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Date

DRAFT

City of Hawthorne  
Department of Housing  
455 W. 126<sup>th</sup> Street,  
Hawthorne, CA 90250

Los Angeles County Affordable Housing Solutions Agency  
1370 N St. Andrews Place  
Room B-16  
Los Angeles, CA 90028

RE: LACAHSAs NOFO Application for Hawthorne Cordary Project

Dear City of Hawthorne and LACAHSAs Staff,

The South Bay Cities Council of Governments (SBCCOG) is an Eligible Jurisdiction that receives annual allocations from the Los Angeles Affordable Housing Solutions Agency (LACAHSAs) to support the development of new affordable housing across the South Bay Region. For FY 2025-2026, LACAHSAs has allocated the SBCCOG approximately \$7,302,325 for Production, Preservation, and Ownership (PPO) activities.

As a result, in September 2025, the SBCCOG released a call for projects that are eligible for LACAHSAs funding to its member cities. The City of Hawthorne responded to the call with a potentially viable project. The Project is being developed by Abode Communities and is a 100% affordable development with 93-units, including one reserved for a manager. The Project will serve incomes ranging from 30% of the Area Median Income (AMI) to 80% of the AMI.

To support SBCCOG's evaluation of the project, SBCCOG issued a Request for Proposals (RFP) for on-call affordable housing development evaluation services and selected HR&A Advisors, Inc. (the "Consultant"). The Consultant has been engaged to review the project and advise SBCCOG on whether to advance a portion of our PPO funds to help bridge any financing gaps in the Project. We understand that the City of Hawthorne, one of our member cities, has agreed to financially sponsor the Project. We are hopeful that upon successful completion of the project

LOCAL GOVERNMENTS IN ACTION

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Manhattan Beach Palos Verdes Estates Rancho Palos Verdes Redondo Beach Rolling Hills  
Rolling Hills Estates Torrance Los Angeles District #15 Los Angeles County

review, we can partner with them to support the project; however, any allocation of funds will be subject to review and approval by SBCCOG's Board of Directors.

We hope to complete this review expeditiously in the coming weeks.

Regards,

Jacki Bacharach  
SBCCOG Executive Director

CC: Abode Communities