



**Community Development Block Grant (CDBG) &  
HOME Investment Partnerships Program**

**DRAFT**

**ANNUAL ACTION PLAN**

**PROGRAM YEAR 2021-2022**

Draft: 3/22/2021

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# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

The Fiscal Year (FY) 2021/22 Annual Action Plan (AAP) represents the second year of the City's Consolidated Plan for the Fiscal Years 2020 - 2025 (Con Plan) as adopted by the City Council and approved by HUD. The AAP is the City of Norwalk's application for United States Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the City's FY 2021/22. There are two HUD entitlement grants that are covered in the AAP:

- Community Development Block Grant (CDBG): The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low- and moderate-income residents and areas.
- HOME Investment Partnerships Program (HOME): The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low income households.

The AAP identifies how the City of Norwalk, working in collaboration with the Housing Authority, proposes to utilize these funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. The AAP also describes other projects and programs that leverage those funded by CDBG and HOME and further support the City's efforts to address its goals and priorities as identified in the Con Plan.

It is important to note that the Con Plan sets goals and strategies to be achieved over the FY 2020 – 2025 period and identifies a list of funding priorities. The five Con Plan goals represent high priority needs for the City of Norwalk and serve as the basis for FY 2021/22 programs and activities identified in the AAP. The Con Plan goals are listed below in no particular order:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure

### 2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

For details regarding the objectives and outcomes targeted in the Con Plan and this AAP in relation to each of the five goals listed above, please refer to sections AP-15 (Annual Goals and Objectives) and AP-35 (Projects).

### **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The FY 2019/20 AAP was successfully implemented. Examples of implementation progress are listed below:

- CDBG and HOME funds facilitated the rehabilitation of 46 housing units compared to the annual objective of 39 housing units.
- The City's Community Housing Development Organization (CHDO) completed a 3-unit affordable rental project.
- The Lead-Based Paint Testing and Abatement program tested 26 homes compared to the annual objective of 15.
- The Fair Housing Foundation assisted 100 persons compared with the goal of 100 persons.
- Public services assisted 657 persons which exceeded the annual goal of 502.
- Emergency Assistance assisted 151 persons meeting the annual objective of 150 persons.

The City's AAPs and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the activities completed by the City in the past (documents may be viewed and/or downloaded from the City's website).

The City recognizes that the evaluation of past performance is critical to ensuring that the City and its sub-recipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis.

### **4. Summary of Citizen Participation Process and consultation process**

Summary from citizen participation section of plan.

City staff developed a detailed participation plan that is part of the 2020-2025 Con Plan and provided a basis for the 2020 AAP's citizen participation and consultation process. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through one public meetings and one public hearing concerning the initial AAP. Citizens who participated in the process received extensive information about the AAP, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

A public meeting was conducted in the development of the AAP on Thursday, February 4, 2021 at 6:30 p.m. at the Social Services Center located at 11929 Alondra Boulevard. The first public hearing was held on March 4, 2021 at 6:30 p.m. at the Social Services Center at 11929 Alondra Boulevard, and two other public meetings will be held on Tuesday, April 20, 2021 and Tuesday, May 4, 2021 at 6:00 p.m. at Norwalk City Hall. At the public meetings and public hearing, information was provided about proposed projects for funding during FY 2021/22, the importance of the AAP, the process that will be undertaken to develop the plan, and a request for input from members of the public to identify community needs and priorities before drafting of the AAP.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG and HOME resources could be used and leveraged to provide services.

The draft AAP was available for public review and comment for over 30 days starting on March 22, 2021 through April 20, 2021. Copy of the AAP was available to the on the City's website. Due to COVID-19 restrictions, public facilities remain closed to the public during this time.

The final public hearing will be held at City Hall in Council Chambers on May 4, 2021.

## **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

March 4, 2021 Commissioner Legaspi made a comment for CDBG staff to reach out to Social Services Staff before noticing availability of funding to public services agencies to ensure community needs are addressed in the RFP process.

## **6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable.

## **7. Summary**

The Citizen Participation Plan sets forth the City's policies and procedures for public involvement in Norwalk's AAP Planning Process. It encourages participation by low and moderate-income persons, particularly those living in high poverty areas and in areas where CDBG funds are proposed. The Community Development Department, acting as the lead agency for the AAP, is responsible for the citizen participation process and for making available the Citizen Participation Plan and other CDBG documents.

## PR-05 Lead & Responsible Agencies – 91.200(b)

### 1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NORWALK	Community Development
HOME Administrator	NORWALK	Community Development

Table 1 – Responsible Agencies

### Narrative (optional)

The City of Norwalk Community Development Department is the lead agency for overseeing the development of the Con Plan. This Department is also responsible for the preparation of the AAP, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration. The Department also administers the City's Housing Authority.

### Consolidated Plan Public Contact Information

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Under Norwalk City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of Norwalk, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the AAP, the City consulted with public and private agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the AAP and its processes. Department staff provided input on how CDBG and HOME resources could be used and leveraged to provide services.

During the consultation process, the City provided detailed information about the AAP process, the City's distribution of funds and current projects using the CDBG and HOME funds.

### **Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Norwalk. The Norwalk Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5-Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting of the Housing Authority's Plan. The City works closely with the Norwalk Housing Authority to qualify Norwalk residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents.

Other key health, mental health and service agencies that the City works closely with are listed in Table 2. Each was consulted during the City's AAP process.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For over 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care (CoC).



LAHSA provides grants to homeless organizations serving Norwalk. In LAHSA's FY 2018/19 NOFA, funds were awarded to eight Norwalk projects. The programs provide service enriched housing for the formerly homeless, mentally ill and permanent supportive housing for individuals with HIV/AIDS.

The City is also participating in the County of Los Angeles' initiative to combat homelessness and is working to identify ways the City can contribute to the County's strategies identified in a Los Angeles County Homeless Initiative report dated February 2016. In addition, the City joined the Home for Good Funders Collaborative in FY 2016/17 and has been providing funds to Kingdom Causes Bellflower for Homeless Prevention and Rapid Rehousing services.

The City of Norwalk is a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within our region. By action of the Board of Directors, policy direction was given to seek funding and collaboration in developing a plan to advance individuals from homelessness to a stabilized and productive life. The Gateway Cities COG partnered with the County of Los Angeles in making the homeless initiative a reality.

The City of Norwalk Social Services Department is the lead department in the City in coordinating with the LAHSA and Gateway Cities and implementing homeless count efforts. CDBG funding is provided to the Social Services Department for an Emergency Assistance Program, which provides assistance with utility and rent arrears and temporary motel vouchers. The program is open to any low-income Norwalk resident in need of emergency assistance, but principally benefits families with children. The City also provides funding to The Whole Child to provide housing assistance to families with children. In addition, the City collaborates with Kingdom Causes to provide security deposit assistance to homeless individuals and families seeking permanent housing in Norwalk. This program is funded through the City's HOME funds and administered by the Housing Authority. The Housing Authority Commission approved a homeless preference in Fiscal Year 2018/19. Implementation of the preference included engagement with all Service Planning Area (SPA) 7 CoC partners to ensure that the most vulnerable Norwalk homeless and homeless veterans would benefit from the housing voucher program. These efforts will be on-going.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The City does not receive ESG funding. However, the City works closely with the continuum of care homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of Norwalk.

In April 2018, the City Council adopted a Plan to Prevent and Combat homelessness. The Plan includes continued coordination and policies in alignment with the County of Los Angeles Homeless Initiative.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	La Mirada School District
	<b>Agency/Group/Organization Type</b>	Services-Education
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
2	<b>Agency/Group/Organization</b>	PATH (People Assisting the Homeless)
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
3	<b>Agency/Group/Organization</b>	San Antonio Gardens
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.

4	<b>Agency/Group/Organization</b>	Center Pointe Villas
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-Elderly Persons
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
5	<b>Agency/Group/Organization</b>	KINGDOM CAUSES BELLFLOWER
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
6	<b>Agency/Group/Organization</b>	Southern California Resource Services for Independent Living
	<b>Agency/Group/Organization Type</b>	Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.

7	<b>Agency/Group/Organization</b>	Su Casa - Ending Domestic Violence
	<b>Agency/Group/Organization Type</b>	Services-Victims of Domestic Violence
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
8	<b>Agency/Group/Organization</b>	Fair Housing Foundation
	<b>Agency/Group/Organization Type</b>	Service-Fair Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
9	<b>Agency/Group/Organization</b>	The Whole Child
	<b>Agency/Group/Organization Type</b>	Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Families with children
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
10	<b>Agency/Group/Organization</b>	LOS ANGELES CENTERS FOR ALCOHOL & DRUG ABUSE
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless Services-Health

	<b>What section of the Plan was addressed by Consultation?</b>	Homelessness Strategy Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and coordination of health and homeless services.
11	<b>Agency/Group/Organization</b>	Homes for Life
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Homeless Needs - Chronically homeless
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
12	<b>Agency/Group/Organization</b>	HOME OWNERSHIP FOR PERSONAL EMPOWERMENT (HOPE)
	<b>Agency/Group/Organization Type</b>	Housing Services-Persons with Disabilities
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
13	<b>Agency/Group/Organization</b>	Partnership Housing, Inc.
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Market Analysis

	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
14	<b>Agency/Group/Organization</b>	Norwalk Housing Authority
	<b>Agency/Group/Organization Type</b>	PHA
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
15	<b>Agency/Group/Organization</b>	Jovenes Inc.
	<b>Agency/Group/Organization Type</b>	Services - Housing Services-homeless
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homelessness Needs - Unaccompanied youth
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency was invited to participate in public hearings and 30-day review of plan. The anticipated outcome of the consultation is improved data and coordination of services.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	LAHSA	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Norwalk's Strategic Plan will provide support to nonprofits that meet the social service needs of residents with an emphasis on homeless prevention and rapid rehousing.
Housing Element	City of Norwalk	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, the Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods and promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.
Homelessness Plan	City of Norwalk	On April 10, 2018, the City Council adopted a Plan to Prevent and Combat Homelessness. The City's strategic plan includes utilization of CDBG public services for homeless and residents at risk of homelessness.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**



**AP-12 Participation – 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation**

**Summarize citizen participation process and how it impacted goal setting**

City staff developed a detailed participation plan that is part of the FY20/21 AAP. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

During the development of the Con Plan, citizens were engaged through community meetings, surveys, public hearings, and individual meetings. This year during the development of the AAP, citizens had the opportunity to attend one initial public meeting and one initial public hearing. Those who participated in the process received information about the AAP, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs at three public meetings, the first public hearing, during the 30-day AAP review period, and again at a second public hearing. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts particularly related to activities related to non-housing services.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Meeting	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	
2	Public Hearing	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
3	Public Meeting	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	
4	Newspaper Ad	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	No comments received.	Not applicable.	Not applicable.	
6	Internet Outreach	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	
7	Public Meeting	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	
8	Public Hearing	Non-targeted/broad community	No comments received.	Not applicable.	Not applicable.	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

See table below.

#### Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,219,247	126,051	302,921	1,648,219	3,508,587	In Year 2, the City expects to receive \$1,219,247 in CDBG entitlement funds. Any unencumbered funds from prior year(s) resources will be allocated to capital improvements or housing rehabilitation.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,237	89,067	255,585	684,889	834,161	In Year 2, the City expects to receive \$340,237 in HOME entitlement funds.  Any unencumbered funds from prior year(s) resources will be allocated to an affordable housing project or housing rehabilitation.

Table 5 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The City does not have any land at this time that could be used for activities identified in the plan. If the City acquires some land for purposes that include an activity identified in the Annual Action or Consolidated Plan, the City will report this acquisition to HUD through the CAPER process.

**Discussion**

See sections above.

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Increase affordable housing opportunities	2020	2025	Affordable Housing	City Wide	Provide decent affordable housing	HOME: \$230,000	Direct Financial Assistance to Homebuyers: 4 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 12 Households Assisted
2	Preserve, rehabilitate and enhance neighborhoods	2020	2025	Affordable Housing	City Wide	Maintain and promote neighborhood preservation	CDBG: \$592,511 HOME: \$25,179	Rental units rehabilitated: 4 Household Housing Unit Homeowner Housing Rehabilitated: 16 Household Housing Unit
3	Provide vital support services	2020	2025	Public Service	City Wide	Support special needs programs and services	CDBG: \$182,887	Public service activities other than Low/Moderate Income Housing Benefit: 0 Persons Assisted
4	Enhance economic development opportunities	2020	2025	Non-Housing Community Development	Qualified Census Tracts	Construct or upgrade public facilities and infrastructure	CDBG: \$200,000	Businesses assisted: 4 Businesses Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	Planning and grant administration	2020	2025	Planning	City Wide	Create public awareness of fair housing	CDBG: \$243,849 HOME: \$34,023	Other: 1 Other

Table 6 – Goals Summary

### Goal Descriptions

1	<b>Goal Name</b>	Increase affordable housing opportunities
	<b>Goal Description</b>	Addresses the need to provide decent affordable housing. Norwalk seeks to increase the affordable housing stock by supporting: the planning, design, and construction of new housing units; homeownership through new or existing home buyer and rental assistance programs; new multifamily rental unit construction; the building or converting existing buildings for homeless housing; housing construction vocational and skills training programs, CHDO agencies and project work, security deposit assistance and tenant-based rental assistance, and education and community outreach.

<b>2</b>	<b>Goal Name</b>	Preserve, rehabilitate and enhance neighborhoods
	<b>Goal Description</b>	Addresses need to maintain and promote Neighborhood Revitalization. Norwalk supports enhancing existing housing stock by improving housing conditions, decreasing vacancy, and creating decent and livable homes which will ultimately increase housing opportunities for low- and moderate-income and homeless families through the following types of activities: housing acquisition and/or rehabilitation; and homebuyer and rental assistance programs.
<b>3</b>	<b>Goal Name</b>	Provide vital support services
	<b>Goal Description</b>	Addresses the need to support special needs programs and services. Norwalk will continue to support innovative services that address outstanding needs that provide a benefit to wide sectors of the community.
<b>4</b>	<b>Goal Name</b>	Enhance economic development opportunities
	<b>Goal Description</b>	Construct or upgrade public facilities and infrastructure. Norwalk shall establish a stable, healthy, and balanced economic base, which is compatible with the community's needs. Norwalk shall promote businesses that provide a variety of goods and services and employment opportunities by assisting commercial property owners with business operations and expansion loan programs, façade improvement grant and loan programs, and workforce training and development programs.



6	<b>Goal Name</b>	Planning and grant administration
	<b>Goal Description</b>	<p>Planning and Administration.</p> <p>Norwalk will continue to provide planning and administration services required to manage and operate the City's CDBG and HOME programs. Such funds will assist in managing community development, housing, and economic development programs. Funds will also be used for other planning initiatives such as strategies to further fair housing and safe routes to school infrastructure planning.</p>

## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The City of Norwalk plans to undertake the following projects in Program Year 2021/22. The City plans to allocate 15% or \$182,887 of its 2021 CDBG allocation to public service activities. Unencumbered funds from prior year(s) resources and program income will be allocated to capital improvement or housing rehabilitation projects.

#### Projects

#	Project Name
1	Residential Rehabilitation – CDBG
2	Residential Rehabilitation – HOME
3	CHDO Set-Aside
4	First Time Home Buyers Program
5	TBRA Security Deposit Assistance
6	Jovenes, Inc.
7	Su Casa Ending Domestic Violence
8	Los Angeles Centers for Alcohol and Drug
9	Community Legal Aid
10	Norwalk La Mirada Adult School Job Training
11	Emergency Services Social Services Center
12	Business Incentive Loan Program
13	Fair Housing Services
14	Program Administration – CDBG
15	Program Administration – HOME

**Table 7 - Project Information**

#### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

The projects will address the priority needs described in the ConPlan and enhance services to the homeless or residents at risk of homelessness.

**AP-38 Project Summary**  
**Project Summary Information**

<b>1</b>	<b>Project Name</b>	Residential Rehabilitation - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Preserve, rehabilitate, and enhance neighborhoods
	<b>Needs Addressed</b>	Maintain and promote neighborhood preservation
	<b>Funding</b>	CDBG: \$592,511
	<b>Description</b>	Provide grants and loans to homeowners of single-family homes, condominiums and mobile homes and rental homes for low- to-moderate income residents to make home improvements.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	40: LMI homeowners and 1 low-income renter will benefit.
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	The City will provide grants and loans to low- and moderate-income homeowners and 1-4 unit rental properties to make home improvements. Lead testing and abatement will be carried out under this project.
<b>2</b>	<b>Project Name</b>	Residential Rehabilitation HOME
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Preserve, rehabilitate, and enhance neighborhoods
	<b>Needs Addressed</b>	Maintain and promote neighborhood preservation
	<b>Funding</b>	HOME: \$25,179
	<b>Description</b>	Provide grants and loans to homeowners of single-family homes and condominiums for low- to-moderate income residents to make home improvements.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 estimated LMI homeowners will benefit.
	<b>Location Description</b>	N/A

	<b>Planned Activities</b>	The City will provide grants and loans to low- and moderate-income homeowners and 1-4 unit rental properties to make home improvements. Lead testing and abatement will be carried out under this project.
<b>3</b>	<b>Project Name</b>	CHDO Set-Aside
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Increase affordable housing opportunities
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	HOME: \$51,035
	<b>Description</b>	Assistance to Community Housing Development Organization (CHDO) to provide affordable housing.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	To be determined.
	<b>Location Description</b>	To be determined.
	<b>Planned Activities</b>	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds in FY 2021/22 in order to add future HOME funds to complete a more substantial project.
<b>4</b>	<b>Project Name</b>	First Time Home Buyers Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Increase affordable housing opportunities
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	HOME: \$200,000
	<b>Description</b>	In a loan to grant format, the City intends to assist eligible LMI income home buyers for down payment and closing cost assistance.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	2 LMI families
	<b>Location Description</b>	Locations to be determined

	<b>Planned Activities</b>	Provide grant assistance to eligible LMI families for the purchase of a home.
5	<b>Project Name</b>	TBRA Security Deposit Assistance
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Increase affordable housing opportunities
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	HOME: \$30,000
	<b>Description</b>	Provide one-time grant to Section 8 voucher holders and the homeless to assist with security deposits.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	12 very low-income households
	<b>Location Description</b>	Administrative services will be provided at the Authority, 12700 Norwalk Blvd., Room 11, Norwalk, CA.
	<b>Planned Activities</b>	Provide grants for security deposits to new Section 8 voucher holders and homeless individuals.
6	<b>Project Name</b>	Jovenes, Inc.
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide vital support services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$12,887
	<b>Description</b>	Funds services and operations in connection with transitional housing for homeless transitional age youth (18 to 24years old)
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	5 homeless youth
	<b>Location Description</b>	Jovenes office location is 12106 Front St in Norwalk

	<b>Planned Activities</b>	Provide financial assistance to Jovenes, Inc. to operate transitional housing with services for homeless transitional age youth (ages 18-24).
7	<b>Project Name</b>	Su Casa Ending Domestic Violence
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide vital support services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Su Casa will provide counseling sessions at the Social Services Center and provide permanent housing placement with supportive services for domestic violence survivors.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	25 domestic violence survivors will be assisted.
	<b>Location Description</b>	Su Casa walk-in center is located at 3750 E. Anaheim St. Suite 100, in Long Beach, CA. Counseling is also offered at the Social Services Center at 11929 Alondra Blvd., in Norwalk. Shelter locations are confidential.
<b>Planned Activities</b>	Provide financial assistance to Su Casa to provide domestic violence counseling at the Social Services Center and place domestic violence survivors in permanent housing with services.	
8	<b>Project Name</b>	Los Angeles Centers for Alcohol and Drug Abuse
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide vital support services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$20,000
	<b>Description</b>	Drug and alcohol addiction treatment.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	150 low-to-moderate income individuals.

	<b>Location Description</b>	Los Angeles Centers for Alcohol and Drug Abuse (LA-CADA) is located at 11015 Bloomfield Ave. in Santa Fe Springs.
	<b>Planned Activities</b>	Provide funding for outreach to Norwalk residents, coordination with homeless service providers, dedicated counselors to accept direct referrals, and provide residential substance abuse treatment.
9	<b>Project Name</b>	Community Legal Aid
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide vital support services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Funds services and operations in connection with Legal counseling & services to victims of domestic abuse and evictions of tenants
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	50 low to moderate income individuals
	<b>Location Description</b>	Legal aid office location 11834 Firestone Blvd., Norwalk 90650
	<b>Planned Activities</b>	Provide financial assistance to DV victims; tenant rights and debt collection legal assistance.
10	<b>Project Name</b>	Norwalk La Mirada Adult School Job Training
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Enhance economic development opportunities
	<b>Needs Addressed</b>	Create job generating businesses and job training
	<b>Funding</b>	CDBG: \$25,000
	<b>Description</b>	Provide job training to assist residents with obtaining skills necessary to obtain jobs in fields that are in demand.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 12 low-to-moderate income residents.



	<b>Location Description</b>	Training will be provided by the Norwalk-La Mirada Adult School at three campuses located at 12940 East Foster Road in Norwalk, 15920 Barbata Rd., in La Mirada or 13520 Adelfa Dr. in La Mirada.
	<b>Planned Activities</b>	Provide scholarships to low- and moderate- income residents participating in certificated occupational training through the Norwalk-La Mirada Adult School.
<b>11</b>	<b>Project Name</b>	Emergency Services Social Services Center
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Provide vital support services
	<b>Needs Addressed</b>	Support special needs programs and services
	<b>Funding</b>	CDBG: \$75,000
	<b>Description</b>	Provide rental assistance for homeless individuals and families to prevent eviction, for utility assistance, and for temporary lodging vouchers.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	125 low- and moderate-income households will be assisted.
	<b>Location Description</b>	Program will be located at the Social Services Center, 11929 Alondra Blvd. in Norwalk.
<b>Planned Activities</b>	Provide homeless prevention services, such as utility assistance, emergency rental assistance and motel vouchers, for low-to-moderate income residents.	
<b>12</b>	<b>Project Name</b>	Business Incentive Loan Program
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Enhance economic development opportunities
	<b>Needs Addressed</b>	Create job generating businesses and job training
	<b>Funding</b>	CDBG: \$200,000
	<b>Description</b>	Provide financial assistance to local businesses for expansion, building improvements, new employee salaries and or equipment creating more sustainable neighborhoods.
	<b>Target Date</b>	6/30/2022

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	One business to be assisted for building improvement and equipment.
	<b>Location Description</b>	Commercial areas City Wide
	<b>Planned Activities</b>	Provide assistance to commercial property owners to make building improvements. The City may defer use of these funds in 21/22 in order to add future CDBG funds to complete a more substantial project.
<b>13</b>	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and grant administration
	<b>Needs Addressed</b>	Create public awareness of fair housing
	<b>Funding</b>	CDBG: \$13,000
	<b>Description</b>	Funding for fair housing services
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Approximately 100 residents
	<b>Location Description</b>	The Fair Housing Foundation is located at 3605 Long Beach Blvd., #302, Long Beach, CA provides Norwalk with fair housing services
	<b>Planned Activities</b>	Fund the Fair Housing Foundation services for City of Norwalk to provide training, outreach, and legal services to ensure that all housing is available without discrimination.
<b>14</b>	<b>Project Name</b>	Program Administration - CDBG
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and grant administration
	<b>Needs Addressed</b>	Create public awareness of fair housing
	<b>Funding</b>	CDBG: \$230,849

	<b>Description</b>	Norwalk will continue to provide planning and administration services required to manage and operate the City's CDBG program. Such funds will assist in managing community development, housing, and economic development programs. Funds will also be used for other planning initiatives such as strategies for affordable housing and infrastructure planning.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other
	<b>Location Description</b>	CDBG Program Administration is located at Norwalk City Hall, 12700 Norwalk Boulevard, Room 12, Norwalk, CA 90650.
	<b>Planned Activities</b>	Program administrative costs for CDBG & HOME operations. Fair housing program is listed separately but is funded out of CDBG program administration.
15	<b>Project Name</b>	Program Administration
	<b>Target Area</b>	City Wide
	<b>Goals Supported</b>	Planning and grant administration
	<b>Needs Addressed</b>	Provide decent affordable housing
	<b>Funding</b>	HOME: \$34,023
	<b>Description</b>	Norwalk will continue to provide planning and administration services required to manage and operate the City's HOME program. Such funds will assist in managing housing initiatives, rehabilitation, and new affordable housing development.
	<b>Target Date</b>	6/30/2022
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	Other
	<b>Location Description</b>	CDBG Program Administration is located at Norwalk City Hall, 12700 Norwalk Boulevard, Room 12, Norwalk, CA 90650.
	<b>Planned Activities</b>	Program administrative costs for CDBG & HOME operations. Fair housing program is listed separately but is funded out of CDBG program administration.

## **AP-50 Geographic Distribution – 91.220(f)**

### **Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Any of the CDBG activities funded in FY 2021/22 are offered City wide to low- and moderate-income households. However, for certain CDBG programs, such capital improvements and commercial improvements, investment is directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is: Primarily residential and where 51% of the population is low- and moderate-income. Activities to enhance commercial improvements will be offered to commercial properties containing businesses located within CDBG eligible areas City wide.

### **Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
City Wide	100
Qualified Census Tracts	

**Table 8 - Geographic Distribution**

### **Rationale for the priorities for allocating investments geographically**

Norwalk is prioritizing their efforts Citywide. All social services, economic development and job training efforts, residential rehabilitation, as well as homeless prevention efforts will be undertaken as citywide initiatives.

In the future, qualified census tracts (low- and moderate-income areas) may receive infrastructure, roads and sidewalk improvements when there are sufficient funds to support these projects.

### **Discussion**

See sections above.

# Affordable Housing

## AP-55 Affordable Housing – 91.220(g)

### Introduction

The AAP must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The AAP must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	5
Non-Homeless	137
Special-Needs	175
Total	317

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	12
The Production of New Units	0
Rehab of Existing Units	45
Acquisition of Existing Units	0
Total	59

**Table 10 - One Year Goals for Affordable Housing by Support Type**

### Discussion

There is a lack of decent affordable units across the board in the City of Norwalk, resulting in much of the housing stock being out of the affordable range. For low-income renters, access to decent affordable units is even more daunting. According to 2017 ACS data, 60% of renters were cost burdened or paying more than 30% of their income on housing. In 2018, Fair Market rents were considerably higher than HOME Rents.

Of the residents living below the poverty level, 63.1% are renters (CityData.com-2016). This data coupled with the City’s 2017 rental vacancy rate of (3.5%) points to the difficulty of accessing quality affordable units for lower income residents.

The lack of affordable housing in Norwalk’s housing market will be addressed in FY 2021/22 with several City initiatives including: Security Deposit Assistance Program, residential rehabilitation, First Time

Homebuyers Program, emergency Services Program, and through job training efforts to increase household incomes. TBRA, operated by the Authority, will provide \$30,000 in HOME funding to assist Section 8 voucher holders and the homeless with security deposit. The City also plans to continue a First Time Home Buyer Program to reduce down payment and closing costs.

## **AP-60 Public Housing – 91.220(h)**

### **Introduction**

The Authority administers the Housing Choice Voucher Program and FSS Program. The Authority allocates 705 vouchers and 16 FSS slots. The Authority does not have any public housing units. The Authority's goals are to maximize voucher utilization, maintain "high performer" status, promote economic self-sufficiency, apply for new rental vouchers, if available, and undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familial status and disability.

### **Actions planned during the next year to address the needs to public housing**

The Authority does not have public housing. However, due to the limited supply of rental housing in Norwalk, the HOME program will be providing security deposit assistance to new Section 8 voucher holders to help voucher holders be more successful in securing rental housing.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

The Authority does not own or maintain public housing at this time. However, the Authority encourages homeownership among its voucher program recipients through its Family Self-Sufficiency Program.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

The Authority is not designated as troubled. The Authority has received a standard performance designation by HUD.

### **Discussion**

See above.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

This section describes the City’s one-year goals and the specific action steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 Homelessness Strategy. It will also describe the jurisdiction’s one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

On April 10, 2018, the City Council adopted a 3-year plan to prevent and combat homelessness. The plan identifies 5 goals:

1. Better understand the population and impacts, and educate the community
2. Improve coordination of housing and services among City and key stakeholders
3. Explore the creation of immediate short-term solutions
4. Develop new strategies to increase income through employment and public benefits attainment
5. Create new supportive and affordable housing opportunities

During the Program Year, the City plans to continue coordinating outreach with LAHSA, Los Angeles Drug and Alcohol, People Assisting the Homeless (PATH), Jovenes, and The Whole Child. Coordination with such entities promotes communication about where homeless encampments are forming and progress the teams have made in assessing homeless individuals. The City uses the Los Angeles County Homeless Portal to refer homeless residents to the LAHSA outreach team.

The City will continue to support programs and strategies which addresses the Priority Needs of Homeless Persons and Families in the following ways:

Provide CDBG funding to support programs and services for the homeless and those in need of housing



assistance through its CDBG Public Service Funding, including the Emergency Assistance Program

Use HOME funds to assist homeless individuals and families with security deposits.

Provide other funds to support homeless prevention and rapid rehousing services offered by The Whole Child and Kingdom Causes Bellflower.

The Housing Authority has a contract with Kingdom Cause Bellflower to house 7 families experiencing homelessness through its Housing Choice Voucher program.

The Housing Authority has a contract with the County of Los Angeles to receive Homeless Incentive Program (HIP) funds through Measure H. These funds help individuals experiencing homelessness who have received an HCV voucher through the Authority with security deposits, utility deposits and furniture.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City will continue to support the following emergency shelter and transitional housing needs of homeless persons through The City of Norwalk Social Services Department (SSD) and agencies funded under Public Services:

The SSD offers public assistance programs and services designed to assist homeless and low- income Norwalk residents and those in need of transitional services, emergency shelter or food. The SSD provides motel vouchers for up to three (3) nights, depending on the circumstance, for emergency lodging for persons in need of temporary shelter. Client must be working homeless provider agency or plan in place.

Jovenes provides transitional housing to homeless transitional age youth. CDBG funds will be used to support case management and operations.

Los Angeles Centers for Alcohol and Drug Abuse (LA-CADA) provides residential treatment and transitional housing with services for homeless residents with substance abuse and behavioral health needs. CDBG funds will be used to increase substance abuse treatment outreach and coordination with the homeless outreach team.

Su Casa provides emergency and transitional housing for domestic violence survivors. CDBG funds will be used to support domestic violence counseling and placement in permanent housing with services.

Additionally, the City will support the County's CoC funding application which includes transitional

shelter programs and permanent supportive housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

For over 20 years, LAHSA has been the primary applicant to HUD on behalf of the CoC. LAHSA provides grants to homeless organizations in Norwalk. In FY 2018/19 NOFA, LAHSA's funds were awarded to eight Norwalk projects. The projects provide service enriched housing for the mentally ill, transitional shelter, and permanent supportive housing for individuals with HIV/AIDS. LAHSA has established PATH as the lead organization serving homeless individuals, The Whole Child serves families, and Jovenes serves youth. The City coordinates the following homeless activities with these organizations and Kingdom Causes Bellflower:

Homeless Prevention and Rapid Rehousing Program;

Security Deposit Assistance Program;

Section 8 Housing Choice Voucher Limited Homeless Preference;

Emergency Assistance Program;

Transitional housing for homeless youth.

SSD is the lead department in the City in coordination with the LAHSA and Gateway Cities and implementing homeless count efforts. CDBG funding is provided to SSD for an Emergency Assistance Program, which aids with utilities and temporary housing. The program is open to any low-income Norwalk resident in need of emergency assistance, but principally benefits families with children. The City will financially support programs and services for the homeless through its CDBG Public Service Funding. In addition, the City will use HOME funds to assist homeless individuals and families with security deposits.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly**

**funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

SSD offers public assistance programs and services designed to assist low-income Norwalk residents and those in need of emergency shelter or food. According to SSD, motel vouchers are issued for up to three

(3) nights, depending on the circumstance, for emergency lodging for persons in need of temporary shelter. Often times, persons seek this service because they need a place to sleep while they wait to be admitted into a homeless shelter, are unable to afford shelter for short period of time, need of a place to get cleaned up and rest or may have been displaced due to fire / home emergency.

Many of the constituents who seek assistance from SSD are low-income households at risk of homelessness or homeless. They come in for food assistance, dispute resolutions regarding complaints about the living conditions at motels and rental units, advocacy assistance for services through other agencies, and referrals to drug/alcohol rehabilitation facilities, homeless shelters, medical treatment facilities and other agencies.

The City has taken additional efforts to address homelessness by collaborating with the Gateway Cities Council of Governments, Gateway Connections Program, to offer housing and services to persons who are homeless. This program, along with the Social Services and Community Development Departments and the Authority, serves as a bridge between those who are in need and resources that are available. The SSD is currently working with LAHSA on the annual Point-in-Time Homeless Count and refers families to The Whole Child Family Solutions Center and People Assisting the Homeless (PATH) which provide homeless services for SPA 7.

## **Discussion**

See above.

## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

With the absence of the Norwalk Redevelopment Agency, Low and Moderate Housing Set-Aside Funds and reduced CDBG and HOME Program funds, the City actively seeks replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. It is unlikely that the City will be able to recover 100% of funding that was lost. Despite this, the City will make attempts to seek replacement funding assistance for affordable housing and continue to implement initiatives outlined in the City's Housing Element.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment.**

Favorable land use zoning codes for affordable housing include:

Studying the need to reduce current development standards or policies related to parking for the construction of affordable, multi-family housing. The general commercial zone allows mixed use development permitting apartments in upper floors.

Special land use districts include special needs populations housing at high density (up to 70 dwelling unit/acre)

Planned Unit Development and Specific Plans permit higher density for condominium units, which may bring housing ownership at an affordable cost.

Expand Density Bonus Ordinance and Reasonable Accommodation Ordinance to create the opportunity for the construction of affordable housing

Transitional and supportive housing and single room occupancy units allowed, by right or with a conditional use permit, within residential zones throughout the City.

City adopted separate regulations for Reasonable Accommodation Procedures (Section 17.02.202) that establish procedures for disabled persons or their representatives to request a reasonable accommodation from the City's zoning laws, codes and land use regulations, policies, practices and procedures to provide disabled persons with an equal opportunity to use and enjoy a dwelling. The City will promote these new amendments to private and nonprofit housing developers to assist in removing

barriers to affordable housing, especially housing for special needs populations.

The City is currently working on drafting a new Housing Element plan to incorporate additional policies for any Affordable Housing or Economic Development activities. The Housing Element is expected to be completed this year and changes will be reflected in the 2022/23 Annual Action Plan.

**Discussion:**

See above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

The City has planned actions to address needs. See discussions below.

### **Actions planned to address obstacles to meeting underserved needs**

The City of Norwalk's FY 2021/22 AAP proposes projects and activities to meet the priorities described in the ConPlan. It describes eligible programs, projects and activities to be undertaken with anticipated funds and their relationship to identified needs for housing, homelessness, and community and economic development. Overall, Norwalk has the following specific actions it plans to undertake to address the obstacles to meeting underserved needs over the 2021 program year:

- Fund projects that enhances economic opportunities such a job training and commercial improvements;
- Continued support of area nonprofit agencies, particularly those programs that provide services to homeless, at risk youth, and residents facing housing insecurity;
- Continued support of programs that improve the living environment of low- and moderate-income families residing in substandard housing and overcrowded living conditions;
- Fund capital projects that enhance public facilities and or street improvements;
- Continued support of Programs that expand the stock of affordable housing within the City; and
- Continued support of Programs that promote fair housing, especially targeting extremely low- and low-income households.

### **Actions planned to foster and maintain affordable housing**

The City's CHDO set-aside funds will be used to support future efforts for the acquisition of existing housing to provide affordable housing.

The City continues to provide grants and rebates to owners of 1-4 unit rental housing to make repairs and improvements to the rental housing stock. At least 51% of the units must be occupied by low-income households, the rent must be affordable, and the rent must not be increased for two years following project completion. Affordable rent is defined as the Fair Market Rent less the Authority's Maximum Utility Allowance effective on July 1 of each program year.

### **Actions planned to reduce lead-based paint hazards**

Throughout Norwalk, 92% of all owner-occupied housing units and 75% of all renter-occupied units were built prior to 1980. That means 16,729 owner units and 7,031 renter units are at risk for lead-based paint hazards. Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses.

Housing built before 1978 is considered at risk for lead-based paint hazards.

Therefore, special attention should be paid to homes built prior to 1978 where children are present. Two percent of owner-occupied (315 units) homes and 4% of renter occupied homes (385), built prior to 1980, have children living in the home. Lead poisoning education and abatement efforts in Norwalk are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Norwalk's Housing Rehabilitation Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

### **Actions planned to reduce the number of poverty-level families**

In 2019 and 2020 the City completed an Analysis of Impediment to Fair Housing Choice (AI). The AI provided goals and actions related to increasing household earning capacity. The following goal and action steps were included:

Goal: Increase training and employment opportunities (a new goal in the 2020-2025 ConPlan)

Actions/Activities:

1. Work with community colleges and high schools to establish or further carpentry, mechanical, plumbing, and electrical skills training. The construction industry is projected to increase.
  2. Create mentoring programs with local skilled trades companies.
  3. Improve education and provide skills training for education, healthcare, manufacturing and construction jobs.
- Create partnerships with California's Employment Development Department, Workforce Development Board, Workforce Development Aging & Community Services, California Building Industry Association, Southern California Building Association, Cerritos Community College, Cypress College, Rio Hondo Community College, and workforce readiness programs available in local vocational and technical schools and programs. Such programs exist in the Junior Achievement of Southern California and the L.A. Opportunity Youth Collaborative.
  - Continue coordination with the Southeast Los Angeles County Workforce Investment Board, Department of Public Social Services, Employment Development Department, Adult Schools, YouthBuild, and Department of Rehabilitation through the America's Job Center of California System Management Team.
  - Increase training opportunities that target "Second Chance", persons with disabilities, at-risk homeless individuals, and job retraining program.
  - Continue to create successes in the Norwalk La Mirada Adult School's cost-effective occupational training program for high demand jobs. In FY 2021/22, \$25,000 in CDBG funds will be used to pay for occupational training for twelve low-to-moderate income residents. The training will help residents who are unemployed or under-employed be successful in medical

and welding careers.

- The City will continue to support the Authority's Family Self-Sufficiency program, which helps Section 8 voucher recipients become economically self-reliant.

### **Actions planned to develop institutional structure**

The City's Community Development Department will administer CDBG and HOME funds and most of the activities identified in the AAP with the exception of public service programs. The City works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed given available resources.

The Department works in conjunction with its Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

The City's Community Development Department maintains primary management and coordination of the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate- income neighborhoods throughout Norwalk. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned services.

Chapter 8: Fair Housing Action Plan of the AI report details the importance of regional collaboration. Many issues, such as homelessness, affordable housing, jobs-housing balance, and access to services are issues that require the collaboration between cities, the County, and nonprofit agencies throughout the region. In recent years, the County and the City of Los Angeles have undertaken multiple initiatives that address housing-related issues including first-time homebuyer programs, supportive and transitional housing, rental rehabilitation, and new construction of affordable housing. The City continues to rely on local and County social services to administer and provide valuable programs. The City collaborates annually with the Fair Housing Foundation (FHF) to conduct and react to any complaints surrounding housing discrimination and fair housing education and promotion.

Continuing these planning efforts and implementation would bridge the gap of disparities among communities. A majority of the Action Steps noted in AI report require collaboration. The Public Engagement planning process for the AI and 5-Year ConPlan was based upon positive community-wide



and agency support and participation. The City has created a solid foundation to continue work with its area partners to create a path that initiates and completes the Plan's action steps.

**Discussion:**

See above.

## Program Specific Requirements

### AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

#### Introduction:

The City is receiving HOME Grant funding of \$340,237 and CDBG Grant funding of \$1,219,247 for program year 2021.

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

#### Community Development Block Grant Program (CDBG)

##### Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	\$126,051
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
<b>Total Program Income:</b>	<b>\$126,051</b>

#### Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	85.00%

**HOME Investment Partnership Program (HOME)  
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

Not applicable.

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In FY 2021/22, the City's CHDO plans to complete acquisition/rehab and homebuyer assistance project. The guidelines for the program are contained in the City of Norwalk HOME Homebuyer Manual.

Under the HOME-CHDO program, the CHDO could acquire and rehabilitate single-family homes and resell these homes to eligible buyers. HOME and CHDO funds will be provided to the CHDO for acquisition. The sales price may not exceed the median price for the area as approved by HUD. A portion of the HOME assistance will carry-over into a silent second or third Trust Deed loan for the homebuyer.

There is a 30-year resale restriction. After 15 years, the homeowner will receive a loan forgiveness of \$50,000. After the 30 years if the home is sold, transferred, refinanced or no longer owner-occupied, the City will recapture the remaining loan balance where there are sufficient funds from the net proceeds of the sale. The homeowner's down payment, principal payments, and capital improvements will be recovered by the homeowner first before the City recovers the remaining balance of the deferred loan. If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's investment, the City will reduce the amount of HOME investment. Examples of the recapture provision are provided in the HOME Program Homebuyer Manual, 2019.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

The property will have a 30-year resale restriction requiring that the home be resold to another low-income buyer (Below 80% AMI). Homeowners can expect to receive a fair return on investment upon resale during the affordability period. Fair return on investment is based on the percentage change in the area median income over the period of home ownership. Included in the calculation of fair return on investment is the homeowner's original investment (down payment, closing costs, and principal payments) and increase in market value attributable to major upgrades. Major upgrades include the addition of square footage, full remodel of kitchen and/or bathroom(s) and/or installation of solar panels. The value of the upgrade will be determined by the building permit

valuation.

The City's loan and covenant will be assumed by any future buyers and the loan will remain in place indefinitely. During the 30-year resale restriction, recapture of the homebuyer assistance will be triggered if the homeowner no longer occupies the home or the home is sold or transferred without approval of the City. After the resale restriction has expired, the homebuyer assistance will be recaptured upon sale, transfer, or refinance.

The City intends to utilize their HOME Homebuyer Manual as an alternate method to presumption of affordability. This manual was included as an attachment in Norwalk's 2019-2020 Annual Action Plan.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

Not applicable.

**Housing Trust Fund (HTF)**  
**Reference 24 CFR 91.220(I)(5)**

1. Distribution of Funds

- a. Describe the eligibility requirements for recipients of HTF funds (as defined in 24 CFR § 93.2).
- b. Describe the jurisdiction's application requirements for eligible recipients to apply for HTF funds.
- c. Describe the selection criteria that the jurisdiction will use to select applications submitted by eligible recipients.
- d. Describe the jurisdiction's required priority for funding based on geographic distribution, which is a description of the geographic areas of the State (including areas of low-income and minority concentration) in which it will direct assistance during the ensuing program year.
- e. Describe the jurisdiction's required priority for funding based on the applicant's ability to obligate HTF funds and undertake eligible activities in a timely manner.
- f. Describe the jurisdiction's required priority for funding based on the extent to which rents for units in the rental project are affordable to extremely low-income families.
- g. Describe the jurisdiction's required priority for funding based on the financial feasibility of the project beyond the required 30-year period.
- h. Describe the jurisdiction's required priority for funding based on the merits of the application in

meeting the priority housing needs of the jurisdiction (such as housing that is accessible to transit or employment centers, housing that includes green building and sustainable development features, or housing that serves special needs populations).

i. Describe the jurisdiction's required priority for funding based on the location of existing affordable housing.

j. Describe the jurisdiction's required priority for funding based on the extent to which the application makes use of non-federal funding sources.

2. Does the jurisdiction's application require the applicant to include a description of the eligible activities to be conducted with HTF funds?

3. Does the jurisdiction's application require that each eligible recipient certify that housing units assisted with HTF funds will comply with HTF requirements?

**4. Performance Goals and Benchmarks.** The jurisdiction has met the requirement to provide for performance goals, consistent with the jurisdiction's goals established under 24 CFR 91.215(b)(2), by including HTF in its housing goals in the housing table on the SP-45 Goals and AP-20 Annual Goals and Objectives screens.

**5. Rehabilitation Standards.** The jurisdiction must establish rehabilitation standards for all HTF-assisted housing rehabilitation activities that set forth the requirements that the housing must meet upon project completion. The jurisdiction's description of its standards must be in sufficient detail to determine the required rehabilitation work including methods and materials. The standards may refer to applicable codes or they may establish requirements that exceed the minimum requirements of the codes. The jurisdiction must attach its rehabilitation standards below. If the jurisdiction will not use HTF funds for the rehabilitation of housing, enter "N/A".

In addition, the rehabilitation standards must address each of the following: health and safety; major systems; lead-based paint; accessibility; disaster mitigation (where relevant); state and local codes, ordinances, and zoning requirements; Uniform Physical Condition Standards; and Capital Needs Assessments (if applicable).

**6. Resale or Recapture Guidelines.** Below, the jurisdiction must enter (or attach) a description of the guidelines that will be used for resale or recapture of HTF funds when used to assist first-time homebuyers. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**7. HTF Affordable Homeownership Limits.** If the jurisdiction intends to use HTF funds for homebuyer assistance and does not use the HTF affordable homeownership limits for the area provided by HUD, it must determine 95 percent of the median area purchase price and set forth the information in accordance with §93.305. If the jurisdiction will not use HTF funds to assist first-time homebuyers, enter "N/A".

**8. Limited Beneficiaries or Preferences.** Describe how the jurisdiction will limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population to serve

unmet needs identified in its consolidated plan or annual action plan. If the jurisdiction will not limit the beneficiaries or give preferences to a particular segment of the extremely low- or very low-income population, enter "N/A."

Any limitation or preference must not violate nondiscrimination requirements in § 93.350, and the jurisdiction must not limit or give preferences to students. The jurisdiction may permit rental housing owners to limit tenants or give a preference in accordance with § 93.303 only if such limitation or preference is described in the action plan.

**9. Refinancing of Existing Debt.** Enter or attach the jurisdiction's refinancing guidelines below. The guidelines describe the conditions under which the jurisdiction will refinance existing rental housing project debt. The jurisdiction's refinancing guidelines must, at minimum, demonstrate that rehabilitation is the primary eligible activity and ensure that this requirement is met by establishing a minimum level of rehabilitation per unit or a required ratio between rehabilitation and refinancing. If the jurisdiction will not refinance existing debt, enter "N/A."

**Discussion:**

Norwalk administers its HOME Homebuyer Manual which establishes the City's policies and procedures for housing rehabilitation. A market analysis was completed for the FY 2020-2021 AAP and is attached in MA-15 section. A market analysis shows home sales prices over a three-month period.

After review of the published 2020 HOME affordable homeownership limits provided by HUD, for Los Angeles County for determining 95 percent of the median purchase price limit, it was determined that the median price limit for City homes is \$505,000. For a newly constructed unit, the limit is \$504,900. Based on FHA standard practice, the following multipliers are used for two-, three-, and four-unit properties: 1.28, 1.55, and 1.92 times the 1-unit limit respectively. Based on a comparison of local housing market listing prices and sales information, it was determined that the FHA limits do not accurately reflect current actual home purchase prices for the area. Therefore, a local market survey was conducted for the City home sales for a three-month period using Movoto Home Sale data. This survey shows a median price of \$508,000 in the City and a 95 percent median value price of \$482,600. The Market Analysis concluded that the City use the local market survey price as the determinant of the 95 percent median purchase price limit as it is higher than the FHA-Market Median Price.

Norwalk does complete a Market Analysis everyone to two years enabling the City to raise the Maximum After Rehab Value for the HOME Program. Also, conducting routine market analysis helps capture the maximum sales price the City can use when purchasing a unit, selling a unit or working with a CHDO for an affordable housing development project.