

Norwalk Housing Summit

Homes Within Reach

City of Norwalk
Consolidated Plan & Analysis of



Welcoming Remarks

Michael L. Garcia

Dir. of Community Development, City of Norwalk

Kristin Maithonis

Housing Manager, City of Norwalk

Consolidated Plan & Analysis of Impediments

- **Preparation of the 2020-2024 Five-Year Strategic Plan**

Determine how future CDBG and HOME funds are spent

- **Preparation of an Analysis of Impediments to Fair Housing**

Outline actions to foster inclusive communities free from discrimination and other barriers to equal access

Consolidated Plan & Analysis of Impediments

- **2020–2024 Five-Year Strategic Plan**

Project activities for approximately \$7.6 million in funding over the 5-year period

- **Annual Allocations**

CDBG: \$6,100,000

HOME: \$1,500,000

Today's Agenda

- **Key Speaker Sessions**

9:00 AM to 10:45 AM

- **Solutions-Based Breakout Groups**

11:00 AM to 12:00 Noon

Key Speaker Sessions

9:30 AM Meredith Berkson, Dir. of Policy and Systems, Los Angeles Homeless Services Authority

9:45 AM Martha Torres, Community Engagement Liaison, Fair Housing Foundation

10:00 AM Jesse Ibarra, Assistant VP Business Development, Neighborhood Housing Services of Los Angeles County

10:15 AM Alexa Washburn, VP of Policy and Planning, National Community Renaissance

10:30 AM -Tammy Ferranti-Lansdown, Program Administrator
-Corina Coronel, Career Center Manager

SE Los Angeles County Workforce

Development Board

City of Norwalk

Survey Fact:

Extremely Important Housing Needs:

1

Senior Housing

2

Affordable Housing

3

Downpayment Assistance

Median Home Price:

\$414,4000

Homeowners: 63%

Median Rent Price: \$1,445

Source: 2016, City-data.com

Survey Fact:

Extremely Important Neighborhood Improvement Needs:

1

Safe Routes to School



2

Street Improvements



3

Attracting Jobs/Job Generation



**Meredith Berkson, Dir. of Policy
and Systems, Los Angeles Homeless
Services Authority**

Survey Fact:

Extremely Important Community Facilities

1

Recreation and Parks



2

Youth Center



**Martha Torres, Community Engagement
Liaison,
Fair Housing Foundation**



Fair Housing
Law &
Discrimination



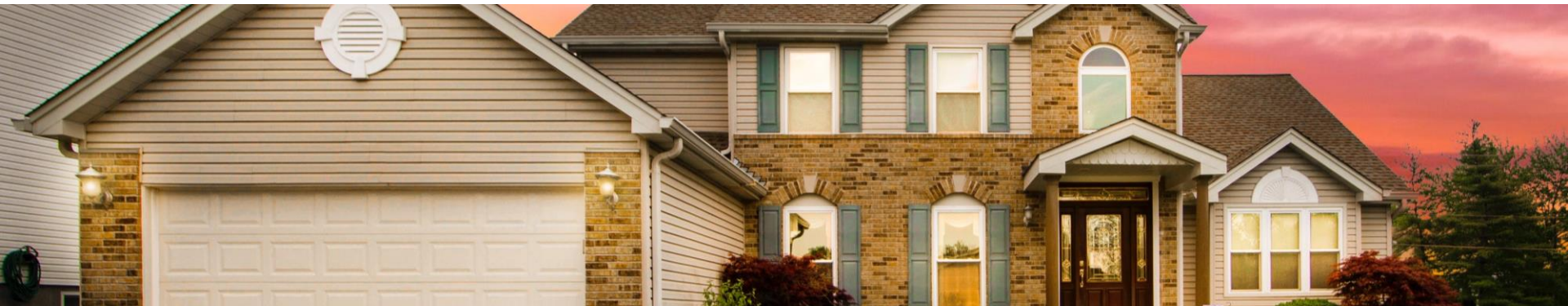
Mission

The Fair Housing Foundation is a non-profit organization dedicated to eliminating discrimination in housing and promoting equal access to housing choices for everyone.



Educate owners, tenants, landlords, managers on their housing rights and responsibilities.

We assist with any type of rental housing issues, including housing discrimination at no cost.



We Currently Contract with 25 LA & OC Cities

Aliso Viejo	Gardena	Newport Beach
Anaheim	Huntington Beach	Norwalk
Bellflower	Huntington Park	Orange
Buena Park	Huntington Beach	Paramount
Compton	Irvine	San Clemente
Costa Mesa	La Habra	South Gate
Downey	Lynwood	Tustin
Fullerton	Mission Viejo	Wesminster
Garden Grove		

Protected Classifications



FEDERAL :

- ❖ Race
- ❖ Color
- ❖ National Origin
- ❖ Disability: Mental & Physical
- ❖ Religion
- ❖ Sex
- ❖ Familial Status (Under 18)

STATE:

- ❖ Marital Status
- ❖ Ancestry
- ❖ Source of Income
- ❖ Sexual Orientation
- ❖ Age
- ❖ Arbitrary: Physical Characteristics
- ❖ Gender Identity, Gender Expression
- ❖ Citizenship *
- ❖ Primary Language *
- ❖ Immigration Status *

Prohibited Practices under the Law



- ❖ Refusal to sell, rent or lease housing
- ❖ Represent that the dwelling is unavailable for inspection, sale or rental when it is available
- ❖ Provide different terms, conditions, privileges, facilities or services
- ❖ Cancellation or termination of a sale or rental agreement
- ❖ Refusal to provide or allow a reasonable accommodation or modification to the disabled person
- ❖ Threats, Intimidation, Harassment, Coercion
- ❖ Make unlawful inquiries

	Federal	State
Statute	Civil Rights Act of 1968 Title VIII , as amended by 1988 Fair Housing Amendments Act (42 USC §3601) "Fair Housing Act"	Fair Employment and Housing Act (Rumford Act) (Gov. Code § 12955, <i>et seq.</i>) "FEHA"
Coverage	Prohibits discrimination in the sale, rental, or negotiation for sale or rental, of dwellings based on race, color, religion, sex, national origin, familial status, or physical/mental handicap . Prohibits blockbusting, steering, or discrimination in financing. Requires certain affirmative accommodations for the disabled.	Prohibits discrimination in sale, rental, lease, negotiation, or financing of housing based on race, color, religion, sex, marital status , familial status, disability, national origin, ancestry, sexual orientation, or source of income . Prohibits retaliatory eviction of a person seeking to uphold rights under FEHA. Prohibits refusal to reasonably accommodate a disabled person.
Legal Recourse	Private lawsuits. U.S. Dept. of Justice Administrative Complaint with HUD. HUD has 100 days to investigate and conciliate. If HUD finds substantial discrimination and its attempted conciliation fails, it refers complaint to Administrative Law Judge. Either side may remove case to U.S. District Court before it is heard by the ALJ.	Private lawsuits. Dept. of Fair Employment and Housing has full power to investigate and conciliate. FEH Commission conducts hearing and issues orders enforceable by superior court. Aggrieved person may file private suit without first filing with DFEH.
Relief	In private suits, injunctions, compensatory and punitive damages, attorney's fees and costs where appropriate. ALJ may impose actual damages, injunctive relief and civil penalties up to \$10,000 for first offense, \$50,000 for subsequent violations	Injunctions, actual damages (not including emotional distress in FEH Commission action), punitive damages (limited to \$1000 in FEH Commission actions), civil penalties awarded to the commission of \$10,000 to \$50,000, attorney's fees, where appropriate to prevailing party in private action. Before any remedy is granted under FEHA, aggrieved party must waive all rights under Unruh Act.
Exclusions and Exemptions	Owner-occupied, multi-family dwellings with 4 units or less. Some non-commercial lodging. 1988 amendments allow landlords to refuse to rent to persons convicted of distributing or manufacturing drugs. Senior citizen housing projects may bar sales or rentals to families with children if 100% of residents are over 62, or 80% or units have one person over 55 (refer to special rules).	Owner-occupied housing with no more than boarder. Some non-commercial, religious, fraternal, and charitable housing.
Statute of Limitations	One year from date of injury to file administrative complaint with HUD, two years to file private action.	One year from date of injury to file complaint with DFEH, two years to file private action (which is tolled while with DFEH).

Examples of Reasonable Accommodations



Service Animal and Emotional Support Animals:

- ❖ Both types are covered under Fair Housing Law
- ❖ Needed in times to aid a disability
- ❖ Housing Provider would be able to ask for supporting documentation from qualified health provider, but cannot inquire about the nature of the disability.
- ❖ Both California law and federal law independently govern the right of a tenant to have a service dog or support animal in rental housing accommodations.
- ❖ California's definition of a disability is broader than federal law because the disability in California need only to "limit a major life activity."
- ❖ Federal Housing Amendments Act of 1988 requires that the disability "substantially" limit one or more major life activities. includes those activities that are important to daily life.

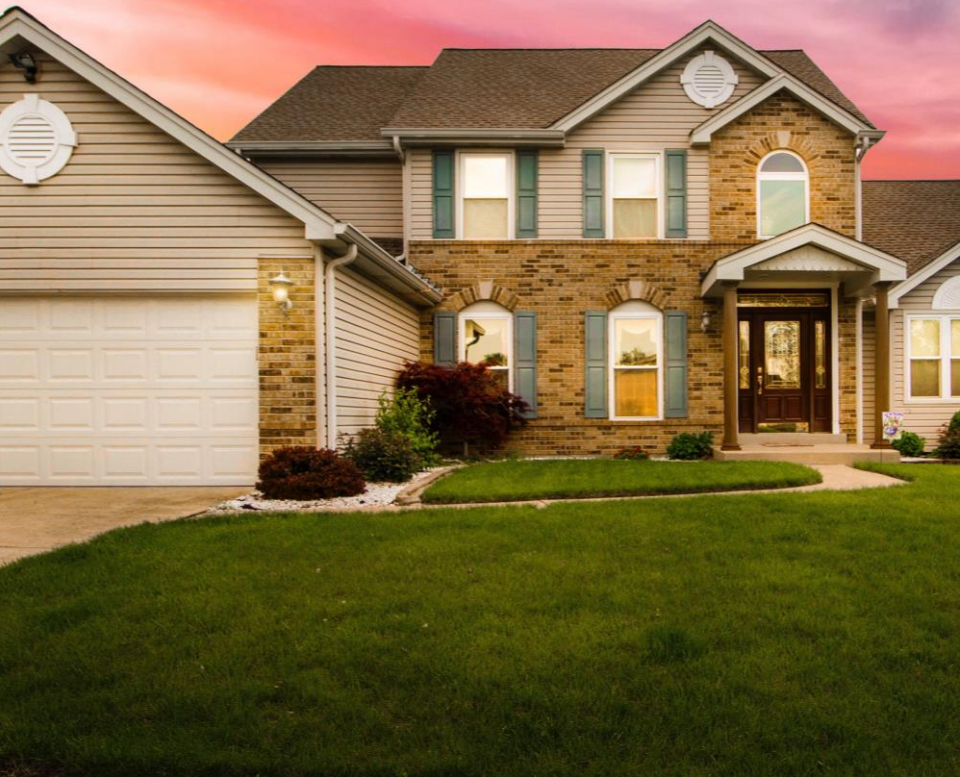
Examples of Reasonable Accommodations cont'd



Hoarding:

- ❖ Persistent difficulty discarding or parting with possessions, regardless of the value others may attribute to these possessions.
- ❖ When hoarders become renters, they are covered under the Mental Disability of the FHA
- ❖ Fair housing laws say “Hoarders, as persons with disabilities, **have the right to request a reasonable accommodation**. A reasonable accommodation is a request for a waiver or change in policies, practices, procedures and services to provide equal access and opportunity in housing for persons with disabilities. There must be a direct connection between the person’s disability and the reasonable accommodation request.”
- ❖ Many agreements include an addendum stating that destruction of property, including housekeeping habits that result in the destruction of property are cause for termination of the tenancy agreement.

Housing Discrimination Allegations & Discrimination Cases 2014-2019



Number of Norwalk Allegations	16
Physical Disability	7
Mental Disability	3
Arbitrary	2
Race	2
Familial Status	1
Marital Status	1



Number of Norwalk Cases	9
Familial Status	3
Mental Disability	2
Physical Disability	2
Arbitrary	1
Race	1



Thank You for Your Attention

(800) 446- FAIR (3247)

Website: www.fhfca.org

Email: info@fhfca.org

Facebook : www.facebook.com/fairhousingfoundation

Twitter: twitter.com/FairHousingFoun

Instagram: [Instagram.com/fairhousingfoundation](https://www.instagram.com/fairhousingfoundation)

Yelp: <https://www.yelp.com/biz/fair-housing-foundation-long-beach-2>

Survey Fact:

Extremely Important Homeless Housing Needs:

1

Homeless Prevention Programs

2

Homeless Shelter

Unsheltered Homeless Count

2017 - 279

2018 - 262

2019 - 200

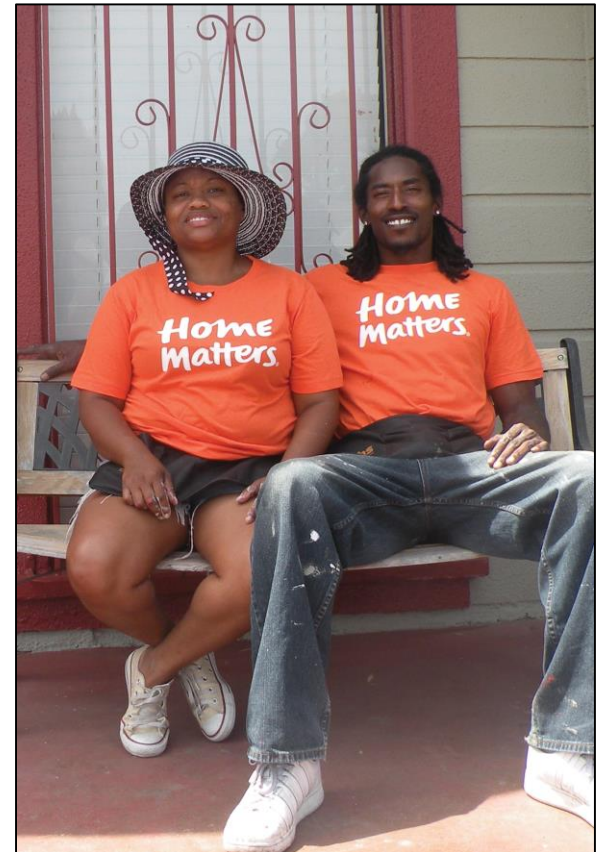
Jesse Ibarra, Assistant Vice President Business,
Development, Neighborhood Housing Services of Los
Angeles County

NEIGHBORHOOD HOUSING SERVICES OF LOS ANGELES COUNTY

**Presented By:
Jesse Ibarra, AVP & Dir. of Business Development**



Neighborhood Housing Services of Los Angeles County (NHS) is a not-for-profit lender and community developer dedicated to building stronger neighborhoods.



WHO WE ARE...

Since 1984...

- NHS has invested more than \$5.9 billion into neighborhoods throughout Los Angeles County.
- Developed and rehabilitated over 22,500 housing & commercial units.
- Put more than 4.4 million families on the road to homeownership.
- Created 232 block clubs.
- Employed more than 238 neighborhood youth.



NHS PROVIDES...

- Financial Counseling & Education
 - Pre and Post Purchase
- Affordable Lending Services
- Project Management Services
- Mission-Driven Real Estate Services
- Neighborhood Revitalization & Advocacy
 - ✓ Neighborhood events
 - ✓ B.L.O.C. Program (*Building Leadership by Organizing Communities*)



EDUCATION AND COUNSELING SERVICES

- Financial Literacy
- Credit Recovery
- Default Intervention Counseling
- Foreclosure Prevention Counseling
- Homebuyer Education
- Homeowner Education
- Landlord Education
- Generational Wealth Building

Mission-Driven Real Estate Brokerage & Redevelopment

- Help create communities of choice
- Represent buyers and sellers
- Acquire and redevelop blighted properties
- Preserve affordable housing
- Stabilize and revitalize communities

Affordable Lending Services

- Serve as a **CDFI** to families of modest means and developers who build in our communities
- Serve as “lender of first resort” for clients who live/work in our neighborhoods
- Reach highly diverse populations and communities of color that have not had equal access or fair lending

Affordable Lending Services

- **NHS Revolving Loan Fund**
 - Home purchase, home rehab (0-4% fixed), refinance, commercial loans
 - Mortgage Banking
 - Mortgage Brokering
 - **LIFT**

Neighborhood Revitalization & Advocacy

- Community Building & Engagement
 - Resident Leadership Development
 - Block Club or Neighborhood Watch Organizing
 - Neighborhood Pride Days
 - Community Volunteerism

Initiatives

- Sustainable Communities Initiative- Compton Center for Sustainable Communities
- New Development Projects
- Employer-Assisted Housing and Financial Wellness Programs
- Faith-based Initiative

CENTER FOR SUSTAINABLE COMMUNITIES (CSC)

1051 W. Rosecrans Ave., Compton, CA
28,000 sq. ft. multi-use facility in Compton

- Community Conservation Center
- Community Technology Center
- Financial Empowerment Center
- Fitness Workshops
- Healthy Living Café
- Health Clinic
- Job Training for Youth & Adults
- Organic Garden
- Public Safety & Enforcement Drop-in Site
- Senior & Afterschool Programs
- Small Business Center & Incubator



HOPE VILLAS

2303 Parmelee Ave. Compton

- 64 detach20ingle family homes
- Orchards
- Agricultural fields
- Community event space
- Urban Farm
- Pack and wash stations
- Children's garden
- Pavilion structure
- High tunnels



MANCHESTER VILLAS

8701 - 23 S. Broadway, Los Angeles, CA

- 122 affordable rental units
- Affordable family & senior housing, displaced veterans
- Ground floor commercial space
- Pedestrian & bike friendly
- Community garden space
- Solar roofing & green designs
- ¼ mile from park/ride transit
- Awarded AHSC funding



SYLMAR VILLAS

12354 - 12568 San Fernando Rd, Sylmar, CA

- 51 Detached Townhomes
- 2-4 Bedrooms
- 2 car garages
- Patios with views or access to greenbelt courtyard
- Community Room
- Onsite hydroponics system
- Community garden
- Healthy cooking & nutrition classes



NHS of Los Angeles County

Strengthening Communities for Over 30 Years....

Homeownership Center
3926 Wilshire Blvd.
Suite 200
Los Angeles, CA 90010

**Center for Sustainable
Communities**
1051 W. Rosecrans Ave.
Compton, CA 90222

For more information:

Call Toll Free: 888-895-2NHS(647)

Email: realestate@nhslacounty.org

Web: www.nhslacounty.org

Follow Us On Social Media



Nhslacounty



Nhslac

City of Norwalk

Alexa Washburn VP of Policy and Planning,
National Community Renaissance

PLANNING FOR AFFORDABLE HOUSING

Norwalk Housing Summit

September 19, 2019

National Community Renaissance



- Founded in 1992
- Total Units: 10,000
- Total Residents: 30,000
- Nation's 4th Largest Non-Profit Affordable Housing Developer
- Full Service Organization
 - Acquisitions
 - Project Development
 - Construction
 - Property Management
 - Compliance
 - Asset Management
 - Social Services

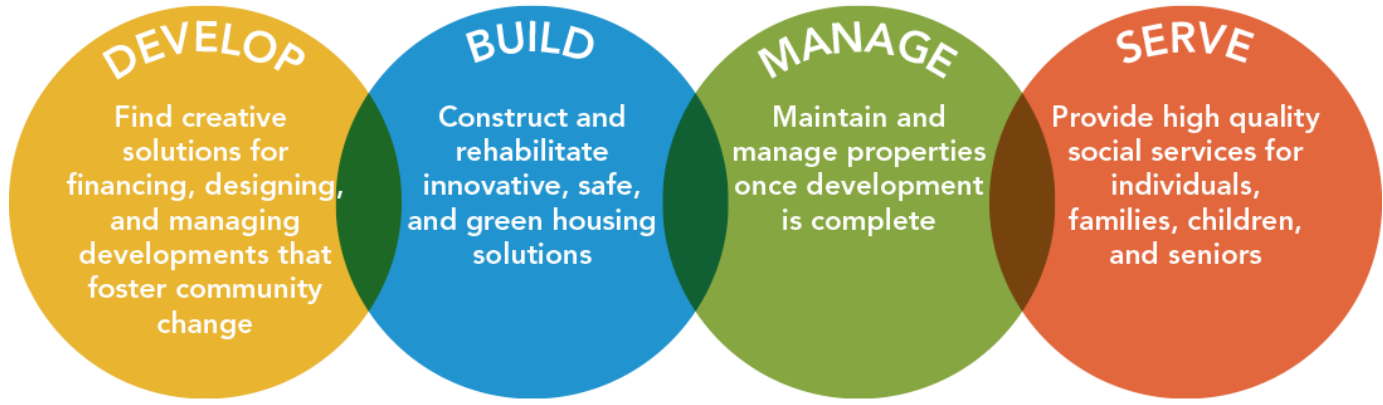
RESIDENT SERVICES



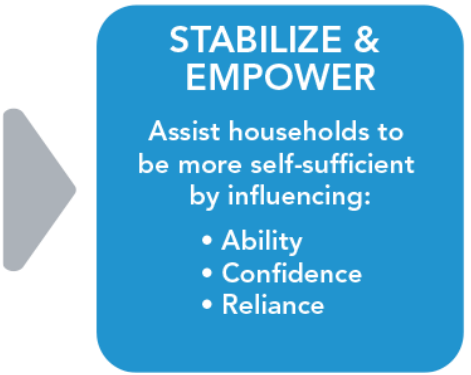
- Economic Mobility
- Financial Literacy Classes
- Resume / Job Building
- Home Ownership Workshops
- Social Services Enrollment
- Life Skills
- Health & Wellness
- Parenting Education
- Child Care
- Youth Programs

NATIONAL CORE'S THEORY OF CHANGE

WHAT WE DO



WHAT WE CHANGE



WHAT WE TRANSFORM



Local Community Builder



Downey View – Downey, CA



Alta Vista- Los Angeles CA



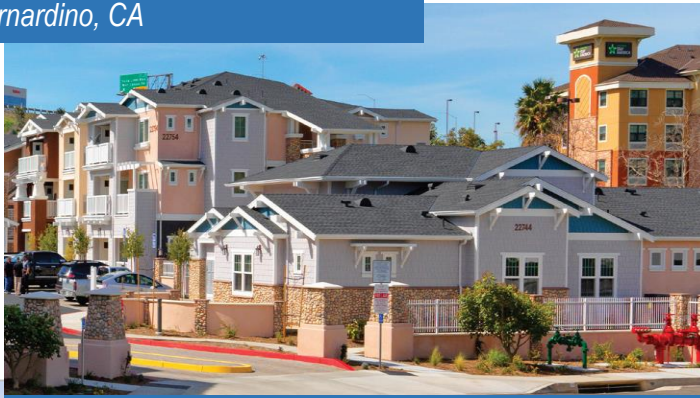
Marv's Place – Pasadena, CA



RODA, Inglewood, CA



Valencia Vista – San Bernardino, CA



Oakcrest Terrace – Yorba Linda, CA



Westlake Village – San Marcos, CA

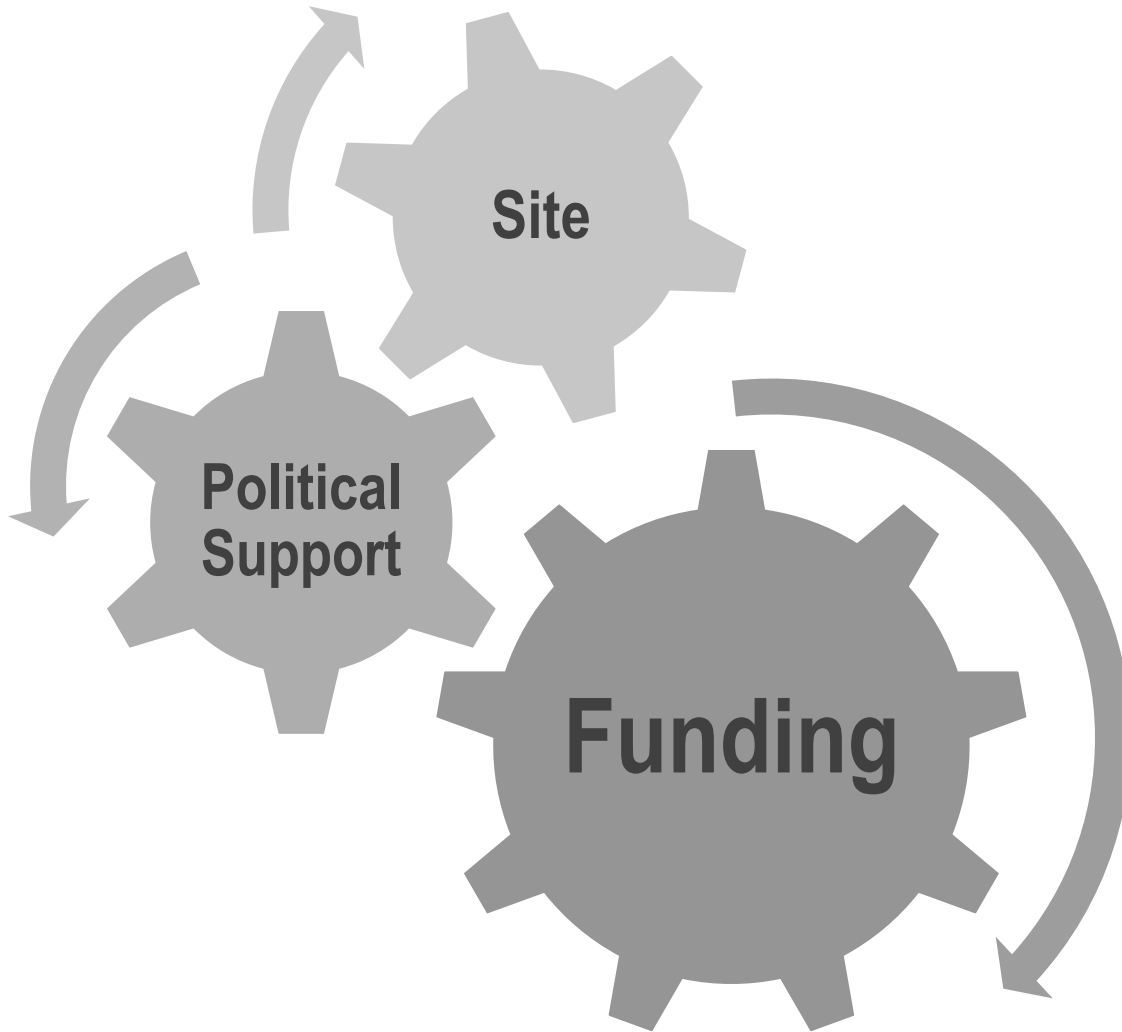
Areas of Expertise:

- New Construction
- Rehabilitation
- Preservation
- Inclusionary Housing
- Transit-oriented Development

Types of Developments:

- Multifamily
- Senior
- Special Needs (including PSH)
- Workforce
- Mixed Use
- Mixed Income
- Intergenerational

Project Determination





PROJECT SITING

- Location largely driven by funding sources
 - Tax Credits & AHSC - require access to transit, schools, healthcare, grocery, library and other services
- Socio-economics of our residents

Site Location Matters

Funding

Land Costs

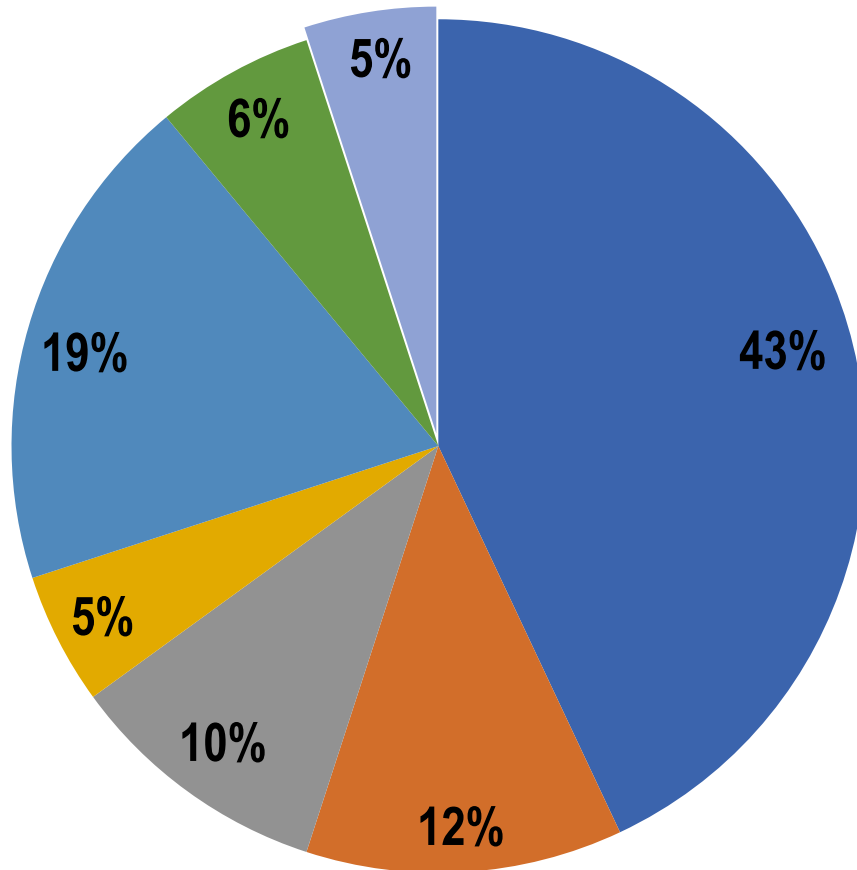
Zoning



“WHERE YOU BUILD IS JUST AS IMPORTANT AS WHAT YOU BUILD.”

- Peter Calthorpe

Funding



- Federal Housing Tax Credits
- State Housing Tax Credits
- Private Bank Loans
- Federal Funds
- State Funds
- County Funds
- City Funds

CA Funding Alternatives

California Department of Housing and Community Development
Notice of Funding Availability Calendar
 2019/20 Q1 - 8/1/2019 Update

Funding Alternatives by Quarter (in Millions)	FY 2019/20												
	Qtr 1			Qtr 2			Qtr 3			Qtr 4			
	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20	Jun-20		
Total Available by Quarter (in Millions)	\$759 Million			\$516 Million			\$451 Million			\$32 Million			
Ongoing Programs NOFA Awards in Yellow													
AHSC			NOFA \$95					Apps Due				Awards	
VHHP				NOFA \$75			Apps Due					Awards	
CDBG*	Awards					NOFA \$3			Apps Due				
HOME**	NOFA \$35		Draft Regulations	Apps Due				Awards		NOFA \$3			
ESD*		Awards					NOFA \$11		Apps Due			Awards	
<small>* Federal funds available to reimbursement jurisdictions only. NOFA amounts are based on 2019/20 funding levels and are subject to change.</small>													
SB2 - Building Jobs and Homes Act (Dedicated Source) NOFA Awards in Yellow													
CEHJ		Awards											
PLHA		NOFA (enhancement)		Applications Accepted over-the-counter			NOFA (non-entitlement)			Apps Due			
Planning Grants	Applications accepted over-the-counter												
Farmerworker	**SB2 Farmerworker funding will be released in conjunction with Serra Program NOFA under SB3 - see detail below												
No Place Like Home (Prop 2) NOFA Awards in Yellow													
NPLH Non-Competitive	Applications accepted over-the-counter - Please Note: Non-Competitive Allocation Acceptance forms must be submitted by August 15, 2019.												
NPLH Competitive		NOFA \$40		Apps Due					Awards				
SB3 - Veterans and Affordable Housing Bond Act (Prop 1) NOFA Awards in Yellow													
MHP	Apps Due				Awards	NOFA \$75		Apps Due				Awards	
CalHOME		NOFA \$31		Apps Due				Awards					
SERNA ***	NOFA \$67		Applications Accepted over-the-counter			NOFA \$75 **		Draft Guidelines**		Applications Accepted over-the-counter			
LHTF		Draft Guidelines				NOFA \$37		Apps Due				Awards	
IG ****			NOFA \$20		Apps Due (non-competitive)			Applications Accepted over-the-counter (non-competitive)					
TOD		Draft Guidelines				NOFA \$75					Apps Due		
<small>** Serra Draft Guidelines will be released for public comment during an open DTG NOFA period under current regulations. Guidelines will become effective once finalized and will be applicable to future NOFAs only. *** Includes \$50 million allocated to SB through the approval of AB 101 in August 2019.</small>													
Other NOFA Awards in Yellow													
CalHOME (Disaster)	Applications Accepted over-the-counter												
HHC	Apps Due				Awards		NOFA \$3				Apps Due		
MPRRP			NOFA \$45					Applications Accepted over-the-counter					

Note: Timelines and Amounts indicated above are subject to change

Climate Cap & Trade / TOD

- Affordable Housing Sustainable Communities (AHSC)
- Transformative Climate Communities (TCC)
- Infill Infrastructure Grant (IIG)
- Transit-oriented Development

Supportive Housing

- No Place Like Home (NPLH)
- Special Needs Housing Program (SNHP)

Deep Affordability / Special Needs

- Multifamily Housing Program (MHP)

Partnerships

- Healthcare Providers
- School Districts
- Regional Centers

Example Financial Strategy

80 UNITS ON 1.95 ACRES

UNIT MIX

- 20 one-bedroom
- 44 two-bedroom
- 16 three-bedroom

AFFORDABILITY

- PSH – 10 units (12%)
- 30% AMI – 11 units
- 35% AMI - 3 units
- 50% AMI - 24 units
- 60% AMI - 31 units
- 1 managers unit

POTENTIAL FUNDING SOURCES	ESTIMATED AMOUNT
LIHTC (4% tax credits)	\$14,817,283
MHP (State)	\$12,918,662
Permanent Loan (Private Bank)	\$6,294,000
City Loan	\$3,700,000
OC Trust Fund	\$2,000,000
County NPLH	\$2,750,844
County SNHP	\$1,574,810
Developer Equity Contribution	\$2,353,134
Deferred Developer Fee	\$239,247
FLHB AHP	\$790,000
TOTAL	\$47,437,980

INTEGRATED “COST SAVINGS” MEASURES

- PROJECT SITING
- ULTRA-GREEN BUILDING
 - New Construction
 - Traditional Construction
 - Modular
 - Pre-Fabrication
 - Acquisition Rehab
- TIME IS \$



INNOVATING

MODULAR/SHIPPING CONTAINER/PREFAB HOUSING





DESIGNING FOR THE FUTURE

- “Car Less” Projects
- Planning for adaptive reuse of parking structures
- Planning for ride share & autonomous vehicles

COMMUNITY & POLITICAL SUPPORT

THANK YOU

ALEXA WASHBURN

VICE PRESIDENT OF PLANNING & POLICY

awashburn@nationalcore.org

Tammy Ferranti-Lansdown, Program Administrator of
Customer Marketing and Communications, Southeast
Los Angeles County Workforce Development Board

Corina Coronel, American Job Center Manager
Southeast Los Angeles County Workforce Development
Board



SOUTHEAST LOS ANGELES COUNTY
WORKFORCE DEVELOPMENT BOARD

A proud partner of

America's **Job**Center
of CaliforniaSM

WHAT IS A WORKFORCE DEVELOPMENT BOARD?

- Local boards funded through the Federal Workforce

America's **Job** Center of CaliforniaSM

The purpose of WIOA is to provide job search activities that increase employment, retention, and wages of participants



WHAT IS A WORKFORCE DEVELOPMENT BOARD?



OUR MISSION

Our primary mission is to connect job ready individuals to employment opportunities in our community.

CALIFORNIA'S ONLINE LABOR EXCHANGE SYSTEM

ALL CUSTOMERS



For both Job Seekers and Businesses!

THE JOB CENTER OFFERS

ALL CUSTOMERS

- Computers and Internet Access
- Copier and Fax Machine
- Phones and EDD Hotline
- No Cost Computer Classes
- CalJOBS Assistance
- Direct Hire Job Recruitments
- Job Leads and Job Fair Flyers
- Typing Tutorial and Certificate
- Adult School and College Catalogues
- Unemployment Insurance Information
- Labor Market Information
- Bus Schedules & Community Resources



JOB CENTER SERVICES

ENROLLED CUSTOMERS

JOB SEARCH WORKSHOPS

- Résumé Writing
- Effective Job Hunting
- MS Word Basics (for resume writing)
- Business Cards for Networking
- Skills Identification & Career Exploration
- Job Interviewing Preparation and Practice
- Applications, Cover Letters & Thank You Notes
- How to Be a Super Star Employee (Job Retention)
- Weekly Job Club



INDIVIDUALIZED SERVICES

ENROLLED CUSTOMERS

- Comprehensive & Specialized Assessment
- Individual and Group Counseling
- Career Planning
- Case Management
- Follow-up services: including counseling up to 12 months after entering employment



OCCUPATIONAL TRAINING

ENROLLED CUSTOMERS

- Healthcare
- Manufacturing
- Professional & Business Services
- Trade, Transportation & Utilities
- Hospitality & Leisure



If needed, priority will be given to local growth sectors

ON-THE-JOB TRAINING

ENROLLED CUSTOMERS



Job Center Services

Individualized

Training

ETP & BUSINESS SERVICES

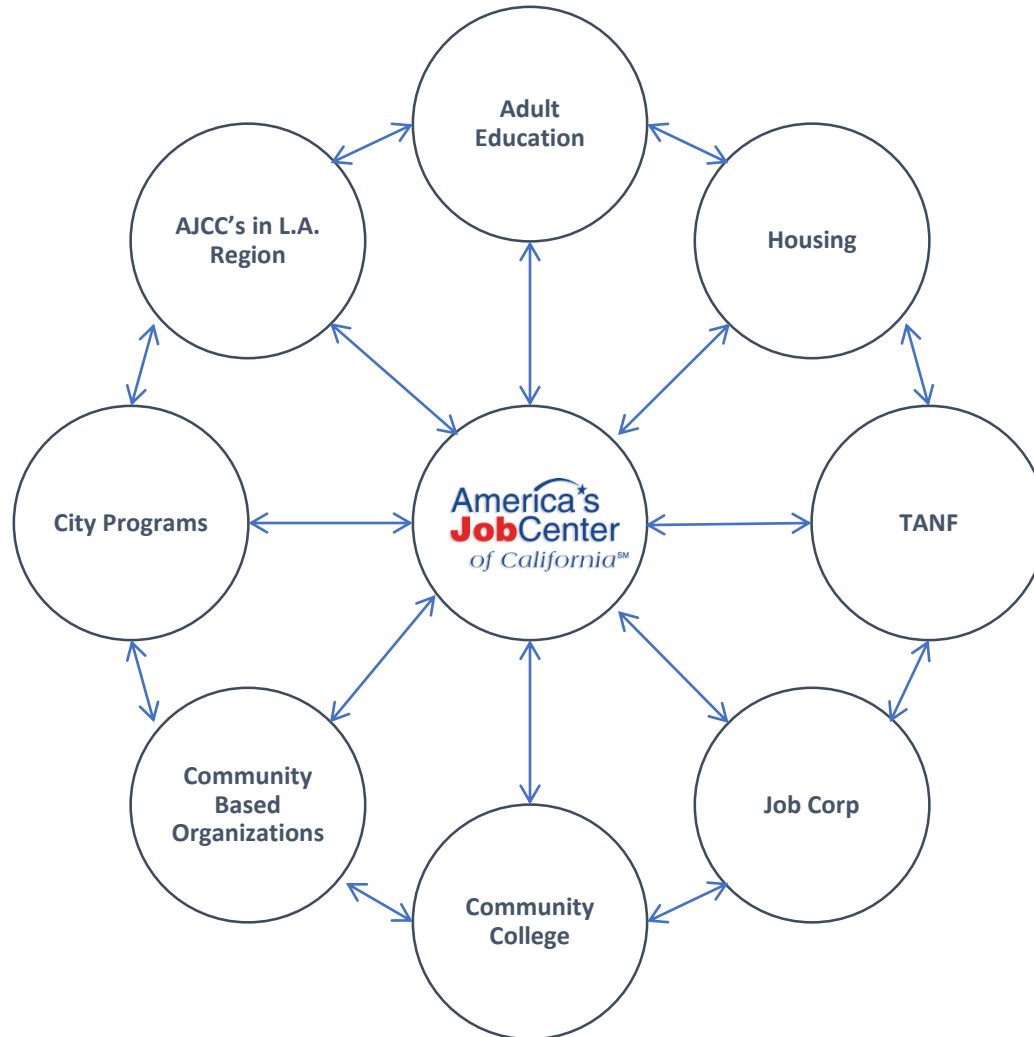
Services to Employers

- Employee Training Program
- Organize and Host Recruitments
- Screen Job Candidates
- Rapid Response
- Layoff Aversion
- Business Resource Connection



AJCC Partners

On-Ramps



Innovative Workforce Training Programs

- Downey MADE project for youth
- County funded Youth to Work Programs
Field of Dreams, Hawaiian Gardens, Bellflower and Downey
- Transitional Subsidized Employment (TSE)
- Disability Employment Accelerator (DEA)
- Bridge to Work (Foster Youth)
- Prison to Employment (P2E)
- Ticket to Work

CAREER ACADEMY FOR TARGETED SECTORS (CATS)



- Ages 17 –24
- Career Exploration
- Employment Skills
- Life Skills
- Labor Market Information
- GED Preparation

Los Angeles County Homeless Initiative



Homeless Opportunities for Meaningful Employment (HOME)

SELACO WDB AMERICA'S JOB CENTER CERRITOS



10900 E. 183rd Street, Cerritos
Monday to Friday • 8am-5pm
(562) 402-9336

Breakout-Sessions

1. What is our biggest barrier to providing affordable housing? Orange
2. What policy changes are needed to ensure affordable housing? Blue
3. How can housing development companies be enticed to provide affordable housing? Red
4. What are the ways we help residents increase their earning capacity? Green
5. What are the barriers and solutions to reducing homelessness? Purple
6. What are the ways we can make our neighborhoods more sustainable? Pink

Breakout Session Group Report-Out

1. Orange
2. Blue
3. Red
4. Green
5. Purple
6. Pink

Wrap Up



Consolidated Plan - Timeline

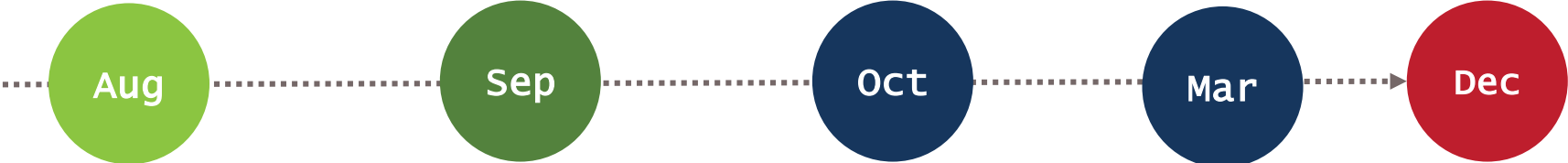
**Aug-
September**
Community
Participation
and Data
Analysis

September
Community
Participation
and Data
Analysis

October
Summarize
Needs and
Draft Plan
Preparation

March
Draft
Consolidated
Plan Public
Input

May
Final Plan



Closing Remarks

THANK YOU

Questions? Contact:

Kristin Maithonis
kmaithonis@norwalkca.gov
562-929-5653