household income on housing costs. This area also sees many new arrival immigrants who often join other families from their country of origin in a single housing unit leading to massive overcrowding. The area, as a particularly vulnerable portion of the Los Angeles metropolitan area, has high levels of people experiencing homelessness. In an effort to serve some of the unhoused, the City opened the Bridge of Hope Community Housing in May 2023. The development is a transitional housing pallet site that houses 12 people suffering from homelessness at a time.

Jurisdiction	State	County or Place	Priority Geography	Housing Affordability Factor (HAF)	HAF National Threshold	HAF State Threshold	Housing Problems Factor (HPF)	HPF National Threshold	HPF State Threshold	Offpace Factor	Offpace National Threshold	Offpace State Threshold
Hawthorne city	California	Place	Yes	1.177707	2.069333	9.500000	0.495698	0.428937	0.588235	-0.194093	0.107911	0.385373

Current City demographics depict that there is insufficient affordable housing combined with excessive cost burden and substandard housing as quantified in the PRO Housing spreadsheet.

But the City's needs go far beyond what is captured in this quantification. Based on evaluation of 2011-2015 ACS and CHAS data, there is a high need for housing units affordable for households earning less than 80 percent of AMI. Of the 19,050 households earning 0-80 percent of AMI in the City, 13,578 are cost burdened households. Approximately, 7,199 of the cost burdened households were considered severely cost burdened households.



Concurrently, information gathered during development of the Consolidated Plan Needs Assessment Survey, the 2021-2029 Housing Element and market analysis, confirm that the ***primary barriers to affordable housing in Hawthorne are housing affordability and the lack of monetary resources necessary to develop and sustain affordable housing.*** Preservation of existing housing requires its own efforts as well as the need to increase housing stock within the community, thus the need for additional funding streams is even higher to try to accomplish both goals. Consideration must be given to the growing percentage of housing units that will need rehabilitation to allow them to remain safe and habitable. The situation is of particular concern for low- and moderate-income homeowners who are generally not in a financial position to properly maintain their homes. The City's low-interest rehabilitation loans are one effort to maintain a good state of repair in existing housing but the strain throughout the community is greater than the resources available.

Given the post-pandemic era, families and individuals are challenged with even greater housing deficits based on recent supportive housing services and practices listed herein. In FY 2021-22,

City COVID-19 response included funds to support housing and economic development needs of Hawthorne residents. The housing component of actions provided short-term rental and utility assistance to 123 income eligible households.

Currently, the City's Section 8 waiting list has 404 families pending assistance, and City-owned properties for Affordable Housing has its own waitlist, receiving an estimated 19 applications remaining on the waitlist this year. Application intake is opened once a year, with applications repeated annually. Income ranges and rent amounts on the waitlist indicate the following:

# of Bedrooms/unit	Household Size	Income Range	Rent Amount
2	3	\$88,401-\$106,050	\$2,431
	4	\$98,201-\$117,850	
1	1	\$68,751-\$82,500	\$2,160
	2	\$78,551-\$94,300	
1 (62+)	1	\$26,501-\$44,150	\$982
	2	\$30,301-\$50,450	

The City's 2021-2029 Housing Element includes goals to reduce or remove governmental and non-governmental constraints to the development and improvements. Existing goals identified in the Housing Element are:

- 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.
- Inform applicants on how to navigate the development review process and efficiently facilitate building permit and development plan processing for residential construction.
- Monitor state and federal housing-related legislation, and update City plans, ordinances, and processes pursuant to such legislation to remove or reduce governmental constraints.
- Provide incentives and regulatory concessions for residential projects constructed specifically for low- and moderate-income households.
- Adopt plans and programs that support the provision of adequate infrastructure and public facilities

These activities are already underway to advance affordable housing in Hawthorne and are continuing to be implemented outside the scope of the proposed project. The proposed project, as described in the next narrative exhibit, will be to acquire and develop city-owned and directly administered affordable housing that expands housing stock and overcomes the most serious and challenging barriers to development in the City: the lack of available land for development and the prohibitively expensive costs of development, which prevent private developers from obtaining adequate funding.

Even after the project and the City's existing concurrent activities are completed, barriers will still exist to the production and preservation of more affordable housing. The City of Hawthorne has been faced with a history of redlining in some areas and continued racial/ethnic segregation. More recent challenges include emerging linguistic isolation, household income constraints, and opportunity limitations.

Metro Areas and Counties
2020 Segregation/Integration

- High Segregation
- Low-Medium Segregation
- Racially Integrated

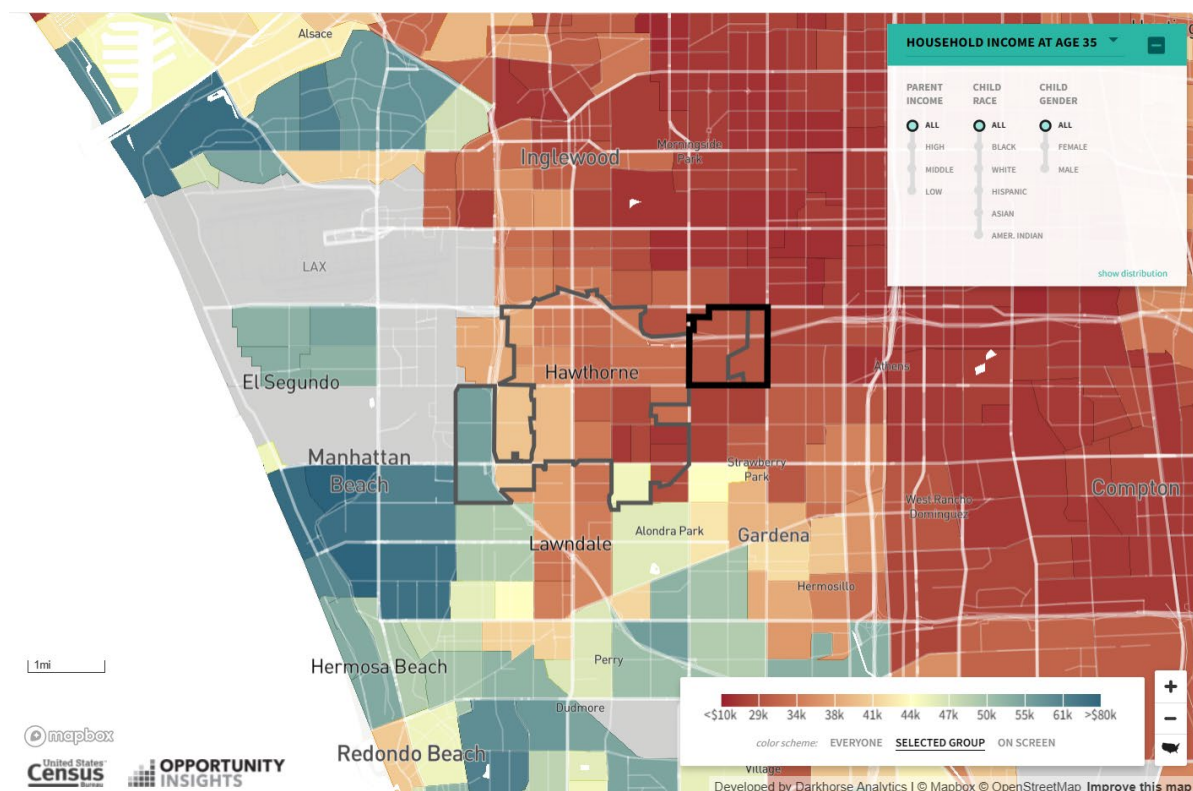
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The problem of racial and ethnic segregation in Hawthorne did not appear recently and it is not likely to be solved without long-term, sustained efforts. The City's proposed affordable housing unit development will not discriminate for or against segregated parts of the city but will instead locate wherever an adequate site presents itself in the market. Predictions at this time are to see parcels available in the northern and central portions of the city which are already either integrated or experiencing low levels of segregation. Unlike rental housing units, turnover in owner-occupied housing takes longer and involves more complicated interconnections with the neighborhood. Some residents may find comfort and connection in the closeness of others that share their culture. Efforts to bring opportunities into these neighborhoods cannot be overlooked as they can improve quality of life without uprooting established residents. Still, the City will actively work to incorporate regional, state, and national best practices to improve outcomes for all residents and improve equitable access to opportunity regardless of address.

Income and opportunity limitations not only impact the segregated communities but also impact every neighborhood within the city. Exploration of the US Census Bureau's Opportunity Insights maps revealed that every tract in the city experienced generational impacts on household income at age 35. For each tract, 35-year-olds that had grown up in the tract to high-income parents had higher incomes than those who grew up with middle-income parents. Similarly, those from middle class origin families had higher incomes than those from low-income families. The difference in each step was roughly \$4k-6k per year meaning that in some tracts the adult children of high-income families made up to \$12,000 per year more than those from the same tract but from low-income families. The largest gap observed, in the southeastern part of the city, saw a difference of \$23,000 in household income with those from high-income families earning nearly double that of 35-year-olds from low-income origin families.



Existing policies, partnerships, and ordinances are already in place to help equitable housing development, but there is no undeveloped land, and the market is prohibitively expensive. Without intervention to provide additional funding, more affordable housing cannot be generated. The challenging real estate and construction markets have led to stagnant construction throughout the city for over a decade and ultimately back to the housing bubble collapse in 2008. Since then, few new developments have successfully obtained financing and thus, the housing stock has stayed relatively flat. Only a few developments undertaken by the City have produced new affordable housing units. The City is committing itself to find additional resources to bridge gaps in funding such as through using Tax Incentive financing and applying HUD and CHDO funding to qualified developers. This kind of leverage may be all some developers need to start producing additional housing in Hawthorne. If it's not enough, however, the City is dedicated to participating in conferences and planning to try to identify policies, procedures, ordinances, codes, best practices, programs, and innovative financing mechanisms to overcome these persistent housing shortages.

City of Hawthorne, California
Exhibit D Soundness of Approach

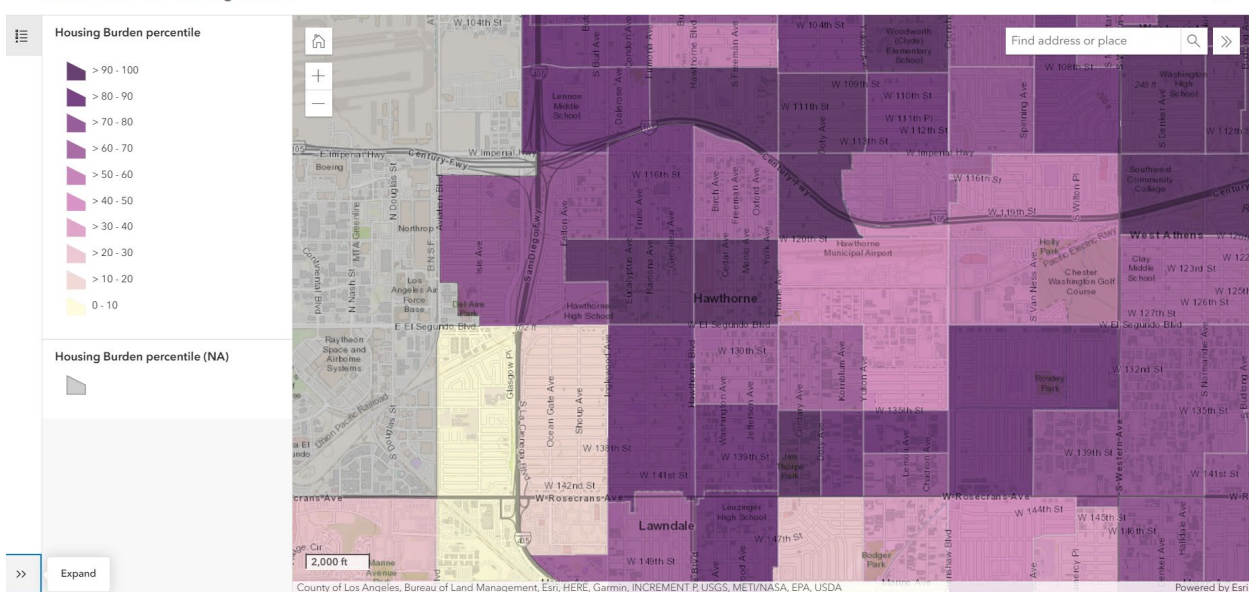
b. SOUNDNESS OF APPROACH (Maximum 35 points)

The City of Hawthorne proposes to acquire unoccupied property as available within the City. There is a preference for acquiring parking lots or parking garages that have been recently released from higher-than-needed coded parking requirements and are in areas served by high-quality, high-frequency, and reliable public transit routes. These lots or garages would then be demolished and replaced with new housing stock, 100% of which would be deed restricted to serve low- to moderate-income (LMI) households and individuals for the City's standard fifty-five-year period. This would have the added benefit of producing new housing units in the city that don't currently exist, since helping to increase the supply of housing overall, and especially affordable housing, will help reduce overall housing and rental market costs borne by residents.

In the absence of a suitable site for new housing development, the City will acquire one or more existing housing sites that are preferably vacant. No people will be displaced in the project but any current residents that do not meet LMI limits will be replaced with qualifying households upon the end of their leases. This type of project may also require the rehabilitation of the property through either substantial renovation, or minor updates, depending on the existing condition of the property.

In either of these two possible cases, the project is proposing to meet the national objectives of benefiting low- to moderate-income individuals by providing quality, affordable housing in well-developed, high-amenity communities that are close to good jobs. The community is a priority geography because of housing problem factors, most notably housing burden caused by high rents and mortgages. The properties in the city are in high-demand and thus fetch very high rents or purchase prices that require 50% or more of household income for many residents. Several census tracts within the city have housing burdens impacting 30%-40% of their population, according to the CalEnviroScreen 4.0 data. The city-owned and administered affordable housing units would be rented at income-dependent rates following already established procedures that protect participants from housing burden.

CalEnviroScreen 4.0 Housing Burden



Also, in either case, the projects will prevent or eliminate slums or blight. The parking lots or garages that can be considered for acquisition were previously over-coded and thus are underutilized. Because they are not operating anywhere near full capacity and are therefore either bringing in either no or low incomes to cover maintenance and operations, these facilities are at a higher risk for becoming neglected and falling into a state of decay. The nature of their use as a parking lot or parking garage further increases their risk of becoming blighted as these facilities don't have many people staying on site so they are often targets for graffiti and vandalism and potential locations for other crimes. By converting the parking lots or garages to housing, the area will be inhabited through all parts of the day and year-round with people coming and going. It will also see dedicated maintenance and operations by the City so it does not fall into blight or become a slum. Similarly, existing housing that is acquired by the City will be maintained carefully while it is owned and operated by the City.

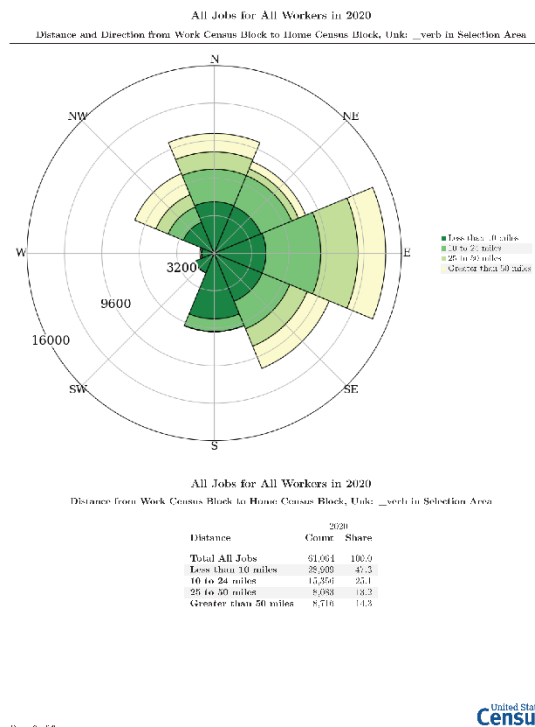
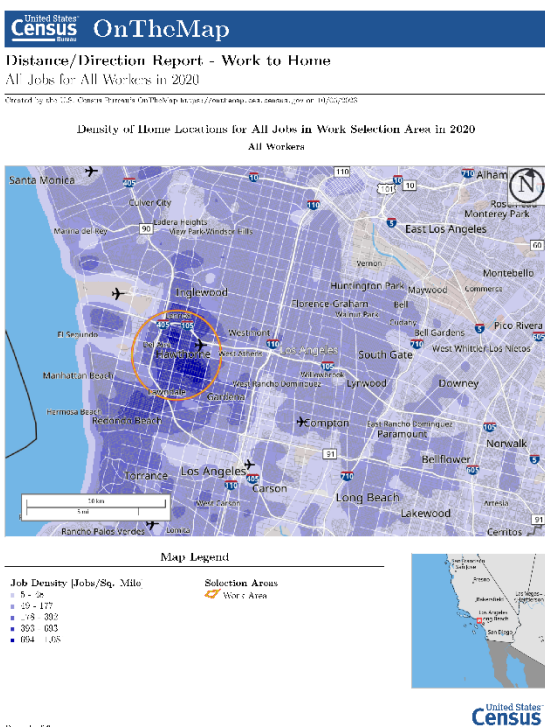
Another project activity will be the education of the owners of the excess parking sites that former restrictions requiring that much parking have been removed, thus allowing them to develop or sell their properties to other developers. While this won't necessarily result in affordable housing developments, it will likely result in a split between housing and commercial development along with some possible sites without further improvements. Educational outreach campaigns such as this can encourage or promote the development of new housing units by informing landowners of new opportunities generated by the removal of previously restrictive codes or ordinances.

Benefits of the proposed project begin impacting the LMI individuals of the region within 1-6 months of unit completion for either new construction or renovation, when the first tenants will begin moving into the new units. This could be as early as the second quarter after the project begins, depending on the housing market, the speed of acquisition, and the condition of existing housing units. It could also be delayed as far as four years in the future if demolition and new construction are required. This will give enough time to acquire the property, perform design and engineering activities, complete CEQA/NEPA reports including public engagement, and construct the project using two rounds of competitive procurement: one for a design and engineering firm and another for a construction contractor. The improvements to housing supply are expected to last a minimum of fifty-five years and potentially over a hundred years, given good design, construction techniques, and maintenance. The benefits of the educational campaign for landowners of the parking lots and garages are anticipated to take up to five years from notice to permit application and another two years until housing units or commercial developments become occupied. Once established, these developments are expected to benefit the community into perpetuity.

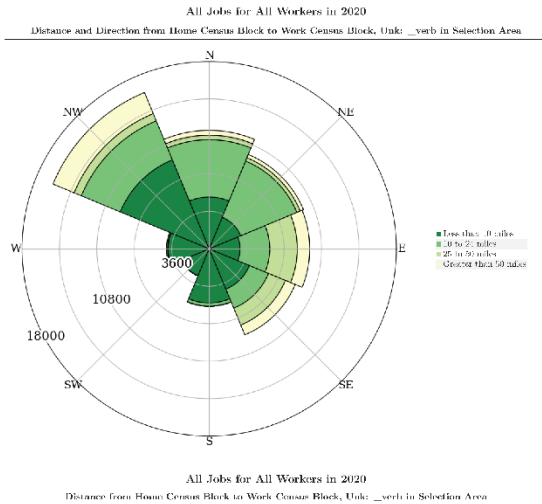
These proposed activities focus on addressing the only two remaining barriers to affordable housing production in the City. This is the lack of available land for development and the prohibitively high costs of affordable housing in the Los Angeles region. An LA Times article published in June 2022 estimated that affordable housing in the LA metro area costs \$1M per unit to develop. With development costs this steep, it is nearly impossible for private developers to find funding for projects that include substantial portions of affordable housing for LMI individuals. Recently in Hawthorne, a developer intending to build housing with affordable units

had moved along well in the process until they were ultimately unable to pull together financing and the entire development fell apart. However, the city urgently needs additional housing, especially affordable housing and private development has proven unable to provide it. Therefore, the City is concentrating its request for grant funds to produce new directly owned affordable housing units for LMI individuals.

The project's activities will all fall within the city limits of Hawthorne, CA, and its impacts are likely to be felt through at several cities and unincorporated areas around Hawthorne on the western side of the Los Angeles metropolitan area. When considering actual geographic impact of increasing the affordable housing stock within Hawthorne, it's important to realize the city exists within the regional context since geographic mobility from town to town in the LA Metro area is very high. Using the US Census "On the Map" tool, it's clear that those who travel to work in Hawthorne come from all over the metro area, with 14.3% of the workforce traveling more than 50 miles to come to work in the city.

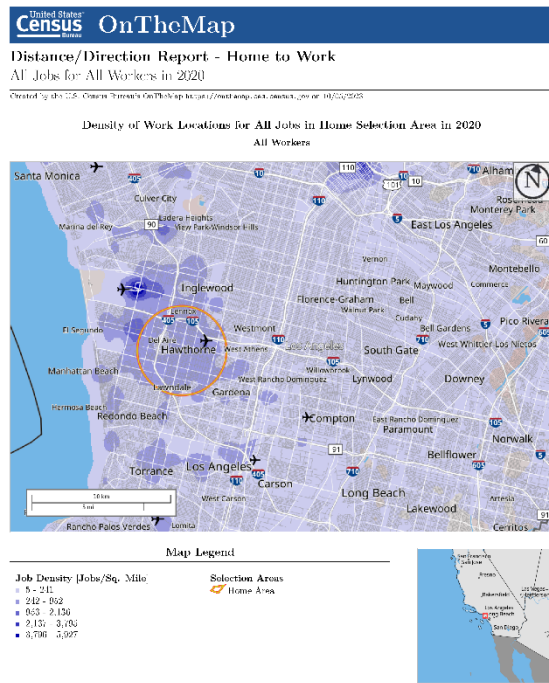


In the reverse, 53.5% of residents live within 10 miles of their jobs and only 7.7% travel more than 50 miles to work.

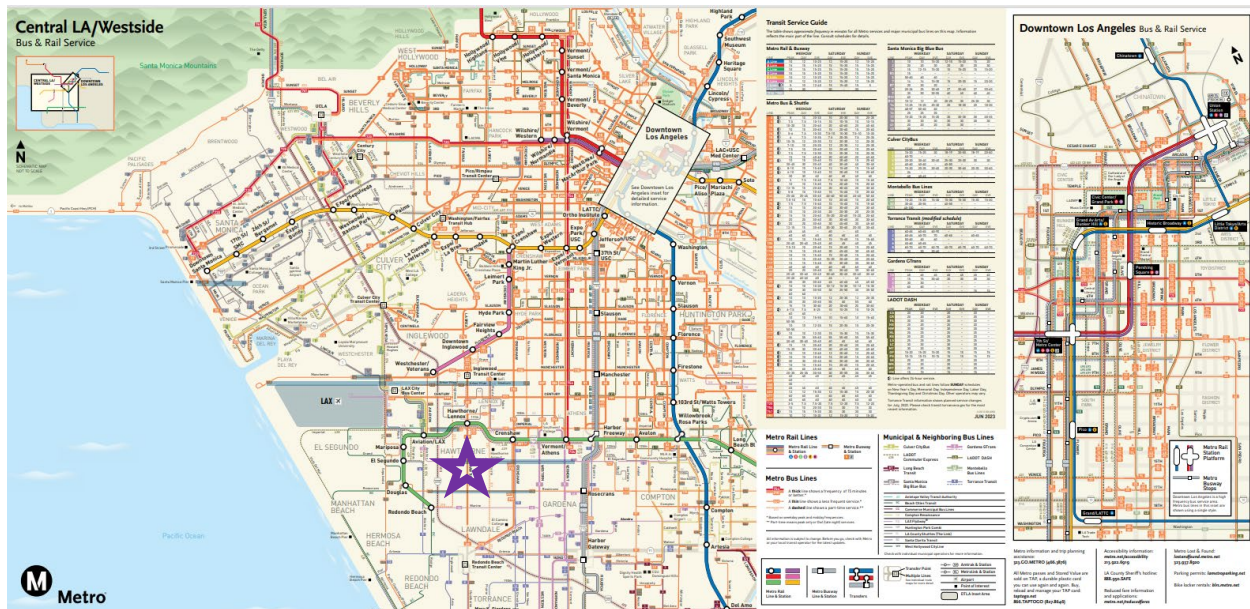


All Jobs for All Workers in 2020
Distance from Home Census Block to Work Census Block, Unk _verb in Selection Area

Distance	Count	Share
Total All Jobs	36,220	100.0
Less than 10 miles	30,600	84.5
10 to 24 miles	39,371	90.0
25 to 50 miles	5,947	9.7
Greater than 50 miles	5,291	7.7



The City of Hawthorne is a high-opportunity area because it is home to or adjacent to large centers of quality jobs, particularly in the aerospace defense sector. With a cluster of these aerospace industries nearby and access to a variety of educational opportunities, the city is a great place for people working or pursuing a career in the aerospace economic cluster. The city has other diverse job opportunities and is close to desirable amenities such as sports arenas, retail, medical care, international airports and the beach. Furthermore, the city enjoys numerous neighborhoods that are thoroughly connected to the rest of the Los Angeles metro area by high quality transit lines.



Key stakeholders of the project are people with unmet housing needs in the LA metro area but specifically those already in Hawthorne. These stakeholders are regularly being invited to review and comment on housing plans including the Planning Department's Housing Element and the Housing Department's annual action plans as well as any grant applications, including this one, that are submitted for competitive funding. Notice of public availability to review the documents is made online and through publication in the local newspaper. The documents are available for review at two City-owned facilities including City Hall and are also available online. Hearings for public comment are usually held in conjunction with regularly scheduled City Council meetings at the central and transit-accessible council chambers. This allows the public to have a clear location and time during which to publicly appear for questions or comments. Comments and requests are also accepted at all times via phone, walk-in, or email.

The proposal aligns with requirements to affirmatively further fair housing by following the City's well-established fair housing practices that have had a long history of seamless implementation and success. The City does not discriminate against tenants from often excluded populations such as the disabled, families with children, or vulnerable communities of color. The City is also very careful not to discriminate against any person by race, religion, age, family status, etc. The City also makes efforts to serve the unhoused. In May 2023, the City opened a transitional housing pallet site called Bridge of Hope Community Housing that houses twelve people suffering from homelessness at any given time.

The City anticipates that the demographics of individuals benefitting from the project's proposed units will be reflective of the diverse demographics of the city as a whole. The parcels likely to be acquired and developed by the project will fall in the high-opportunity, integrated sections of town giving more people from the segregated sides of the city more integrated housing options.

Because of the long-term housing shortage in the region, no parts of the city have highly concentrated affordable housing units. Instead, the city experiences mixed-income neighborhoods throughout all parts of town, even in those that have been racially segregated for a century. The project will also support the integration of protected class groups by developing a mix of units suitable for families with children and accessible to people with disabilities. The city enjoys a diverse mix of races and ethnicities and already has established processes to support affordable housing access for people regardless of race. Thus, individuals from underserved communities of color have equitable access to programs that help them obtain safe and affordable housing.

The project is being carefully designed to avoid displacement of existing residents or businesses. Firstly, the project will work to find unoccupied sites. If this is not possible given the market at the time funds become available, then the project will allow existing tenants to stay through at least to the end of their existing lease, even if they do not qualify for LMI housing. If existing tenants do qualify for LMI housing, they will be rented their existing unit at the City's affordable housing rental rates. Sites with existing operational commercial or industrial businesses will not be purchased.

The resulting affordable housing units will be included in the City's existing city-owned properties leasing procedures, which have been in place for at least the past three years and possibly over a decade. This includes the widespread marketing of the opening of the City's waiting list for its annual enrollment period. This is undertaken both online and through newspaper publication. The annual enrollment period is kept consistent from year to year to be predictable to the community.

The project's budget was estimated based on the available funding through a combination of the solicitation, the availability of leverage funding, and the value of in-kind contributions. The City will scale its efforts based on the amount of funding offered and the condition of properties acquired. The actual budget form was completed assuming the most divided possible expenditure of the funds, which would be the purchase of a parking garage, its demolition, design and engineering of a development, permitting and environmental compliance of the new development, and construction of the new facility. This process would take the longest and pose the highest risk for protest by community members or abutters. It's anticipated that this most labor intensive project alternative would take four years to complete, seeing units open for leasing in approximately 2028, though all funds would be expected to be obligated by September 30, 2026.

It is possible instead that the City procures one or more existing sites that are already suitable for affordable housing. This approach could see more funding spent on acquisition and related expenses and much less devoted to design, construction, and related activities. However, the overall project cost would be expected to be the same and the timeline could be reduced to as little as 2 years or could remain at 4 years depending on the extent of renovations required to produce quality affordable housing units.

If partial funding is offered, the scale of the project would also be reduced. The City's goal is to produce as many quality affordable housing units as possible given awarded funding, what is available on the market, and prevailing rates of construction at the time of development.

City of Hawthorne, California

Exhibit E Capacity

c. CAPACITY (Maximum 10 points)

The City of Hawthorne is undertaking this grant as the sole and direct applicant. The City has a history of receiving and successfully administering grants of comparable scale for a variety of purposes such as transportation, hazard mitigation, security, public safety, and housing. The City's Housing Department oversees an annual budget of about \$23,093,679 that coordinates and governs operations and administration of the Section 8 Rental Assistance Program, Fair Housing, Rent Mediation, City-owned Properties, Building Rehabilitation Loan Programs, Emergency Housing Vouchers Program, Federal Community Development Block Grant programs and HOME programs.

As indicated above, the City owns properties that are directly rented to very-low-, low-, and moderate-income residents. The City currently has 6 affordable-housing buildings with a combined total of 38 units. The City operates and maintains a waiting list for direct housing that opens each year. Those wishing to be considered for housing must apply each year during the waiting list application period. This is because households tend to move extensively throughout the LA region instead of predominantly staying anchored to one community.

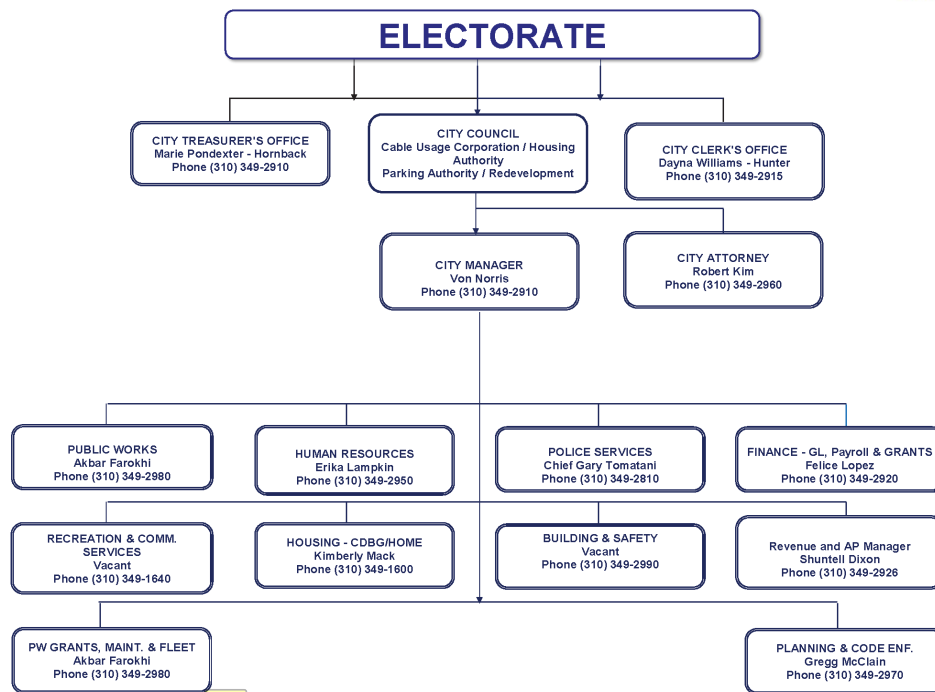
The City also maintains a partnership with the Fair Housing Foundation, a nonprofit organization dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone. They are an ongoing partner for normal operations of the City's housing department. They typically provide services to residents as needed but also advocate for equality in housing at all levels of government. They stay engaged in the City's public engagement processes offering valuable insights to help keep the City's housing programs aligned with fair housing best practices.

For development projects, the City is experienced with competitively procuring contractors to perform work beyond the normal scope of the City's day-to-day activities. This includes preparing, publishing, and advertising RFPs and RFQs, accepting and reviewing responses, contracting with selected vendors, and maintaining project management and administrative activities in conjunction with the contracted parties. This also includes final inspections of the work performed as well as invoicing, distribution of grant funds, data collection, and reporting.

In the preparation of this application, the City chose to hire consulting firm California Consulting, Inc, to assist with the composition of the application documents. Senior Project Managers Ashley Ramsey and Karen Simpson of California Consulting held a series of meetings with Planning Director Gregg McClain, Housing Director Kimberly Mack, and City Manager Vontray Norris. The consultants advised City leadership staff of the grant requirements and supported them as they determined what activities would most benefit the City and meet regional needs. City staff made all decisions based on previous community engagement; existing local, regional, state and federal plans, goals, guidelines, and requirements; best practices; and direct professional experience with their community. The consultants used the City leadership staff's input and publicly available data and plans to draft the application documents. The City then reviewed the documents before making them available for public review and comment for twenty (20) calendar days. The City held a public hearing on October 24, 2023, during a

previously planned City Council meeting to maximize attendance and convenience to the community. The City staff collected public comments and provided them to the consultants. The consultants then incorporated the public comments into the application. City staff then reviewed the updated draft of the application and approved submission of the application for consideration for competitive funding.

For the project, the City will leverage its existing full-time staff to oversee and administer the project. As Housing Director, Kimberly Mack will serve as the lead project manager with assistance from Gregg McClain, and supervision by Von Norris. Together, they will contract with the necessary vendors and work with them for a successful project implementation. Mrs. Mack will take the lead on managing project site selection and construction or renovation design portions of the vendors' scope of work, while Mr. McClain will confirm compliance with local, regional, and state laws including permitting and CEQA/NEPA requirements. Mr. Norris will provide overall supervision and assign other experts within the city government or contracted by the City to perform other services, such as legal services by the City Attorney Robert Kim or his assistants, and to coordinate with the City Council for timely completion of all activities, with assistance from Mrs. Mack, Mr. McClain, and their staff. The Director of Finance, Felice Lopez, will supervise her staff in the distribution of grant funds, including the timely payment of invoices, and the tracking and reporting of grant funds expended. Mrs. Mack and Mr. McClain will coordinate to prepare status updates that include the financial statements as well as project status and submit them the HUD periodically in compliance with the grant award agreement.



City of Hawthorne, California

Exhibit F Leverage

The City of Hawthorne proposes to leverage \$2,628,767.47 of other housing funds toward the project. The City will use \$2,251,732.47 of Home-ARP funding and \$377,035 from Community Housing Development Organization (CHDO) funding for a qualified developer. Both programs permit the use of these funds for leverage in federal housing applications. The application also proposes the contribution of indirect costs using the de minimis rate of 10% of direct costs of the application for leverage. Because the housing needs of this priority geography are so great and the housing market is exceptionally challenging, all \$10,000,000 of grant funds requested will be spent on direct costs. Thus, indirect costs will be \$1,000,000. Total quantified leverage is proposed at \$3,628,767.47, which are 36.29% of the requested grant funds. The funds have been dedicated per City policy via Resolution No ***, approved on October 24, 2023.

RESOLUTION NO. X

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
HAWTHORNE, CALIFORNIA APPROVING THE APPLICATION FOR
THE US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
PATHWAYS TO REMOVING OBSTACLES TO HOUSING GRANT
PROGRAM**

WHEREAS, the APPLICANT certifies by resolution the approval of the APPLICATION to the US Department of Housing and Urban Development (HUD); and.

WHEREAS, Government Code Section X requires City Council approval for the commitment of match funding over *threshold*;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Hawthorne as follows:

Section 1. Approves the filing of an APPLICATION for the HUD Pathways to Removing Obstacles to Housing program.

Section 2. Certifies that the city will provide matching funds in the amount of \$X from existing funds designated for affordable housing development that are allowed for the proposed use as indicated by dollar amounts and sources listed in Exhibit "A".

Section 3. The City Clerk shall certify to the adoption of this Resolution and shall cause this Resolution and his certification to be entered in the Book of Resolutions of the Council of the City.

Section 4. This resolution shall be in full force and effect immediately upon its passage and adoption thereof.

PASSED, APPROVED, and ADOPTED this day of _____, 2023.

Alex Vargas, Mayor
City of Hawthorne, California

ATTEST:

Dayna Williams Hunter, City Clerk
City of Hawthorne, California

APPROVED AS TO FORM:

Robert Kim, City Attorney
City of Hawthorne, California

City of Hawthorne, California
Exhibit G Long-term Effect

e. LONG-TERM EFFECT (Maximum 10 points)

Proposed Achievements

The project proposes to create additional affordable housing stock in the city, which is fully built out with no undeveloped land at all. The lack of land and the City's desirable location leads to an exceptionally limited housing supply at all income levels. However, affordable housing development has not kept pace with demand leading to housing volatility and extremely high rents. Despite the City's proactive inclusion of best practices to remove barriers to housing development, the area still needs financial help in acquiring and opening new affordable housing units.

The project will acquire and either rehabilitate, convert, or construct new affordable housing units for low- and moderate-income households. These units will be deed restricted as affordable rental housing units for a minimum of fifty-five years, the standard covenant used by the City. While the exact number of units and the capacity of those units will be determined through the course of the project depending on the housing market at the time grant funds become available and the condition of the purchased buildings, the City expects at least 15 units and preferably 40 new units will be acquired, improved and/or built, and be made available for rent to low- and moderate-income renters.

Deliverables to indicate success in the project will include photographs and status reports of the project, a location map of all sites acquired, and a comprehensive list of all new units with location, number of bedrooms, number of bathrooms, square footage, energy and water efficiency features, community features, transportation linkages, availability date for rent, and, if applicable, non-personally identifiable information about the first tenants. These deliverables will be submitted to HUD with regular update reports and with the final report for grant closeout.

Anticipated Roadblocks

The project faces some known challenges in the form of an unknown market. Thankfully, the City has well-established pro-housing codes, procedures, programs, and plans, but the lack of available land for new development prevents the project activities from being completely known until grant funds are available to purchase property. Many cities or communities have undeveloped or unoccupied sites to offer for new commercial or housing developments, but Hawthorne has very few sites that could potentially be developed. New construction throughout the City has been stagnant for at least a decade, with few developers undertaking new construction for any purpose.

Another challenge to the proposed project, as well as any other housing development, is a regional shortage of sellers willing to accept market appraisal value for their properties. The regional market is slanted heavily toward sellers because of the extreme shortage of housing supply. Hawthorne in particular has an extensive shortage of workforce housing because large and desirable regional employers are based in and around the City. This includes SpaceX, Tesla Design Center, SoFi Stadium, the upcoming Intuit Dome, Amazon Fulfillment Center, OSI Systems, along with many retail, educational, medical, entertainment, and aerospace defense companies. People in the region have become conscientious about the impacts of a long

automobile commute to work and are increasingly looking to live near their work. With so many quality jobs in and near Hawthorne, demand is high driving both real estate sale prices and rents far outside of the affordable range. The City will only purchase property from a willing seller and cannot pay more than the market appraisal value, thus, the City may see some challenges in the market if it remains in its current state when grant funds become available.

Maintaining cohesion with the existing built environment is also a consideration for the project. Because most existing housing in the city is single-story or low-rise, a high-rise housing complex is unlikely to be appropriate. The City will consider acquiring multiple sites that are suitable for multi-family housing. Ideally, the City will acquire sites not currently used for housing and develop new housing on those sites. This will have a larger, permanent improvement to the overall housing stock in the city, helping to narrow the gap between supply and demand.

Housing Cost Burden Reduction

The project proposes to create new affordable housing units, preferably on sites that do not currently serve as housing or are not currently occupied. Furthermore, these developments will be made to be cohesive with the existing neighborhoods and leveraging existing high quality public transit corridors.

The City has already adopted, codified, and instituted all known best practices in supporting the production and preservation of affordable housing but the barriers of land availability and financing are steep enough to limit private investment. The City acknowledges the urgency and importance of developing additional housing units overall and in directly developing affordable housing units to help housing development keep better pace with demand. Through this proposal and other efforts, the City hopes to meet its share of regional affordable housing development goals. Even with these efforts, however, overall demand and especially affordable housing development will continue to fall short of regional need. However, as the shortage is lessened by every hard-fought gain in housing units, the market rates should be reduced without causing any additional expenses. Indeed, overall costs should be reduced as Hawthorne is becoming more transit-oriented and safer for pedestrians and cyclists, LA Metro offers affordable fare programs, new construction removes fossil fuel use for heating and cooking, and new developments or renovations offer energy and water efficient units.

Another element of this proposal is a campaign to educate owners of twenty (20) sites currently used for parking under old codes that have been overruled and replaced by State requirements. These formerly codified parking areas are all within high-performing transit corridors that meet frequency and reliability standards in California. In the past, expansive parking was needed because nearly all people chose to drive alone to work or school and City zoning regulations required enough parking spaces to accommodate these behaviors. Over time and with great effort by the City, County, and State, commuter patterns have shifted within the city and county to more use of public transit, carpooling, or active transportation. This has allowed certain areas of the city to release previous parking requirements, but many owners of the parking lots or parking garages are not aware of this change. When they are directly informed of the change in requirements that allows their sites to be developed for different uses, it is likely these owners

will opt to convert the lots to higher and better use. The City is hopeful that many of these will be converted into much needed multi-family housing.

Outside of this proposal, the City is dedicated to proactively engaging with private housing developers and helping more with financing than they were previously able to do. The City already has an income-driven low-interest rehabilitation loan program to help preserve housing at more affordable rates and to keep low- to moderate-income homeowners in their own homes. However, a recent private attempt to develop housing fell apart because the funding could not be finalized. The City is committed to working with developers to help them navigate funding challenges, including but not limited to using housing funds to fill small funding gaps.

A Model for Other Communities

While the proposed solution of creating more housing stock in the City is not a new idea, the portion of the project directed to inform landowners of the release of parking requirements from their sites is anticipated to be an efficient method for encouraging housing development. While it may only apply regionally, sharing the model of educating landowners on their new development opportunities could be a low-cost way to urge private housing development. Although education on this specific rule change that opens the door for the replacement of parking lots with other more urgently needed land uses is specific to the region, the idea of encouraging development through notification to landowners is one that could apply to communities throughout the country.

Environmental Risks and Community Resilience

The community's most significant natural hazard is earthquakes. The City is very close to known dangerous fault lines and is at a very high risk for serious ground shaking in the event of an earthquake. The City has adopted building codes that prohibit dangerous structural elements such as unreinforced masonry and guidelines that encourage both structural and non-structural best practices such as securing water heaters, propane tanks, kitchen appliances, chemicals, and wall mounted items. The project will ensure that any significant rehabilitation or new construction includes designs resilient to seismic risks.

The other natural hazard facing the City is a moderate flood risk to low lying areas. This is limited to a few small areas throughout the city. The California Governor's Office of Emergency Services (Cal OES) recommends only protecting wells from contamination by flooding for this level of risk. The City and surrounding areas have already taken these precautions and continue to work to protect the region's water supply from all matter of risks. Cal OES does not recommend home elevations or relocations in the City because of flood risks but does include optional guidance of raising or floodproofing HVAC equipment, raising electrical system components and adding waterproof veneer to exterior walls. The City will incorporate this guidance into plans for significant rehabilitation or new construction pursuant to the activities defined in Exhibit D Soundness of Approach.

In addition to these naturally occurring challenges, the City also faces climate change related dangers. According to the California Energy Commission's Cal-Adapt Tool, the City faces a minimum increase in Annual Average Maximum Temperature of 3°F over baseline using

medium emissions assumptions in the mid-century (2035-2064) outlook. This could be as bad as a 6.8°F increase under high emissions models by the end of the century. This would be caused by up to 12 additional days of extreme heat per year over the 2 days per year established baseline and exacerbated by an estimated increase of 67 nights per year that would be considered “warm nights.” These warm nights are becoming known to be one of the highest indicators of heat-related illness or death to an area experiencing climate change dangers.

Hawthorne’s precipitation models in the Cal-Adapt tool predict lengthened dry spells and more intense droughts despite a very small overall decrease in annual precipitation. This fits with recent experiences that see longer periods without rain but more intense rainfall events that dump large amounts of rain on an area in a short amount of time, causing additional localized flooding risks and reducing the amount of water absorbed by the ground, resulting in more storm water being lost to runoff.

The climate change impacts must be mitigated through the incorporation of energy and water efficient designs, appliances, and fixtures as well as by including nature-based solutions by providing permeable or semi-permeable surfaces, shade, bioswales, trees, and native and drought resilient vegetation. The City has extensive experience in establishing and maintaining energy and water efficient affordable housing developments and units. The State of California leads the nation in its requirements for energy efficiency and water efficient plumbing requirements and the City meets or exceeds all standards set by the State in efforts to meet local, regional, and state goals to save energy and conserve water. Although the specific measures relevant to the site(s) for planned affordable housing development will be dependent on the properties acquired through the market after award, the City commits to championing an energy efficient and water saving design that will ease the burden of climate change to the vulnerable populations in the city. This includes proactively addressing the urban heat island effect, most likely through planting native, drought tolerant vegetation and incorporating permeable surfaces, consistent with the City’s landscaping requirement. It also includes all-electric units for any new construction and the conversion to all-electric units during renovations, when economically feasible using a combination of grant funds, rebates, energy cost savings, and the value of air quality improvements.

Measures of Success

The city is a high priority geography because of the high housing cost burden. However, this high housing cost burden is a result of multiple factors. The one the project proposes to address is the lack of affordable housing units in the city. A successful project will see at a minimum the development of 15 units with a new 55-year affordable housing covenant. If there are 15 units that are added to the low- to moderate-income affordable housing stock in the city, this project will have been well worth the effort. However, the City would like to develop up to 40 units of affordable housing, if the market permits.

This realistic and attainable goal only measures those units that have new affordable housing deed restrictions. However, the City would prefer, if possible, to produce a mix of quality units designated as affordable housing and new affordable housing units on sites that were not previously used as housing. The project will be largely successful if it generates half of the new

deed restricted units on parcels currently used for other purposes. It is anticipated that both renovated new affordable housing units and new construction or conversion affordable housing units will be occupied by low- to moderate-income households within 6 months of project completion.

An additional measure of success will focus on the educational campaign notifying landowners whose parcels have had a recent lifting of parking requirements of the change. The City would consider the educational campaign a success if two of the sites, out of twenty identified, see building permit applications and/or zoning change applications within five years of notification. Ideally, up to fifteen will seek to further develop their properties for either housing or commercial use rather than for parking.

Long-term Barrier Removal

The long-term impact of the project will be the provision of new housing stock to do what is possible to reduce the extreme housing shortage. Unfortunately, Hawthorne does experience segregation as a clear result of redlining practices nearly a century ago. The eastern most side of the city sees People of Color (POC) isolation while the far southwestern section of the city is white isolated. Most potential sites for development in this project are found in the northern and central parts of the city, which are far more integrated. While this doesn't solve the long-standing housing segregation within the city, it is likely to create additional housing stock within the integrated portions of the city both maintaining the integration of these neighborhoods. Thankfully, Hawthorne has a long history of thorough urban development, and all neighborhoods have access to education, shopping, jobs, healthy food, and other desirable amenities.

Application for Federal Assistance SF-424

*** 1. Type of Submission:**

- ☐ Preapplication
☒ Application
☐ Changed/Corrected Application

*** 2. Type of Application:**

- ☒ New
☐ Continuation
☐ Revision

*** If Revision, select appropriate letter(s):**

*** Other (Specify):**

*** 3. Date Received:**

4. Applicant Identifier:

5a. Federal Entity Identifier:

5b. Federal Award Identifier:

State Use Only:

6. Date Received by State:

7. State Application Identifier:

8. APPLICANT INFORMATION:

*** a. Legal Name:**

City of Hawthorne, California

*** b. Employer/Taxpayer Identification Number (EIN/TIN):**

95-6000718

*** c. UEI:**

QU9JK191Z2L3

d. Address:

*** Street1:**

4455 W 126th St

Street2:

*** City:**

Hawthorne

County/Parish:

*** State:**

CA: California

Province:

*** Country:**

USA: UNITED STATES

*** Zip / Postal Code:**

90250-4211

e. Organizational Unit:

Department Name:

Housing Department

Division Name:

f. Name and contact information of person to be contacted on matters involving this application:

Prefix:

Mrs.

*** First Name:**

Kimberly

Middle Name:

*** Last Name:**

Mack

Suffix:

Title:

Director or Housing

Organizational Affiliation:

City of Hawthorne

*** Telephone Number:**

3103491603

Fax Number:

*** Email:**

kmack@cityofhawthorne.org

Application for Federal Assistance SF-424

* 9. Type of Applicant 1: Select Applicant Type:

C: City or Township Government

Type of Applicant 2: Select Applicant Type:

Type of Applicant 3: Select Applicant Type:

* Other (specify):

* 10. Name of Federal Agency:

US Department of Housing and Urban Development

11. Catalog of Federal Domestic Assistance Number:

14.023

CFDA Title:

Community Development Block Grant - PRO Housing Competition

* 12. Funding Opportunity Number:

FR-6700 N-98

* Title:

Pathways to Removing OBstacles to Housing (PRO Housing)

13. Competition Identification Number:

Title:

14. Areas Affected by Project (Cities, Counties, States, etc.):

Add Attachment

Delete Attachment

View Attachment

* 15. Descriptive Title of Applicant's Project:

Housing Hawthorne with Direct Affordable Housing Development

Attach supporting documents as specified in agency instructions.

Add Attachments

Delete Attachments

View Attachments

Application for Federal Assistance SF-424**16. Congressional Districts Of:*** a. Applicant * b. Program/Project

Attach an additional list of Program/Project Congressional Districts if needed.

17. Proposed Project:* a. Start Date: * b. End Date: **18. Estimated Funding (\$):**

* a. Federal	<input type="text" value="12,251,732.47"/>
* b. Applicant	<input type="text" value="1,000,000.00"/>
* c. State	<input type="text"/>
* d. Local	<input type="text"/>
* e. Other	<input type="text" value="377,035.00"/>
* f. Program Income	<input type="text"/>
* g. TOTAL	<input type="text" value="13,628,767.47"/>

*** 19. Is Application Subject to Review By State Under Executive Order 12372 Process?**

- ☒ a. This application was made available to the State under the Executive Order 12372 Process for review on
- ☐ b. Program is subject to E.O. 12372 but has not been selected by the State for review.
- ☐ c. Program is not covered by E.O. 12372.

*** 20. Is the Applicant Delinquent On Any Federal Debt? (If "Yes," provide explanation in attachment.)**☐ Yes ☒ No

If "Yes", provide explanation and attach

21. *By signing this application, I certify (1) to the statements contained in the list of certifications and (2) that the statements herein are true, complete and accurate to the best of my knowledge. I also provide the required assurances** and agree to comply with any resulting terms if I accept an award. I am aware that any false, fictitious, or fraudulent statements or claims may subject me to criminal, civil, or administrative penalties. (U.S. Code, Title 18, Section 1001)**

☒ ** I AGREE

** The list of certifications and assurances, or an internet site where you may obtain this list, is contained in the announcement or agency specific instructions.

Authorized Representative:

Prefix:	<input type="text" value="Mr."/>	* First Name:	<input type="text" value="Vontray"/>
Middle Name:	<input type="text"/>		
* Last Name:	<input type="text" value="Norris"/>		
Suffix:	<input type="text"/>		

* Title: * Telephone Number: Fax Number: * Email:

* Signature of Authorized Representative:

* Date Signed:

**Applicant and Recipient
Assurances and Certifications**

**U.S. Department of Housing
and Urban Development**

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Instructions for the HUD-424-B Assurances and Certifications

As part of your application for HUD funding, you, as the official authorized to sign on behalf of your organization or as an individual, must provide the following assurances and certifications, which replace any requirement to submit an SF-424-B or SF-424-D. The Responsible Civil Rights Official has specified this form for use for purposes of general compliance with 24 CFR §§ 1.5, 3.115, 8.50, and 146.25, as applicable. The Responsible Civil Rights Official may require specific civil rights assurances to be furnished consistent with those authorities and will specify the form on which such assurances must be made. A failure to furnish or comply with the civil rights assurances contained in this form may result in the procedures to effect compliance at 24 CFR §§ 1.8, 3.115, 8.57, or 146.39.

By submitting this form, you are stating that all assertions made in this form are true, accurate, and correct.

As the duly representative of the applicant, I certify that the applicant:

*Authorized Representative Name:

Prefix: *First Name:
Middle Name:
*Last Name:
Suffix:
*Title:

*Applicant Organization:

1. Has the legal authority to apply for Federal assistance, has the institutional, managerial and financial capability (including funds to pay the non-Federal share of program costs) to plan, manage and complete the program as described in the application and the governing body has duly authorized the submission of the application, including these assurances and certifications, and authorized me as the official representative of the application to act in connection with the application and to provide any additional information as may be required.

2. Will administer the grant in compliance with Title VI of the Civil Rights Act of 1964 (42 U.S.C 2000(d)) and implementing regulations (24 CFR part 1), which provide that no person in the United States shall, on the grounds of race, color or national origin, be excluded from participation in, be denied the benefits of, or otherwise be subject to discrimination under any program or activity that receives Federal financial assistance OR if the applicant is a Federally recognized Indian tribe or its tribally designated housing entity, is subject to the Indian Civil Rights Act (25 U.S.C. 1301-1303).

3. Will administer the grant in compliance with Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), as amended, and implementing regulations at 24 CFR part 8, the American Disabilities Act (42 U.S.C. §§ 12101 et.seq.), and implementing regulations at 28 CFR part 35 or 36, as applicable, and the Age Discrimination Act of 1975 (42 U.S.C. 6101-07) as amended, and implementing regulations at 24 CFR part 146 which together provide that no person in the United States shall, on the grounds of disability or age, be excluded from participation in, be denied the benefits of, or otherwise be subjected to discrimination under any program or activity that receives Federal financial assistance; except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

4. Will comply with the Fair Housing Act (42 U.S.C. 3601-19), as amended, and the implementing regulations at 24 CFR part 100, which prohibit discrimination in housing on the basis of race, color, religion sex (including gender identity and sexual orientation), disability, familial status, or national origin and will affirmatively further fair housing; except an applicant which is an Indian tribe or its instrumentality which

is excluded by statute from coverage does not make this certification; and further except if the grant program authorizes or limits participation to designated populations, then the applicant will comply with the nondiscrimination requirements within the designated population.

5. Will comply with all applicable Federal nondiscrimination requirements, including those listed at 24 CFR §§ 5.105(a) and 5.106 as applicable.

6. Will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended (42 U.S.C. 4601) and implementing regulations at 49 CFR part 24 and, as applicable, Section 104(d) of the Housing and Community Development Act of 1974 (42 U.S.C. 5304(d)) and implementing regulations at 24 CFR part 42, subpart A.

7. Will comply with the environmental requirements of the National Environmental Policy Act (42 U.S.C. 4321 et.seq.) and related Federal authorities prior to the commitment or expenditure of funds for property.

8. That no Federal appropriated funds have been paid, or will be paid, by or on behalf of the applicant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, and officer or employee of Congress, or an employee of a Member of Congress, in connection with the awarding of this Federal grant or its extension, renewal, amendment or modification. If funds other than Federal appropriated funds have or will be paid for influencing or attempting to influence the persons listed above, I shall complete and submit Standard Form-LLL, Disclosure Form to Report Lobbying. I certify that I shall require all subawards at all tiers (including sub-grants and contracts) to similarly certify and disclose accordingly. Federally recognized Indian Tribes and tribally designated housing entities (TDHEs) established by Federally-recognized Indian tribes as a result of the exercise of the tribe's sovereign power are excluded from coverage by the Byrd Amendment, but State-recognized Indian tribes and TDHs established under State law are not excluded from the statute's coverage.

I/We, the undersigned, certify under penalty of perjury that the information provided above is true and correct.

WARNING: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

*Signature:

Completed Upon Submission to Grants.gov

*Date:

Completed Upon Submission to
Grants.gov

Applicant/Recipient Disclosure/Update Report

U.S. Department of Housing
and Urban Development

OMB Number: 2501-0017
Expiration Date: 01/31/2026

Applicant/Recipient Information

* UEI Number:

QU9JK191Z2L3

* Report Type:

INITIAL

1. Applicant/Recipient Name, Address, and Phone (include area code):

* Applicant Name: City of Hawthorne

* Street1: 4455 W 126th St

Street2:

* City: Hawthorne

County: Los Angeles

* State: California

* Zip Code: 90250

* Country: United States of America

* Phone: 310-349-2900

2. Employer ID Number (do not include individual social security numbers): 95-6000718

* 3. HUD Program Name:

Pathways to Removing Obstacles for Housing (PRO Housing)

* 4. Amount of HUD Assistance Requested/Received: \$ 10,000,000

5. State the name and location (street address, City and State) of the project or activity:

* Project Name:

* Street1: TBD

Street2:

* City: Hawthorne

County:

* State: CA

* Zip Code: 90250

* Country:

Part I Threshold Determinations

* 1. Are you applying for assistance for a specific project or activity? These terms do not include formula grants, such as public housing operating subsidy or CDBG block grants. For further information see 24 CFR Sec. 4.3.

☒ ☐

* 2. Have you received or do you expect to receive assistance within the jurisdiction of the Department (HUD), involving the project or activity in this application, in excess of \$200,000 during this fiscal year (Oct. 1-Sep. 30)? For further information, see 24 CFR 4.9.

☒ Yes ☐ No

If you answered "No" to either question 1 or 2, **Stop!** You do not need to complete the remainder of this form. However, you must sign the certification at the end of the report.

Part II Other Government Assistance Provided or Requested / Expected Sources and Use of Funds.

Such assistance includes, but is not limited to, any grant, loan, subsidy, guarantee, insurance, payment, credit, or tax benefit.

Department/State/Local Agency Name:

* Government Agency Name:

US Department of Housing and Urban Development

Government Agency Address:

* Street1: 451 7th St SW

Street2:

* City: Washington

County:

* State: District of Columbia

* Zip Code: 20410

* Country: United States of America

* Type of Assistance: HOME ARP Funds

* Amount Requested/Provided: \$ 2,251,732.47

* Expected Uses of the Funds:

Leverage toward acquisition and/or renovations/restoration/construction

Department/State/Local Agency Name:

* Government Agency Name:

Government Agency Address:

* Street1:

Street2:

* City:

County:

* State:

* Zip Code:

* Country:

* Type of Assistance:

* Amount Requested/Provided: \$

* Expected Uses of the Funds:

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Part III Interested Parties. You must disclose:

1. All developers, contractors, or consultants involved in the application for assistance or in the planning, development, or implementation of the project or activity.

* Alphabetical list of all persons with a reportable financial interest in the project or activity (for individuals, give the last name first)

* Unique Entity ID

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

TBD	TBD	Engineering/Design	\$		%
TBD	TBD	Construction	\$		%
			\$		%
			\$		%
			\$		%

2. Any other person who has a financial interest in the project or activity for which the assistance is sought that exceeds \$50,000 or 10 percent of the assistance (whichever is lower).

* Alphabetical list of all persons with a reportable financial interest in the project or activity (For individuals, give the last name first)

City of Residence

* Type of Participation in Project/Activity

* Financial Interest in Project/Activity (\$ and %)

Not Applicable			\$		%
			\$		%
			\$		%
			\$		%
			\$		%

Note: Use additional pages if necessary.

Add Attachment

Delete Attachment

View Attachment

Certification

I/We, the undersigned, certify under penalty of perjury that the information provided above is true, correct, and accurate.

Warning: If you knowingly make a false statement on this form, you may be subject to criminal and/or civil penalties under Section 1001 of Title 18 of the United States Code. In addition, any person who knowingly and materially violates any required disclosures of information, including intentional non-disclosure, is subject to civil money penalty not to exceed \$10,000 for each violation.

* Signature:

* Date: (mm/dd/yyyy)

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to Grants.gov

DISCLOSURE OF LOBBYING ACTIVITIES

Complete this form to disclose lobbying activities pursuant to 31 U.S.C.1352

OMB Number: 4040-0013
Expiration Date: 02/28/2025

1. * Type of Federal Action: <input type="checkbox"/> a. contract <input checked="" type="checkbox"/> b. grant <input type="checkbox"/> c. cooperative agreement <input type="checkbox"/> d. loan <input type="checkbox"/> e. loan guarantee <input type="checkbox"/> f. loan insurance	2. * Status of Federal Action: <input type="checkbox"/> a. bid/offer/application <input checked="" type="checkbox"/> b. initial award <input type="checkbox"/> c. post-award	3. * Report Type: <input checked="" type="checkbox"/> a. initial filing <input type="checkbox"/> b. material change
4. Name and Address of Reporting Entity: <input checked="" type="checkbox"/> Prime <input type="checkbox"/> SubAwardee * Name <input type="text" value="City of Hawthorne"/> * Street 1 <input type="text" value="4455 W 126th St"/> Street 2 <input type="text"/> * City <input type="text" value="Hawthorne"/> State <input type="text" value="CA: California"/> Zip <input type="text" value="90250"/> Congressional District, if known: <input type="text" value="CA-043"/>		
5. If Reporting Entity in No.4 is Subawardee, Enter Name and Address of Prime: 		
6. * Federal Department/Agency: <input type="text" value="HUD"/>	7. * Federal Program Name/Description: <input type="text"/> CFDA Number, if applicable: <input type="text"/>	
8. Federal Action Number, if known: <input type="text"/>	9. Award Amount, if known: \$ <input type="text"/>	
10. a. Name and Address of Lobbying Registrant: Prefix <input type="text"/> * First Name <input type="text" value="Not Applicable"/> Middle Name <input type="text"/> * Last Name <input type="text" value="Not Applicable"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
b. Individual Performing Services (including address if different from No. 10a) Prefix <input type="text"/> * First Name <input type="text" value="Not Applicable"/> Middle Name <input type="text"/> * Last Name <input type="text" value="Not Applicable"/> Suffix <input type="text"/> * Street 1 <input type="text"/> Street 2 <input type="text"/> * City <input type="text"/> State <input type="text"/> Zip <input type="text"/>		
11. Information requested through this form is authorized by title 31 U.S.C. section 1352. This disclosure of lobbying activities is a material representation of fact upon which reliance was placed by the tier above when the transaction was made or entered into. This disclosure is required pursuant to 31 U.S.C. 1352. This information will be reported to the Congress semi-annually and will be available for public inspection. Any person who fails to file the required disclosure shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure. * Signature: <div style="border: 2px solid red; background-color: yellow; width: 400px; height: 20px; display: inline-block;"></div> *Name: Prefix <input type="text"/> * First Name <input type="text" value="Vontray"/> Middle Name <input type="text"/> * Last Name <input type="text" value="Norris"/> Suffix <input type="text"/> Title: <input type="text" value="City Manager"/> Telephone No.: <input type="text" value="310-349-2908"/> Date: <div style="border: 2px solid red; background-color: yellow; width: 150px; height: 20px; display: inline-block;"></div>		
Federal Use Only:		Authorized for Local Reproduction Standard Form - LLL (Rev. 7-97)

CERTIFICATION REGARDING LOBBYING

Certification for Contracts, Grants, Loans, and Cooperative Agreements

The undersigned certifies, to the best of his or her knowledge and belief, that:

(1) No Federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of an agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.

(2) If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.

(3) The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly. This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

Statement for Loan Guarantees and Loan Insurance

The undersigned states, to the best of his or her knowledge and belief, that:

If any funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this commitment providing for the United States to insure or guarantee a loan, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions. Submission of this statement is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required statement shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

* APPLICANT'S ORGANIZATION

City of Hawthorne, California

* PRINTED NAME AND TITLE OF AUTHORIZED REPRESENTATIVE

Prefix: * First Name: Middle Name:
* Last Name: Suffix:
* Title:

* SIGNATURE:

* DATE:

(Exp. 08/31/2011)

[illegible]

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
3b. Transportation - Airfare (show destination)	Trips	Fare	Estimated Cost								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Transportation - Airfare			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3c. Transportation - Other	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Mileage to and from sites and City Hall	500	\$0.66	\$328	\$328							
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Transportation - Other			\$328	\$328	\$0	\$0	\$0	\$0	\$0	\$0	\$0
3d. Per Diem or Subsistence (indicate location)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Per Diem or Subsistence			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Travel Cost			\$328	\$328	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4. Equipment (Only items over \$5,000 Depreciated value)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
Total Equipment Cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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Detailed Description of Budget

5. Supplies and Materials (Items under \$5,000 Depreciated Value)

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
5a. Consumable Supplies	Quantity	Unit Cost	Estimated Cost								
Educational Mailing with Postage	1	\$200.00	\$200	\$ 200.00							
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Consumable Supplies			\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5b. Non-Consumable Materials	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Non-Consumable Materials			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Supplies and Materials Cost			\$200	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6. Consultants (Type)	Days	Rate per Day	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Total Consultants Cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
7. Contracts and Sub-Grantees (List individually)	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Total Subcontracts Cost			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Detailed Description of Budget

8. Construction Costs

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8a. Administrative and legal expenses	Quantity	Unit Cost	Estimated Cost								
Legal Fees	1	1053702	\$1,053,702	\$ 676,667.00						#####	
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Administrative and legal expenses			\$1,053,702	\$676,667	\$0	\$0	\$0	\$0	\$0	\$377,035	\$0
8b. Land, structures, rights-of way, appraisal, etc	Quantity	Unit Cost	Estimated Cost								
Site Acquisition	1	3176667	\$3,176,667	\$ 924,934.00		\$ 2,251,733.00					
Site Appraisals	1	60000	\$60,000	\$ 60,000.00							
			\$0								
			\$0								
Subtotal - Land, structures, rights-of way, ...			\$3,236,667	\$984,934	\$0	\$2,251,733	\$0	\$0	\$0	\$0	\$0
8c. Relocation expenses and payments	Quantity	Unit Cost	Estimated Cost								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Relocation expenses and payments			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8d. Architectural and engineering fees	Quantity	Unit Cost	Estimated Cost								
Design & Engineering	1	1045367	\$1,045,367	\$ 1,045,367.00							
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Architectural and engineering fees			\$1,045,367	\$1,045,367	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8e. Other architectural and engineering fees	Quantity	Unit Cost	Estimated Cost								
Reports/Studies for CEQA/NEPA	1	50000	\$50,000	\$ 50,000.00							
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Other architectural and engineering fees			\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Grant Application Detailed Budget Worksheet

Detailed Description of Budget

				HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
8f. Project inspection fees	Quantity	Unit Cost	Estimated Cost								
Compliance Activities	1	135000	\$135,000	\$ 135,000.00							
			\$0								
			\$0								
Subtotal - Project inspection fees			\$135,000	\$135,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8g. Site work	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Grading	1	100000	\$100,000	\$ 100,000.00							
Establish Utilities	1	250000	\$250,000	\$ 250,000.00							
			\$0								
Subtotal - Site work			\$350,000	\$350,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8h. Demolition and removal	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Demolish Existing Structure	1	400000	\$400,000	\$ 400,000.00							
Recycle/Disposition Demolished Material	1	85000	\$85,000	\$ 85,000.00							
			\$0								
Subtotal - Demolition and removal			\$485,000	\$485,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8i. Construction	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Construction	1	4000000	\$5,018,004	\$ 5,018,004.00							
			\$0								
			\$0								
Subtotal - Construction			\$5,018,004	\$5,018,004	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8j. Equipment	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
			\$0								
Subtotal - Equipment			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8k. Contingencies	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
20% of physical construction	1	1254500	\$1,254,500	\$ 1,254,500.00							
			\$0								
			\$0								
Subtotal - Contingencies			\$1,254,500	\$1,254,500	\$0	\$0	\$0	\$0	\$0	\$0	\$0
8l. Miscellaneous	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
			\$0								
			\$0								
			\$0								
Subtotal - Miscellaneous			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Total Construction Costs			\$12,628,240	\$9,999,472	\$0	\$2,251,733	\$0	\$0	\$0	\$377,035	\$0

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Grant Application Detailed Budget Worksheet

Detailed Description of Budget

9. Other Direct Costs	Quantity	Unit Cost	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Item											
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
			\$0								
Total Other Direct Costs			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Subtotal of Direct Costs			\$12,628,767	\$10,000,000	\$0	\$2,251,733	\$0	\$0	\$0	\$377,035	\$0
10. Indirect Costs	Rate	Base	Estimated Cost	HUD Share	Applicant Match	Other HUD Funds	Other Federal Share	State Share	Local/Tribal Share	Other	Program Income
Type											
Administration and Overhead	10%	#####	\$1,000,000		\$1,000,000						
Total Indirect Costs			\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$0	\$0	\$0	\$0
Total Estimated Costs (Subtotal Direct + Total Indirect)			\$13,628,767	\$10,000,000	\$1,000,000	\$2,251,733	\$0	\$0	\$0	\$377,035	\$0

Grant Application Detailed Budget Worksheet			
Detailed Description of Budget			
Analysis of Total Estimated Costs		Estimated Cost	Percent of Total
1	Personnel (Direct Labor)	\$ -	0%
2	Fringe Benefits	\$ -	0%
3	Travel	\$ 327.50	0%
4	Equipment	\$ -	0%
5	Supplies and Materials	\$ 200.00	0%
6	Consultants	\$ -	0%
7	Contracts and Sub-Grantees	\$ -	0%
8	Construction	\$ 12,628,239.58	93%
9	Other Direct Costs	\$ -	0%
10	Indirect Costs	\$ 1,000,000.00	7%
	Total:	\$ 13,628,767.08	100%
	HUD Share:	\$ 10,000,000.00	
	Match: (as percentage of HUD Share)	\$3,628,768	36%

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PRO HOUSING CERTIFICATIONS FOR ENTITLEMENT LOCAL GOVERNMENT APPLICANTS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing --The jurisdiction will affirmatively further fair housing.

Uniform Relocation Act and Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, (42 U.S.C. 4601-4655) and implementing regulations at 49 CFR Part 24. It has in effect and is following a residential anti-displacement and relocation assistance plan required under 24 CFR Part 42 in connection with any activity assisted with funding under the Community Development Block Grant or HOME programs.

Anti-Lobbying --To the best of the jurisdiction's knowledge and belief:

1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The submission of the PRO Housing application is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan --The housing activities to be undertaken with PRO Housing funds are consistent with the strategic plan in the jurisdiction's consolidated plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968 (12 U.S.C. 1701u) and implementing regulations at 24 CFR Part 75.

Build America, Buy America (BABA) – It will comply with Title IX, Subpart A of the Infrastructure Investment and Jobs Act of 2021 (41 U.S.C. 8301 et seq.).

Public Participation – It is in full compliance with the PRO Housing streamlined public participation requirements found in Section VI.E of the PRO Housing NOFO.

Community Development Plan -- Its consolidated plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that have been developed in accordance with the primary objective of the CDBG program (i.e., the development of viable urban communities, by providing decent housing and expanding economic opportunities, primarily for persons of low and moderate income) and requirements of 24 CFR parts 91 and 570.

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with PRO Housing funds, it has developed its proposal so as to give maximum feasible priority to activities which benefit low- and moderate-income families or aid in the prevention or elimination of slums or blight. The proposal may also include activities which the grantee certifies are designed to meet other community development needs having particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available (see Optional PRO Housing Certification).
2. **Overall Benefit.** The aggregate use of PRO Housing funds shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons.
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with PRO Housing funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if PRO Housing funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with PRO Housing funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than PRO Housing funds.

In addition, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than PRO Housing funds if the jurisdiction certifies that it lacks PRO Housing funds to cover the assessment.

Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and

2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction.

Compliance with Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d) and the Fair Housing Act (42 U.S.C. 3601-3619) and implementing regulations.

Lead-Based Paint -- Its activities concerning lead-based paint will comply with the requirements of 24 CFR part 35, subparts A, B, J, K and R; and EPA's lead-based paint rules (e.g., Repair, Renovation and Painting; Pre-Renovation Education; and Lead Training and Certification (40 CFR part 745)).

Compliance with RFRA -- The grant will be conducted and administered in conformity with the requirements of the Religious Freedom Restoration Act (42 U.S.C. 2000bb) and 24 CFR 5.109, allowing the full and fair participation of faith-based entities.

Environmental Review -- It will comply with environmental review procedures and requirements at 24 CFR parts 50 and 58.

Compliance with Laws -- It will comply with applicable laws.

Signature of Authorized Official

Date

City Manager

Title