

Prohousing Designation Program Application



**State of California
Governor Gavin Newsom**

**Melinda Grant, Undersecretary
Business, Consumer Services and Housing Agency**

**Gustavo Velasquez, Director
Department of Housing and Community Development**

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January 2024

**Prohousing Designation Program Application Package
Instructions**

The applicant is applying for a Prohousing Designation under the Prohousing Designation Program (“**Prohousing**” or “**Program**”), which is administered by the Department of Housing and Community Development (“**Department**”) pursuant to Government Code section 65589.9.

The Program creates incentives for Jurisdictions that are compliant with State Housing Element Law and that have enacted Prohousing Policies. These incentives will take the form of additional points or other preference in the scoring of applications for competitive housing and infrastructure programs. The administrators of each such program will determine the value and form of the preference.

In order to be considered for a Prohousing Designation, the applicant must accurately complete all sections of this application, including any relevant appendices. The Department reserves the right to request additional clarifying information from the applicant.

This application is subject to Government Code section 65589.9 and to the regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) adopted by the Department in promulgation thereof (“**Regulations**”). All capitalized terms in this application shall have the meanings set forth in the Regulations.

All applicants must submit a complete, signed application package to the Department, in electronic format, in order to be considered for a Prohousing Designation. Please direct electronic copies of the completed application package to the following email address: ProhousingPolicies@hcd.ca.gov.

A complete application will include all items identified in the Application Checklist.

In relation to **Appendix 1**, the Formal Resolution for the Prohousing Designation Program, please use ~~strikethrough~~ and underline if proposing any modifications to the text of the Resolution. Please be aware, any substantive deviations from the Formal Resolution may result in an incomplete application and will likely be subject to additional internal review and potential delays.

Appendix 2, the Proposed Policy Completion Schedule, applies only if an application includes proposed policies.

Appendix 3, Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet, includes a blank template to be completed by the applicant as part of the application, as well as a Sample Project Proposal Scoring Sheet with an example of how this template may be completed.

Appendix 4 lists examples of Prohousing Policies with enhancement factors to aid applicants in understanding how enhancement factors may be applied.

Appendix 5 is where the applicant will include any additional information and supporting documentation for the application.

If you have questions regarding this application or the Program, or if you require technical assistance in preparing this application, please email ProhousingPolicies@hcd.ca.gov.

Application Checklist

	Yes	No
Application Information	<input type="checkbox"/>	<input type="checkbox"/>
Certification and Acknowledgement	<input type="checkbox"/>	<input type="checkbox"/>
The Legislative Information form is completed.	<input type="checkbox"/>	<input type="checkbox"/>
The Threshold Requirements Checklist is completed.	<input type="checkbox"/>	<input type="checkbox"/>
A duly adopted and certified Formal Resolution for the Prohousing Designation Program is included in the application package. (See Appendix 1 for the Formal Resolution for the Prohousing Designation Program form.)	<input type="checkbox"/>	<input type="checkbox"/>
If applicable, the Proposed Policy Completion Schedule is completed. (See Appendix 2 .)	<input type="checkbox"/>	<input type="checkbox"/>
The Project Proposal Scoring Sheet is completed. (See Appendix 3 for the Project Proposal Scoring Sheet and the Sample Project Proposal Scoring Sheet.)	<input type="checkbox"/>	<input type="checkbox"/>
Additional information and supporting documentation (Applicant to provide as Appendix 5)	<input type="checkbox"/>	<input type="checkbox"/>

Application Information

Applicant (Jurisdiction):	City of Hawthorne
Applicant Mailing Address:	4455 W. 126 th Street
City:	Hawthorne
ZIP Code:	90250
Website:	cityofhawthorne.org
Authorized Representative Name	Vontray "Von" Norris
Authorized Representative Title:	City Manager
Phone:	310.349.2970
Email:	vnorris@cityofhawthorne.org
Contact Person Name:	Gregg McClain
Contact Person Title:	Planning Director
Phone:	310.349.2970
Email:	gmccclain@cityofhawthorne.org
Proposed Total Score (Based on Appendix 3):	56

CERTIFICATION AND ACKNOWLEDGMENT

As authorized by the Formal Resolution for the Prohousing Designation Program (Resolution No. _____), which is attached hereto and incorporated by reference as if set forth in full, I hereby submit this full and complete application on behalf of the applicant.

I certify that all information and representations set forth in this application are true and correct.

I further certify that any proposed Prohousing Policy identified herein will be enacted within two (2) years of the date of this application submittal.

I acknowledge that this application constitutes a public record under the California Public Records Act (Gov. Code, § 6250 et seq.) and is therefore subject to public disclosure by the Department.

Signature: _____

Name and Title: Gregg McClain, Planning Director

Date: _____

Legislative Information

District	Number	Legislators Name(s)
State Assembly District	61	Assemblymember Tina McKinnor
State Senate District	35	Senator Laura Richardson

Applicants can find their respective State Senate representatives at <https://www.senate.ca.gov/>, and their respective State Assembly representatives at <https://www.assembly.ca.gov/>

Threshold Requirements Checklist

The applicant meets the following threshold requirements in accordance with Section 6604 of the Regulations:

	Yes	No
The applicant is a Jurisdiction.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has adopted a Compliant Housing Element.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has submitted or will submit a legally sufficient Annual Progress Report prior to designation.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has completed or agrees to complete, on or before the relevant statutory deadlines, any rezone program or zoning that is necessary to remain in compliance with Government Code sections 65583, subdivision (c)(1), and 65584.09, subdivision (a), and with California Coastal Commission certification where appropriate.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant is in compliance, at the time of the application, with applicable state housing law, including, but not limited to those included in Government Section 65585, subdivision (j); laws relating to the imposition of school facilities fees or other requirements (Gov. Code, § 65995 et seq.); Least Cost Zoning Law (Gov. Code, § 65913.1); Permit Streamlining Act (Gov. Code, § 65920 et seq.); and provisions relating to timeliness of CEQA processing by local governments in Public Resources Code sections 21080.1, 21080.2, and 21151.5(a).	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant further acknowledges and confirms that its treatment of homeless encampments on public property complies with and will continue to comply with the constitutional rights of persons experiencing homelessness and that it has submitted a one-page summary to the Department demonstrating how the applicant has enacted best practices in their jurisdiction related to the treatment of unhoused individuals camping on public property, consistent with United States Interagency Council on Homelessness' "7 Principles for Addressing Encampments," (June 17, 2022 update), hereby incorporated by reference.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
The applicant has duly adopted and certified, by the applicant's governing body, a Formal Resolution for the Prohousing Designation Program, which is hereby incorporated by reference. (A true and correct copy of the resolution is included in this application package.)	<input type="checkbox"/>	<input type="checkbox"/>
The applicant has demonstrated that they engaged in a diligent public participation process that included 1) outreach through a variety of methods and languages; 2) specific efforts to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers and special needs service providers; 3) availability of the draft document to the public, including notification to interested parties and all segments of the community for 30 days and subsequent versions for 7 days; 4) public hearings and informative meetings; and 5) consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies, as appropriate. The applicant has submitted documentation of comments received during this process.	<input type="checkbox"/>	<input type="checkbox"/>

Project Proposal
Category 1: Favorable Zoning and Land Use

Category	Prohousing Policy Description	Points
1A	Sufficient sites, including rezoning, to accommodate 150 percent or greater of the current or draft RHNA, whichever is greater, by total and income category. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	3
1B	Permitting missing middle housing uses (e.g., duplexes, triplexes, and fourplexes) by right in existing low-density, single-family residential zones in a manner that exceeds the requirements of SB 9 (Chapter 162, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7).	3
1C	Sufficient sites, including rezoning, to accommodate 125 to 149 percent of the current or draft RHNA, whichever is greater, by total and income category. These points shall not be awarded if the applicant earns three points pursuant to Category (1)(A) above. These additional sites must be identified in the Jurisdiction’s housing element adequate sites inventory, consistent with Government Code section 65583, subdivisions (a)(3) and (c)(1).	2
1D	Density bonus programs that allow additional density for additional affordability beyond minimum statutory requirements (Gov. Code, § 65915 et seq.).	2
1E	Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law, (Gov. Code, §§ 65852.2, 65852.22) (e.g., permitting more than one converted ADU; one detached, new construction ADU; and one JADU per single-family lot), and in a manner that exceeds the requirements of SB 9 (Chapter 192, Statutes of 2021, Gov. Code, §§ 65852.21, 66411.7). These policies shall be separate from any qualifying policies under Category (1)(B).	2
1F	Eliminating minimum parking requirements for residential development as authorized by Government Code section 65852.2; adopting vehicular parking ratios that are less than the relevant ratio thresholds at subparagraphs (A), (B), and (C) of Gov. Code section 65915, subdivision (p)(1); or adopting maximum parking requirements at or less than ratios pursuant to Gov. Code section 65915, subdivision (p).	2
1G	Zoning or incentives that are designed to increase affordable housing development in a range of types, including, but not limited to, large family units, Supportive Housing, housing for transition age foster youth, and deep affordability targeted for Extremely Low-Income Households in all parts of the Jurisdiction, with at least some of the zoning, other land use designation methods, or incentives being designed to increase affordable housing development in higher resource areas shown in the TCAC/HCD Opportunity Map, and with the Jurisdiction having confirmed that it considered and addressed potential environmental justice issues in adopting and implementing	2

	this policy, especially in areas with existing industrial and polluting uses.	
1H	Zoning or other land use designation methods to allow for residential or mixed uses in one or more non-residential zones (e.g., commercial, light industrial). Qualifying non-residential zones do not include open space or substantially similar zones.	1
1I	Modification of development standards and other applicable zoning provisions or land use designation methods to promote greater development intensity. Potential areas of focus include floor area ratio, height limits, minimum lot or unit sizes, setbacks, and allowable dwelling units per acre. These policies must be separate from any qualifying policies under Category (1)(B) above.	1
1J	Establishment of a Workforce Housing Opportunity Zone, as defined in Government Code section 65620, or a Housing Sustainability District, as defined in Government Code section 66200.	1
1K	Establishment of an inclusionary housing program requiring new developments to include housing affordable to and reserved for low- and very low-income households, consistent with the requirements of AB 1505 (Chapter 376, Statutes of 2017, Gov. Code, § 65850.01).	1
1L	Other zoning and land use actions not described in Categories (A)-(K) of this section that measurably support the Acceleration of Housing Production.	1

Project Proposal
Category 2: Acceleration of Housing Production Timeframes

Category	Prohousing Policy Description	Points
2A	Establishment of ministerial approval processes for multiple housing types, including, for example, single-family, multifamily and mixed-use housing.	3
2B	Acceleration of Housing Production through the establishment of streamlined, program-level CEQA analysis and certification of general plans, community plans, specific plans with accompanying Environmental Impact Reports (EIR), and related documents.	2
2C	Documented practice of streamlining housing development at the project level, such as by enabling a by-right approval process or by utilizing statutory and categorical exemptions as authorized by applicable law, (e.g., Pub. Resources Code, §§ 21155.1, 21155.4, 21159.24, 21159.25; Gov. Code, § 65457; Cal Code Regs., tit. 14, §§ 15303, 15332; Pub. Resources Code, §§ 21094.5, 21099, 21155.2, 21159.28).	2
2D	Establishment of permitting processes that take less than four months to complete. Policies under this category must address all approvals necessary to issue building permits.	2
2E	Absence or elimination of public hearings for projects consistent with zoning and the general plan.	2
2F	Priority permit processing or reduced plan check times for homes affordable to Lower-Income Households.	1
2G	Establishment of consolidated or streamlined permit processes that minimize the levels of review and approval required for projects, and that are consistent with zoning regulations and the general plan.	1
2H	Absence, elimination, or replacement of subjective development and design standards with objective development and design standards that simplify zoning clearance and improve approval certainty and timing.	1
2I	Establishment of one-stop-shop permitting processes or a single point of contact where entitlements are coordinated across city approval functions (e.g., planning, public works, building) from entitlement application to certificate of occupancy.	1
2J	Priority permit processing or reduced plan check times for ADUs/JADUs or multifamily housing.	1
2K	Establishment of a standardized application form for all entitlement applications.	1
2L	Documented practice of publicly posting status updates on project permit approvals on the internet.	1
2M	Limitation on the total number of hearings for any project to three or fewer. Applicants that accrue points pursuant to category (2)(E) are not eligible for points under this category.	1
2N	Other policies not described in Categories (2)(A)-(M) of this section that quantifiably decrease production timeframes or promote the streamlining of approval processes.	1

Project Proposal
Category 3: Reduction of Construction and Development Costs

Category	Prohousing Policy Description	Points
3A	Waiver or significant reduction of development impact fees for residential development with units affordable to Lower-Income Households. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable housing impact fees, and commercial linkage fees).	3
3B	Adoption of policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 to reduce barriers for property owners to create ADUs/JADUs. Examples of qualifying policies include, but are not limited to, development standards improvements, permit processing improvements, dedicated ADU/JADU staff, technical assistance programs, and pre-approved ADU/JADU design packages.	2
3C	Adoption of other fee reduction strategies separate from Category (3)(A), including fee deferrals and reduced fees for housing for persons with special needs. This provision does not include fees associated with the provision of housing affordable to Lower-Income Households (e.g., inclusionary in lieu fees, affordable impact fees and commercial linkage fees).	1
3D	Accelerating innovative housing production through innovative housing types (e.g., manufactured homes, recreational vehicles, park models, community ownership, and other forms of social housing) that reduce development costs.	1
3E	Measures that reduce costs for transportation-related infrastructure or programs that encourage active modes of transportation or other alternatives to automobiles. Qualifying policies include, but are not limited to, publicly funded programs to expand sidewalks or protect bike/micro-mobility lanes, creation of on-street parking for bikes, transit-related improvements, or establishment of carshare programs.	1
3F	Adoption of universal design ordinances pursuant to Health and Safety Code section 17959.	1
3G	Establishment of pre-approved or prototype plans for missing middle housing types (e.g., duplexes, triplexes, and fourplexes) in low-density, single-family residential areas.	1
3H	Adoption of ordinances that reduce barriers, beyond existing law, for the development of housing affordable to Lower-Income Households.	1
3I	Other policies not described in Categories (3)(A)-(H) of this section that quantifiably reduce construction or development costs.	1

Project Proposal
Category 4: Providing Financial Subsidies

Category	Prohousing Policy Description	Points
4A	Establishment of a housing fund or contribution of funds towards affordable housing through proceeds from approved ballot measures.	2
4B	Establishment of local housing trust funds or collaboration on a regional housing trust fund, which include the Jurisdiction's own funding contributions. The Jurisdiction must contribute to the local or regional housing trust fund regularly and significantly. For the purposes of this Category, "regularly" shall be defined as at least annually, and "significant" contributions shall be determined based on the impact the contributions have in accelerating the production of affordable housing.	2
4C	Demonstration of regular use or planned regular use of funding (e.g., federal, state, or local) for preserving assisted units at-risk of conversion to market rate uses and conversion of market rate uses to units with affordability restrictions (e.g., acquisition/rehabilitation). For the purposes of this category, "regular use" can be demonstrated through the number of units preserved annually by utilizing this funding source.	2
4D	Provide grants or low-interest loans for ADU/JADU construction affordable to Lower- and Moderate-Income Households.	2
4E	A comprehensive program that complies with the Surplus Land Act (Gov. Code, § 54220 et seq.) and that makes publicly owned land available for affordable housing, or for multifamily housing projects with the highest feasible percentage of units affordable to Lower Income Households. A qualifying program may utilize mechanisms such as land donations, land sales with significant write-downs, or below-market land leases.	2
4F	Establishment of an Enhanced Infrastructure Financing District or similar local financing tool that, to the extent feasible, directly supports housing developments in an area where at least 20 percent of the residences will be affordable to Lower-Income Households.	2
4G	Prioritization of local general funds to accelerate the production of housing affordable to Lower-Income Households.	2
4H	Directed residual redevelopment funds to accelerate the production of affordable housing.	1
4I	Development and regular (at least biennial) use of a housing subsidy pool, local or regional trust fund, or other similar funding source sufficient to facilitate and support the development of housing affordable to Lower-Income Households.	1

4J	Prioritization of local general funds for affordable housing. This point shall not be awarded if the applicant earns two points pursuant to Category (4)(G).	1
4K	Providing operating subsidies for permanent Supportive Housing.	1
4L	Providing subsidies for housing affordable to Extremely Low-Income Households.	1
4M	Other policies not described in Categories (4)(A)-(L) of this section that quantifiably promote, develop, or leverage financial resources for housing affordable to Lower-Income Households.	1

Project Proposal Enhancement Factors

The Department shall utilize enhancement factors to increase the point scores of Prohousing Policies. An individual Prohousing Policy may not use more than one enhancement factor. Each Prohousing Policy will receive extra points for enhancement factors in accordance with the chart below.

Category	Prohousing Policy Description	Points
1	The policy represents one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as efficient land use, access to public transportation, housing affordable to Lower-Income Households, climate change solutions, and/or hazard mitigation.	2
2	Policies that promote development consistent with the state planning priorities pursuant to Government Code section 65041.1.	1
3	Policies that diversify planning and target community and economic development investments (housing and non-housing) toward place-based strategies for community revitalization and equitable quality of life in lower opportunity areas. Such areas include, but are not limited to, Low Resource and High Segregation & Poverty areas designated in the most recently updated TCAC/HCD Opportunity Maps, and disadvantaged communities pursuant to Health and Safety Code sections 39711 and 39715 (California Senate Bill 535 (2012)).	1
4	Policies that go beyond state law requirements in reducing displacement of Lower-Income Households and conserving existing housing stock that is affordable to Lower-Income Households.	1
5	Rezoning and other policies that support intensification of residential development in Location Efficient Communities.	1
6	Rezoning and other policies that result in a net gain of housing capacity while concurrently mitigating development impacts on or from Environmentally Sensitive or Hazardous Areas.	1
7	Zoning policies, including inclusionary housing policies, that increase housing choices and affordability, particularly for Lower-Income Households, in High Resource and Highest Resource areas, as designated in the most recently updated TCAC/HCD Opportunity Maps.	1
8	Other policies that involve meaningful actions towards Affirmatively Furthering Fair Housing outside of those required pursuant to Government Code sections 65583, subdivision (c)(10), and 8899.50, including, but not limited to, outreach campaigns, updated zoning codes, and expanded access to financing support.	1

Project Proposal Scoring Sheet Instructions

The Department shall validate applicants' scores based on the extent to which each identified Prohousing Policy contributes to the Acceleration of Housing Production. The Department shall assess applicants' Prohousing Policies in accordance with statutory requirements and the Regulations.

The Department shall further assess applicants' Prohousing Policies using the following four scoring categories: Favorable Zoning and Land Use, Acceleration of Housing Production Timeframes, Reduction of Construction and Development Costs, and Providing Financial Subsidies. Applicants shall demonstrate that they have enacted or proposed at least one policy that significantly contributes to the Acceleration of Housing Production in each of the four categories. A Prohousing Designation requires a total score of 30 points or more across all four categories.

Instructions

Please utilize one row of the Scoring Sheet for each Prohousing Policy.

- **Category Number:** Select the relevant category number from the relevant Project Proposal list in this application. Where appropriate, applicants may utilize a category number more than once.
- **Concise Written Description of Prohousing Policy:** Set forth a brief description of the enacted or proposed Prohousing Policy.
- **Enacted or Proposed:** Identify the Prohousing Policy as enacted or proposed. For proposed Prohousing Policies, please complete **Appendix 2: Proposed Policy Completion Schedule**.
- **Documentation Type:** For enacted Prohousing Policies, identify the relevant documentary evidence (e.g., resolution, zoning code provisions). For proposed Prohousing Policies, identify the documentation which shows that implementation of the policy is pending.
- **Web Links/Electronic Copies:** Insert the Web link(s) to the relevant documentation or indicate that electronic copies of the documentation have been attached to this application as **Appendix 5**.
- **Points:** Enter the appropriate number of points using the relevant Project Proposal list in this application.
- **Enhancement Category Number (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the appropriate category number using the relevant Project Proposal list in this application.
- **Enhancement Points (optional):** If utilizing an enhancement factor for a particular Prohousing Policy, enter the point(s) for that Prohousing Policy.
- **Total Points:** Add the enhancement point(s) to the Prohousing Policy's general point score.

Appendix 1: Formal Resolution for the Prohousing Designation Program

Formal Resolution for the PROHOUSING Designation Program

RESOLUTION NO. [INSERT RESOLUTION NUMBER]

A RESOLUTION OF THE GOVERNING BODY OF [INSERT THE NAME OF THE CITY OR COUNTY] AUTHORIZING APPLICATION TO AND PARTICIPATION IN THE PROHOUSING DESIGNATION PROGRAM

WHEREAS, Government Code section 65589.9 established the Prohousing Designation Program (“Program”), which creates incentives for jurisdictions that are compliant with state housing element requirements and that have enacted Prohousing local policies; and

WHEREAS, such jurisdictions will be designated Prohousing, and, as such, will receive additional points or other preference during the scoring of their competitive Applications for specified housing and infrastructure funding; and

WHEREAS, the California Department of Housing and Community Development (“Department”) has adopted regulations (Cal. Code Regs., tit. 25, § 6600 et seq.) to implement the Program (“**Program Regulations**”), as authorized by Government Code section 65589.9, subdivision (d); and

WHEREAS, the **[INSERT THE NAME OF THE CITY OR COUNTY]** (“Applicant”) desires to submit an Application for a Prohousing Designation (“Application”).

THEREFORE, IT IS RESOLVED THAT:

1. Applicant is hereby authorized and directed to submit an Application to the Department.
2. Applicant acknowledges and confirms that it is currently in compliance with applicable state housing law.
3. Applicant acknowledges and confirms that it will continue to comply with applicable housing laws and to refrain from enacting laws, developing policies, or taking other local governmental actions that may or do inhibit or constrain housing production. Examples of such local laws, policies, and actions include moratoriums on development; local voter approval requirements related to housing production; downzoning; and unduly restrictive or onerous zoning regulations, development standards, or permit procedures. Applicant further acknowledges and confirms that the Prohousing Policies in its Application comply with its duty to Affirmatively Further Fair Housing pursuant to Government Code sections 8899.50 and 65583. Applicant further acknowledges and confirms that its general plan is in alignment with an adopted sustainable communities strategy pursuant to Public Resources Code sections 21155-21155.4. Applicant further acknowledges and confirms that its policies for the treatment of homeless encampments on public property comply do and will continue to comply with the Constitution and that it has enacted best practices in its jurisdiction that are consistent with the United States Interagency Council on Homelessness’ “7 Principles for Addressing Encampments” (June 17, 2022, update).

4. If the Application is approved, Applicant is hereby authorized and directed to enter into, execute, and deliver all documents required or deemed necessary or appropriate to participate in the Program, and all amendments thereto (the “Program Documents”).
5. Applicant acknowledges and agrees that it shall be subject to the Application, the terms and conditions specified in the Program Documents, the Program Regulations, and any and all other applicable law.
6. **[INSERT THE TITLE OF THE APPLICANT’S AUTHORIZED SIGNATORY]** is authorized to execute and deliver the Application and the Program Documents on behalf of the Applicant for participation in the Program.

PASSED AND ADOPTED this day of _____, 2024, by the following vote:

AYES: [Insert #] NOES: [Insert #] ABSENT: [Insert #] ABSTAIN: [Insert #]

The undersigned, [INSERT NAME AND TITLE OF SIGNATORY] of Applicant, does hereby attest and certify that the foregoing is a true and full copy of a resolution of the Applicant’s governing body adopted at a duly convened meeting on the date above-mentioned, and that the resolution has not been altered, amended, or repealed.

SIGNATURE:

DATE:

NAME:

TITLE:

Appendix 2: Proposed Policy Completion Schedule

Category Number	Concise Written Description of Proposed Policy	Key Milestones and Milestone Dates	Anticipated Completion Date	Notes
1E	Adopt policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 for Accessory Dwelling Units (Attached and Detached) and Junior ADUs e.g. City exceeds state legislation by allowing homeowners to construct and expand the existing footprint of the primary house to accommodate a JADU within a single permit application.	<p>Planning Commission Resolution (10/2026)</p> <p>City Council Ordinance (12/2026)</p>	9/2026	<p>This has been an ongoing policy within the Planning Department and is stated within the Planning Director’s ADU Policy Statement</p> <p>Planning Department Letter dated 12/15/2025 (P-2025-2 ADUS) ADU & JADU Processing – Link: Appendix 5</p>
2F	Priority permit processing for development projects that contain affordable housing or is a ADU/JADU project by assigning a project case manager to shepherd the project through to building permit issuance and to be the liaison between the developer and the City.	<p>Planning Commission Resolution (10/2026)</p> <p>City Council Ordinance (12/2026)</p>	9/2026	<p>This has been an ongoing policy within the Planning Department and is stated within the Planning Director’s ADU Policy Statement</p> <p>Planning Department Letter dated 12/15/2025 (P-2025-2 ADUS) ADU & JADU Processing – Link: Appendix 5</p>
2I	Establish a one-stop- permitting center. The City currently administers the pre-development administrative review of development plans in a committee by multiple departments responsible for reviewing development plans. These same city departments are currently located on the same city hall floor and are physically located next to each other. The City will brand this pro-housing policy by creating an official One Stop Permitting Center with signage and physical improvements.	<p>Planning Commission Resolution (10/2026)</p> <p>City Council Ordinance (12/2026)</p>	12/2027	<p>This has been an ongoing practice within the Planning Department.</p> <p>While waiting for the physical reconfiguration of the existing City Hall building, the One Stop Permitting Center sign(s) will be posted in the Planning and Building Safety lobby as well as the City Hall lobby by June 2026.</p>
2J	Priority permit processing or reduced plan check times for ADUs/JADUs. These projects have a higher priority over those projects that	Planning Commission Resolution (10/2026)	09/2026	This has been an ongoing policy within the Planning Department and

	are not time sensitive or are not affected by the Permit Streamlining Act i.e. cell towers, solar panels, etc.	City Council Ordinance (12/2026)		is stated within the Planning Director's ADU Policy Statement Planning Department Letter dated 12/15/2025 (P-2025-2 ADUS) ADU & JADU Processing – Link: Appendix 5
2N	Create a bench of technical consultants to expedite the procurement process (environmental, planning, etc.) in one RFP solicitation. This will enable the City to select from a bench of pre-approved consultants without having to issue another RFP that would result in a delay of up to six months to fully complete.	Planning Commission Resolution (10/2026) City Council Ordinance (12/2026)	01/2026	This has been an ongoing practice within the Planning Department as stated within the Planning Director's Consultant Policy Statement Planning Department Letter dated 12/15/2025 (P-2025-3) Consultants
3B	Adopt policies that will result in less restrictive requirements than current state ADU/JADU legislation. City intends to amend the zoning code to allow the primary house to be expanded in order to accommodate a JADU within the same development application.	Planning Commission Resolution (10/2026) City Council Ordinance (12/2026)	09/2026	This has been an ongoing policy within the Planning Department and is stated within the Planning Director's ADU Policy Statement. Planning Department Letter dated 12/15/2025 (P-2025-2 ADUS) ADU & JADU Processing – Link: Appendix 5

Appendix 3: Project Proposal Scoring Sheet and Sample Project Proposal Scoring Sheet

Project Proposal Scoring Sheet

Category Number	Concise Written Description of Prohousing Policy	Enacted or Proposed	Documentation Type (e.g., resolution, zoning code)	Insert Web Links to Documents or Indicate that Electronic Copies are Attached as Appendix 5	Points	Enhancement Category Number	Enhancement Points	Total Points
1B	In 2023, after the adoption of the 6 th Cycle Housing Element, the City amended its zoning code to remove the Conditional Use Permit requirement for all residential projects and to permit duplexes, triplexes, and multi-family housing projects as by-right projects to facilitate the construction of housing, and to increase the supply of missing-middle housing. The City also Initiated Zoning Code amendments to implement the 6 th Cycle Housing Element and to revise development standards for SB 9 projects in accordance with SB 450, and amendments to implement urban lot splits.	E	Zoning Code, Ordinances Ordinance #2247 (January 9, 2024) Ordinance #2243 (November 14, 2023)	Zoning Code – Link: https://ecode360.com/42647075 Ordinance #2247 – Appendix 5 Ordinance #2243 – Appendix 5	3			3

1C	<p>Sufficient sites to accommodate 140 percent of the 1,734 RHNA with rezoning by total or by income category e.g. Very-Low Income by 103%, Low-Income by 173%, Moderate Income by 130%, Above Moderate Income by 155%. For example, the created a new zone- Housing Overlay, over non-residential and residential zoned properties. The nursery garden on El Segundo Boulevard was one of the commercial parcels with the Housing Overlay and was also identified within the Sufficient Sites Inventory for construction of multi-family housing units. The nursery garden site was rezoned and construction has started for 68 townhomes. This policy represents one element of a unified and multi-faceted strategy to fulfill multiple planning objectives. This urban infill project is an efficient land use, within walking distance of public transit, schools, new city park (starting</p>	E	Housing Element, Zoning Map	<p>2021-2029 Housing Element (Revised Final Draft August 2022) – Link: https://www.cityofhawthorne.org/home/showpublisheddocument/346/638150923655570000</p> <p>Zoning Map 2025 – Appendix 5</p>	2	1	2	4
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	<p>construction), city's downtown and city hall, thereby reducing dependency on the private automobile and reducing GHG emissions. In fact, several sites were rezoned from commercial to allow residential development, many within walking distance of public transit and accessible to daily living needs, such as groceries, medical, and retail uses. There are two other residential projects that have been submitted, and both are utilizing the state's density bonus program to develop additional units and include affordable housing units.</p>							
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1E	<p>Adopt policies that result in less restrictive requirements and/or promotes ease of developing ADUs/JADUs than normally required by Government Code sections 65852.2 and 65852.22. For example, the City exceeds the state legislation by allowing the homeowner to construct and expand the existing footprint of the primary house to accommodate a JADU within a single permit application. ADUs are instrumental in Hawthorne's housing strategy. The city is built out and intensification of land uses and facilitating ADA development facilitates affordable housing and efficient land use.</p>	P	<p>Planning Department Letter dated 12/15/2025 – Processing ADUs & JADUs</p>	<p>Letter dated 12/15/2025 (P-2025-2 ADUs) ADU & JADU processing – Link: Appendix 5</p>	2	5	1	3
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1G	<p>Implementation of a comprehensive program to promote equitable development and to address housing needs through a series of coordinated policies. e.g. The Housing Overlay, which is located on major traffic corridors, will provide opportunities to develop housing that are in close proximity to public transportation and daily essentials. The City's first Economic Development Element and Strategic Plan and Environmental Justice Element provides equitable access to jobs, retail and professional services. Also, the amended Downtown Specific Plan increased the allowable residential density from 24 du/ac to 30 du/ac.</p>	E	<p>Housing Overlay Ordinance, Economic Development Element and Strategic Plan, and Environmental Justice Element</p>	<p>Ordinance #2240 – Link: Appendix 5</p> <p>Economic Development Element – Link: https://www.cityofhawthorne.org/home/showpublisheddocument/338/637563255038270000</p> <p>ED Strategic Plan 2023 – Link: Appendix 5</p> <p>Environmental Justice Element – Link: https://www.cityofhawthorne.org/home/showpublisheddocument/4813/638423911881730000</p>	2	3	1	3
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1H	<p>The City amended the zoning code in 2023 to adopt a Housing Overlay to provide new housing opportunities within existing commercial and residential zones. The development standards that differs from the base zone are intended to incentivize construction of a variety of affordable housing types to meet the City's RHNA obligations. Residential uses are allowed by-right. The project is not required to proceed with public hearings If the project complies with the development standards e.g. supportive housing, transitional housing, multi-family dwellings, employee housing, senior citizen housing, and mixed-use. The City established a minimum density of 20 du/ac and a maximum of 30 du/ac, and increased lot coverage from 50 percent to 80 percent, and reduced by half the setbacks for 3-story+ buildings from 30' to 15' and open space requirements from 300 sf to 150 sf (of combined private and</p>	E	<p>Chapter 17.85 Housing Overlay</p> <p>Ordinance #2240 (November 14, 2023)</p>	<p>Chapter 17.85 Housing Overlay – link: https://ecode360.com/42647075#4264902</p> <p><u>2</u></p> <p>Ordinance #2240 Link – Appendix 5</p> <p>Ordinance #2241 Link – Appendix 5</p> <p>Ordinance #2247 Link – Appendix 5</p>	1	1	2	3
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	common) per living unit. The new Housing Overlay is over properties on commercial corridors near public transit, stores, and other daily essentials.							
1L	Other zoning and land use actions not described in Categories A-K of this section that measurably support the production of housing, urban infill, and efficient land use. The City has a dedicated Housing Director and Housing Department to facilitate production and habitability of units affordable to low- and moderate-income households. The Housing Director is charged with the management all matters concerning financial, property, and tenant issues, as well as the compliance to local, state, and federal housing regulations.	E	Downtown Hawthorne Specific Plan, Housing Director Job Duties	Downtown Hawthorne Specific Plan (DHSP) – Link: https://www.cityofhawthorne.org/departments/planning/specific-plans Housing Director Job Duties – Link: Appendix 5	1	8	1	2

2B	<p>Accelerate housing production through the establishment of streamlined program-level CEQA analysis and certification of general plans, specific plans, and pre-identified housing projects with accompanying Environmental Impact Reports (EIR), and related documents. Many of the larger urban infill housing projects are located within walking distance of the downtown, city hall, retail and groceries, and public transportation. These projects have been designated by the recent General Plan and Zoning Code amendments for higher density residential and mixed-use projects. These policies promote urban development that is consistent with state planning priorities by reducing GHG emission, producing affordable housing, advancing social justice, and other initiatives.</p>	E	General Plan and Downtown Hawthorne Specific Plan	<p>General Plan – Link: https://www.cityofhawthorne.org/departments/planning/general-plan</p> <p>Downtown Hawthorne Specific Plan (DHSP) – Link: https://www.cityofhawthorne.org/departments/planning/specific-plans</p>	2	2	1	3
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2C	<p>Following the certification of the program-level CEQA analysis for the General Plan, Housing Element, and related zoning code amendments, the City operates with the understanding that most housing development projects will generally be deemed “ministerial” or “categorically exempt” from formal review under CEQA, thus accelerating the approval process for new housing, except for very large projects (i.e. larger than 5 acres) or those with unusual conditions (i.e. near riparian corridors). The use of categorical exemptions will facilitate and expedite the permitting and construction of a diversity of housing types, including the “missing middle.” This practice is a further example of a series of planning policies that promotes the construction of housing within a larger comprehensive strategy by reducing permitting time, such as one stop permitting center, pre-</p>	E	Objective Design Standards – HMC Chapter 17.100	Objective Design Standards HMC Chapter 17.100 Multifamily and Mixed Use Objective Design Standards – Link: https://ecode360.com/42650181	2	1	1	4
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	application development reviews, assigned case managers, etc.							
2E	<p>The City has eliminated the requirement for a Conditional Use Permit for multi-family housing projects and has allowed these projects to follow a by-right permitting process that is ministerially approved. For example, the Zoning Code was recently amended to create a new chapter for its Housing Overlay zone, in November 14, 2023. Residential uses allowed by the Housing Overlay are by-right. Housing projects that comply with the development standards shall not be required to follow a discretionary public hearing process. Further, the City amended the code to allow for increased lot coverage from 50 percent to 80 percent for multi-family housing projects in R-3 and R-4 zones.</p>	E	<p>Housing Element, Zoning Code, General Plan</p> <p>Chapter 17.85 Housing Overlay</p> <p>Ordinance #2240 (November 14, 2023)</p>	<p>2021-2029 Housing Element (Revised Final Draft August 2022) – Link: https://www.cityofhawthorne.org/home/showpublisheddocument/346/638150923655570000</p> <p>Zoning Code – Link: https://ecode360.com/42647075#42647075</p> <p>General Plan – Link: https://www.cityofhawthorne.org/departments/planning/general-plan</p> <p>Ordinance #2240 – Link: Appendix 5</p>	2			2

2F	<p>Priority permit processing resulting in reduced plan check times for housing projects containing homes affordable to lower income households. The City assigns a project case manager to each development application, who shepherds the project through city hall entitlement to building permit issuance. Further, the Planning Department expedites the review of all ADU/JADUs within a two- or three-day period, if not the same day. To accomplish this, the Planning Department prioritizes ADA/JADU plans over other development plan reviews. ADU/JADUs are often housing that is affordable to lower-income households.</p>	P	<p>Planning Department Letter dated 12/15/2025 – Processing ADUs & JADUs</p>	<p>Letter dated 12/15/2025 (P-2025-2 ADUs) ADU & JADU processing – Link: Appendix 5</p>	1			1
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2G	<p>City has an Administrative Plan Review process for multi-family and mixed-use projects. This is a pre-development application review process for proposed plans among multi-city departments. The Administrative Plan Review process enables the applicant to receive early feedback on proposed development plans, which reduces the uncertainty and streamlines the development permitting process.</p>	E	<p>Chapter 14.02 Administrative Plan Review</p>	<p>HMC Chapter 14.02 – Link: https://ecode360.com/42646347#42646347</p>	1			1
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2H	<p>Elimination of subjective development and design standards with implementation of objective development and design standards that improves approval certainty and permit processing time. The City is also proposing to update and rewrite the State Density Bonus into "plain English" to reduce barriers and facilitate the development of lower-income housing by providing clearer guidance on the calculation of a density bonus, which has historically caused confusion and delayed project timelines. By offering a precise methodology and diagrams, the updated program will streamline the development process, reducing delays in project planning and review.</p>	E	City Council Ordinance #2242	Ordinance #2242 – Link: Appendix 5	1	2	1	2
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21	<p>Creation of a One Stop Permitting Center: Over the past 5 years, the City has pro-actively and deliberately identified policies and procedures to streamline development permitting and the construction of housing-Administrative Review Committee, Planning Case Managers, expedited plan review, etc. Thus, the City currently employs many of the necessary initiatives that would comprise or lead to the creation of a formalized One Stop Permitting Center. Physically, the city departments involved in plan review are currently located on the same floor and are physically adjacent to each other (Planning, Public Works, City Engineer, and Building). The City also commissioned an Organizational Assessment of the Development Review and Entitlement Processes, which was completed in April 8, 2025 by Matrix Consulting Group. The document reinforces the benefits of a “One</p>	P	Establish a One Stop Permitting Center	<p>While waiting for the physical reconfiguration of the existing City Hall building, the One Stop Permitting Center signs(s) will be posted in the Planning and Building Safety Lobby as well as the City Hall lobby by June 2026</p>	1	1	2	3
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	<p>Stop Shop.” This policy is one element of a unified, multi-faceted strategy that the City has embraced to promote multiple planning objectives to promote housing, pedestrian safety, active transportation, and GHG emission reduction. In tandem with a recently completed Safety Action Plan, the City is completing an Active Transportation Plan, implementing traffic calming techniques and ADA ramps, and pedestrian countdown signals for all intersection work. To promote public transportation, the City is constructing dedicated bus lanes in both directions, along with protected bike lanes, on Hawthorne Blvd.</p>							
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2J	<p>Priority permit processing resulting in reduced plan check times for ADUs/JADUs. These projects have a higher priority over other projects and are typically reviewed within three days, if not on the same day of submittal. ADUs/JADUs is an example of urban infill and results in an efficient use of land and urban development pattern. This small development prototype exemplifies sustainability, equity, and environmentally responsible.</p>	P	<p>Planning Department Letter dated 12/15/2025 – Processing ADUs & JADUs</p>	<p>Letter dated 12/15/2025 (P-2025-2 ADUs) ADU & JADU processing – Link: Appendix 5</p>	1	2	1	2
2K	<p>Establishment of a standardized electronic application form for all entitlement applications that facilitates multiple permit requests as part of a single application submittal. This practice eliminates the need to submit multiple separate permit request for a single entitlement application. Instead, a single permit, and application checklist, facilitates all requests related to a single entitlement.</p>	E	<p>Standardized Application Form (Electronic Form)</p>	<p>Virtual City Hall – Citizen Self Service Link: https://www.cityofhawthorne.org/residents/virtual-city-hall/citizen-self-service</p>	1			1

2L	<p>Documented practice of publicly posting real-time status updates on project permit approvals on the City's online permit platform- Enterprise Permit & Licensing (EPL). The applicants can access their projects through the Customer Self-Service Portal. The system allows customers to apply for permits and plan requests; check on the status of applications, permits, and plan requests; and make online payment for permits and plan requests. The use of technology within the development permitting function of City Hall can greatly reduce permitting time, lower customer anxiety, and increase public awareness and transparency. The City also has an award-winning government access cable television that is viewed on Spectrum. HCTV has provided quality television programming to keep the community engaged and informed. HCTV covers the city</p>	E		<p>Online permitting platform (EPL) – Link: https://www.cityofhawthorne.org/residents/virtual-city-hall/citizen-self-service</p> <p>Media/ Hawthorne Community Television – Link: https://www.cityofhawthorne.org/departments/community-services/hawthorne-television</p> <p>City Meetings – Link: https://www.cityofhawthorne.org/departments/community-services/hawthorne-community-television/meeting-videos</p>	1	8	1	2
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	<p>council meetings as well as a community news show "City News" and other.</p> <p>Programming to engage teens, seniors, residents and local businesses.</p>							
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2N	<p>Create a bench of technical consultants to expedite the procurement process (environmental, planning, etc.). The Planning Department currently has a list of pre-qualified environmental planning consultants to prepare environmental assessments and anticipates issuing a RFP for qualified environmental and planning consultants within twelve months. Cities are required to procure consulting services via an RFP process, which can take between four-six months to complete and procure a consultant. By establishing a list or bench of pre-qualified consultants, the Planning Department is able to select a consultant without having to prepare and issue an RFP for the consultant selection, which may take up to six months to complete thus decreasing the development permitting time frame.</p>	P	<p>Planning Department Letter dated 12/15/2025 - Consultants</p>	<p>Letter dated 12/15/2025 (P-2025-3) Consultants – Link: Appendix 5</p>	1			1
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3B	<p>Adopted policies that result in less restrictive requirements than Government Code sections 65852.2 and 65852.22 for Accessory Dwelling Units (Attached and Detached) and Junior ADUs. In practice, the City currently exceeds the JADU legislation by allowing the homeowner to expand the existing primary house to accommodate a JADU within one permit application. The City intends to effectuate this practice by adopting an ordinance to amend its zoning code. Further, the policy is one element of a unified, multi-faceted strategy to promote multiple planning objectives, such as affordable housing efficient land-use, and equity.</p>	P	Resolution	<p>ADU dashboard (keeps count of various ADUs) – Link: https://www.cityofhawthorne.org/departments/planning</p>	2	1	2	4
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3C	<p>Implementation of Four Pre-Approved ADU Prototypical Plans, provides homeowners with a readily available and free-to-use plans. This simplifies the process of building new ADU units which reduces the homeowners' costs and time. As a barometer of the viability of and interest in ADUs, two new detached ADUs and 22 new converted ADUs were built in 2024 before the adoption of the pre-approved ADU plans. The City also reduces permitting and construction time within public improvement projects. The City's Public Works Department is implementing its current 5-Year CIP. The CIP contains numerous projects that facilitates and increases the probability and economic feasibility of affordable housing projects, such as constructing public utility infrastructure (upgraded water and sewer) in anticipation of increased demand due to higher residential</p>	E	Pre-Approved Plans	<p>Pre-Approved ADU Plans, checklist, and frequently asked questions – Link: https://www.cityofhawthorne.org/departments/planning/pre-approved-adu-plans</p>	2	1	2	4
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	density and mixed-use development projects. These two policies represent a coordinated City effort between the Planning's Housing Element and Public Works 5-Year CIP							
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3E	<p>Developed measures and programs that encourage active modes of transportation or other alternatives to the private car. The City's adopted 2023-2028 Capital Improvement Program (CIP) identifies numerous public improvement projects that encourages active transportation. For example, the City is installing pedestrian countdown signals, ADA accessible push buttons, and both tactile and audio information for all signalization projects, constructing new sidewalks in locations absent of sidewalks (900' of new sidewalk on the west side of Doty Avenue north of El Segundo), installing and improving bus shelters with benches, trash receptacles, overhead canopies, and safety lighting; installing traffic calming techniques throughout the city (speed humps, high visibility crosswalks, etc.); planting new street trees to foster urban tree canopies for pedestrian shade (e.g.</p>	E	2023-2028 Capital Improvement Program	<p>Capital Improvement Projects - Link: https://www.cityofhawthorne.org/departments/public-works/engineering/capital-improvement-projects</p>	1			1
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	<p>the northeast neighborhoods received 64 street trees in 2024 and, in 2026, the City will start construction of an approximate 1-1.5 acre landscaped public park adjacent to a new city hall complex in the center of the downtown.</p> <p>The City is also changing the timing of all the traffic lights to facilitate the through-movement of public transit on two N/S streets- Hawthorne Blvd. and Crenshaw Blvd. with a completion date in 2026/2027. Hawthorne Blvd. will have protected bike lanes as well as dedicated bus lanes.</p>							
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31	<p>To expedite permitting procedures, the City is has recently implemented the City's first online permitting software- EPL- is in place and serves as the City's sole permitting and application software. The EPL software is one of other factors that the City is proposing to implement within two years, such as a One Stop Permitting Center, amending the Zoning Code to go beyond state regulations to construct JADUs, a critical component of the City's affordable housing production. The Customer Self Service portal, within EPL, is fully operational and allows customers to submit development applications and permits online, requesting building inspections, and pay permit fees. It reduces construction costs by allowing applicants to see the status of their development permit applications and building plan checks in real time, thereby reducing construction delays, and by reducing</p>	E		<p>Online permitting platform (EPL) – Link: https://www.cityofhawthorne.org/residents/virtual-city-hall/citizen-self-service</p> <p>Virtual City Hall – Citizen Self Service Link: https://www.cityofhawthorne.org/residents/virtual-city-hall/citizen-self-service</p>	1	1	2	3
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	<p>the number of trips to city hall for in-person communication, thus reducing GHG emissions. The time savings and reduction of travel and printing costs will contribute to lower housing costs. The electronic plan check process also facilitates faster inspection services, as it integrates scheduling of appointments with correction items, making the process faster and more seamless.</p>							
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4H	<p>Use of former redevelopment funds and surplus city-owned properties towards the production of affordable housing. For example, the City is marketing former redevelopment agency land through the City's Successor Agency. The City is currently meeting with developers. For example, the City is currently negotiating with ABODE Communities to build 92 units of affordable housing for very low- and low-income individuals at 14115 Cordary Avenue (APN 4051-030-902) on land that is under the possession of Hawthorne's Successor Agency. The City may assist this project by donating the land as well as using up to \$5M of former Redevelopment Agency Tax Increment Funds to reduce the overall cost of the project. The City has agreed to expedite plan check review and waive Planning Commission review for the ABODE affordable housing project. The City's Five-Year CIP</p>	E	<p>Staff reports, City Council meeting minutes</p> <p>5-Year CIP</p>	<p>Capital Improvement Projects – Link: https://www.cityofhawthorne.org/departments/public-works/engineering/capital-improvement-projects</p>	1	8	1	2
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	<p>also identifies public improvement projects city-wide to upgrade all public utilities (sewer and water lines) to handle increased demand in anticipation of new multi-family and commercial development projects. This public assistance reduces off-site development cost and construction time.</p>							
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4L	<p>Providing technical assistance and public subsidies for the construction of affordable housing projects e.g. On May 20, 2023, the Tiny Homes (12 detached studio dwelling units) built on city-owned land- formerly an alley, to provide temporary shelter for up to 120 days. The City's Homeless Team provides general oversight and case management services and partnering with the South Bay Cities Council of Governments for community outreach, and a private firm for on-site security services. The City implemented this project using an abandoned alley way to construct temporary housing.</p>	E	<p>Staff Reports, Planning Commission/City Council Minutes and/or resolutions</p>	<p>Housing and Homelessness Resources – Link: https://www.cityofhawthorne.org/departments/community-services/housing-and-homelessness-resources</p> <p>Housing Department – CDBG, Fair Housing, Housing Rehab, etc. – Link: https://www.cityofhawthorne.org/departments/housing</p> <p>Resolution #8015 – five year Homelessness Plan – Link: https://www.cityofhawthorne.org/departments/community-services/housing-and-homelessness-resources</p>	1	8	1	2
				Total				56
								14 Proposed 42 Existing

Appendix 4: Examples of Prohousing Policies with Enhancement Factors

If a Prohousing Policy incorporates any of the enhancement factors specified in the Project Proposal Enhancement Factors chart, it will receive extra points as indicated therein. Examples of such qualifying Prohousing Policies include the following:

Category 1: Favorable Zoning and Land Use

- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in Location Efficient Communities.
- Rezoning sufficient sites to accommodate 150 percent or greater of the Regional Housing Needs Allocation by total or income category, including sites in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Rezoning to accommodate 125 to 149 percent of the Regional Housing Needs Allocation in downtown commercial corridors or other infill locations.
- Expanding density bonus programs to exceed statutory requirements by 10 percent or more in Location Efficient Communities.
- Reducing or eliminating parking requirements for residential development as authorized by Government Code section 65852.2 in Location Efficient Communities.
- Increasing allowable density in low-density, single-family residential areas beyond the requirements of state Accessory Dwelling Unit Law in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Modification of development standards and other applicable zoning provisions to promote greater development intensity in downtown commercial corridors or other infill locations.
- Coupling rezoning actions with policies that go beyond state law requirements in reducing displacement of lower-income households and conserving existing housing stock that is affordable to lower-income households.

Category 2: Acceleration of Housing Production Timeframes

- Ministerial approval processes for multifamily housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Streamlined, program-level CEQA analysis and certification of specific plans in Location Efficient Communities.
- Documented practice of streamlining housing development at the project level in downtown commercial corridors and other infill locations.
- Expedited permit processing for housing affordable to lower-income households in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 3: Reduction of Construction and Development Costs

- Fee waivers for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Fee waivers or reductions for higher density housing in downtown commercial corridors or other infill locations.
- Measures that reduce costs and leverage financial resources for transportation-related infrastructure or programs in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Adoption of universal design ordinances to increase housing choices and affordability for persons with disabilities in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Permitting innovative housing types, such as manufactured homes, recreational vehicles or park models, in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).

Category 4: Providing Financial Subsidies

- Targeting local housing trust funds to acquisition or rehabilitation of existing affordable units, or to affordable units at risk of converting to market rate uses, in Low Resource and High Segregation & Poverty areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Marketing grants and other financial products for ADUs/JADUs in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Utilizing publicly owned land for affordable housing in High Resource and Highest Resource areas (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Establishment of an Enhanced Infrastructure Financing District or similar local financing tool in a Low Resource or High Segregation & Poverty area (as designated in the most recently updated TCAC/HCD Opportunity Maps).
- Directing residual redevelopment funds or general funds to conservation or preservation of affordable housing in areas at high risk of displacement.

Appendix 5: Additional Information and Supporting Documentation

Appendix 6: Public Participation Checklist

Pursuant to Sections 6601, 6602, and 6605, applicants are required to demonstrate how they have engaged in a “Diligent Public Participation Process.”

Please complete this checklist, and sign, to confirm that the applicant has complied with this requirement. Attach and reference any comments you received during the process.

Regulation Text	Explanation	Yes	No
Outreach through a variety of methods and languages to ensure access to the public process and provide opportunities for public input.	Applicant should use methods such as newspaper ads, email, social media, fliers, etc., to inform the public that an application has been drafted and posted for public comment. Language access should reflect languages spoken in your local community and should be available in multiple languages in print media or upon request for digital media.	<input type="checkbox"/>	<input type="checkbox"/>
Specific effort to engage all segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	Individuals and organizations representing lower-income and special needs households, for-profit and non-profit developers, and special needs service providers should be engaged, informed of, and offered an opportunity to comment on the application. Outreach lists utilized for Housing Element compliance would suffice.	<input type="checkbox"/>	<input type="checkbox"/>
Availability of the draft document to the public, including notification to interested parties and all segments of the community, for thirty (30) calendar days and subsequent versions for seven (7) calendar days.	Applicants should post the application in print and digital forms, collect comments, and incorporate those comments into the application if necessary. Making the application available to the public could be satisfied by posting the application online and/or announcements through other mediums (e.g., local newspapers) so long as these forums include diverse segments of the community, including individuals or representatives of lower-income and special needs households, for-profit and non-profit developers, and special needs service providers.	<input type="checkbox"/>	<input type="checkbox"/>
Public hearings and informative meetings.	For the purposes of satisfying this requirement, a City Council or Board of Supervisors meeting informing the public of the jurisdiction's intent to submit a Prohousing Designation Program application, in addition to any subsequent meetings necessary to make revisions in response to public comment, will satisfy this requirement.	<input type="checkbox"/>	<input type="checkbox"/>
Consideration of comments, including incorporation of comments into a jurisdiction's application and Prohousing Policies as appropriate.	Provide all comments received with a description of how the comment was incorporated into the application. If the comment is not appropriate for incorporation, please describe why.	<input type="checkbox"/>	<input type="checkbox"/>

Certification and Authorization:

Signature of Authorized Representative Date

Appendix 7: Additional Information and Supporting Documentation

- No Documents
- See Appendix 5 for additional information and supporting documentation.