

CITY OF NORWALK

HOUSING ELEMENT UPDATE COMMUNITY WORKSHOP

May 13, 2021

Agenda

- ❑ Meeting Format & Zoom Tools
- ❑ Norwalk Housing Update Process, Overview, & Timeline
- ❑ Questions for Participants

Meeting Format & Zoom Tools

How to Use



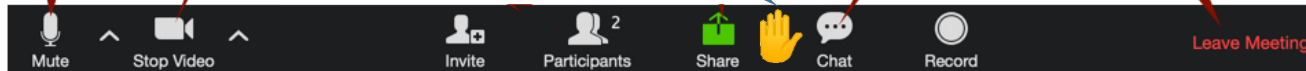
Mute or unmute microphone.

Stop or start video.

Raise hand to speak

Open chat panel.

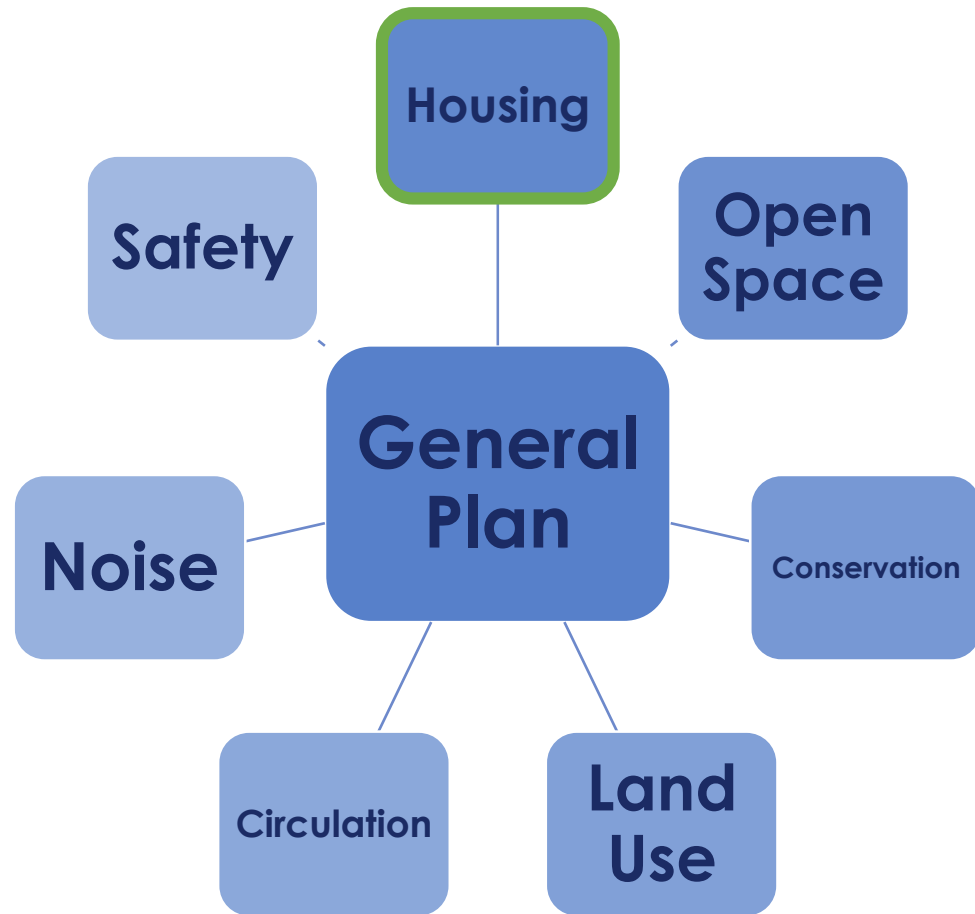
Leave meeting.



PLEASE STAY MUTED WHEN NOT SPEAKING

General Plan Overview

- General Plan – Vision for the City - blueprint for growth & development
- Housing Element: 1 of 7 required chapters or elements



Housing Element

STATE LEGISLATIVE INTENT

Housing is of **statewide importance**...[and] local and state governments have a responsibility to...**facilitate the improvement and development of housing** to make adequate provision for the housing needs of **all economic segments** of the community

Goals:

- Plan for existing & projected housing needs to meet regional housing need assessment (RHNA) numbers at all income levels
- Creates housing policy & implementation programs

State Income Thresholds for LA County

Affordable Housing = 30% of household income

Income Category	1 Person	2 Person	3 Person	4 Person	5 Person
Extremely Low (0-30% AMI)	\$23,700	\$27,050	\$30,450	\$33,800	\$36,550
Very Low (31-50% AMI)	\$39,450	\$45,050	\$50,700	\$56,300	\$60,850
Low (51-80% AMI)	\$63,100	\$72,100	\$81,100	\$90,100	\$100,150
Moderate (81-120% AMI)	\$64,900	\$74,200	\$83,500	\$92,750	\$100,150
Median Income	\$54,100	\$61,850	\$69,550	\$77,300	\$83,500

Example: $\$90,000 \times 30\% = \$27,030 / 12 \text{ months} \rightarrow \$2,252 \text{ per month}$

AMI = Area Median Income,

LA County AMI (\$77,300 – 4 person family)

Housing Element Components



Regional Housing Needs Allocation (RHNA)

What is the RHNA?

Regional Housing Needs Allocation



HCD determines
RHNA for each
Council of
Governments



RHNA for SCAG
Region:
1,341,827 housing
units



RHNA for NORWALK:
5,034 housing units

RHNA Allocation

2021-2029 RHNA by Income Group

Income Category	Income Level (% of Median Family Income)	6 th Cycle 2021-2029 RHNA
Very Low	<50% of AMI	1,546
Low	50-80% of AMI	759
Moderate	80-120% of AMI	658
Above Moderate	>120% of AMI	2,071
Total		5,034

Goal: Accommodate Units through policies & plans

- This is **NOT** a construction obligation

Meeting RHNA

Approved housing projects

Projects that will receive a Certificate of Occupancy after June 30, 2021

Projects in the application Pipeline

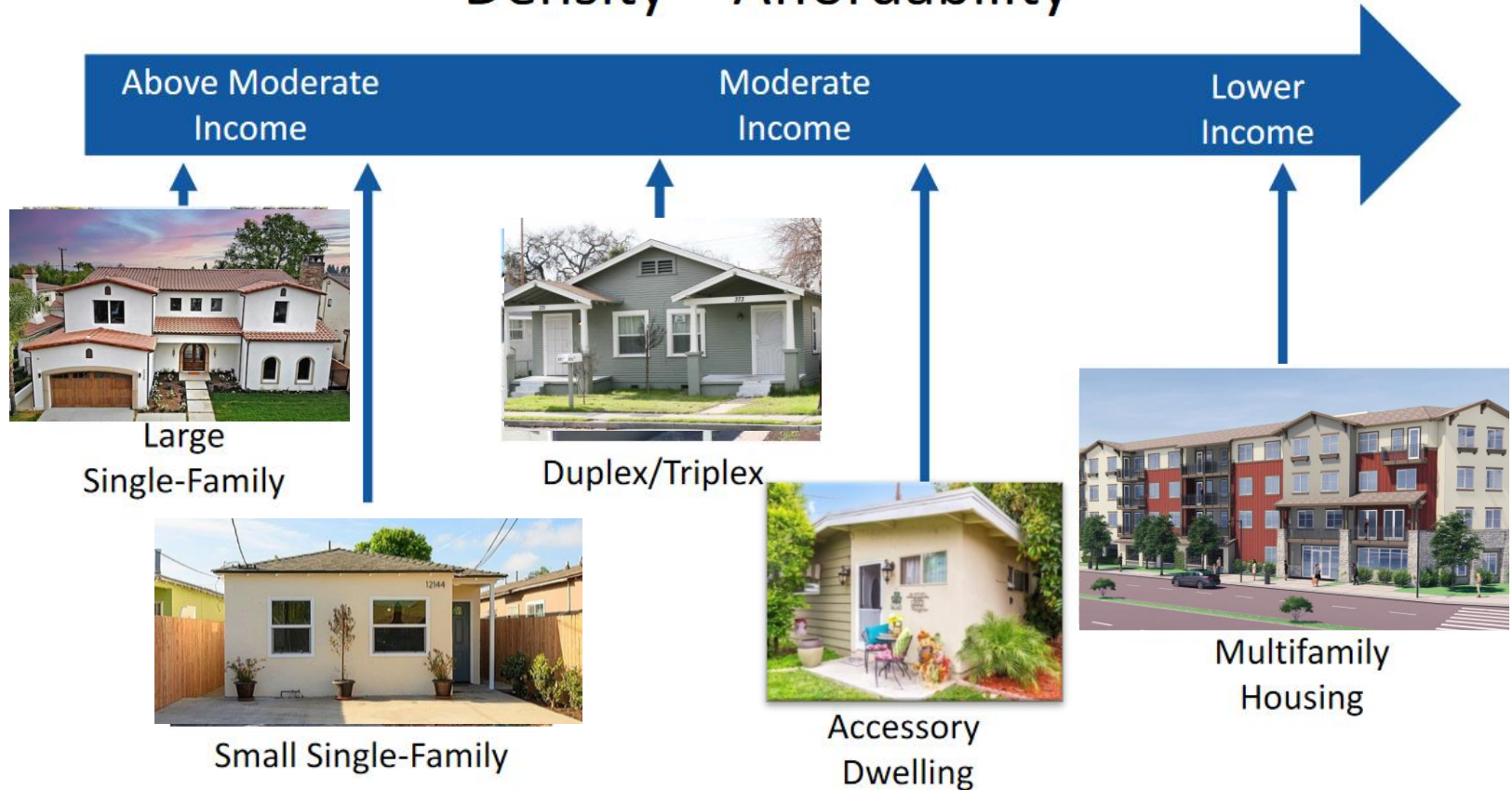
Potential sites

- Vacant
- Underutilized sites that could redevelop
- Accessory Dwelling Units (ADUs)



Housing Element Sites Assumption

Density = Affordability



Density

What does it look like?

22 Units Per Acres



30 Units Per Acres



45 Units Per Acres



60 Units Per Acres



Norwalk is Considering...

- Expanding on Newly Terms in Municipal Code
 - Mixed Use (Jan. '21) - no set density/size
 - Live-Work (Jan. '20) – 22-30 units/acre



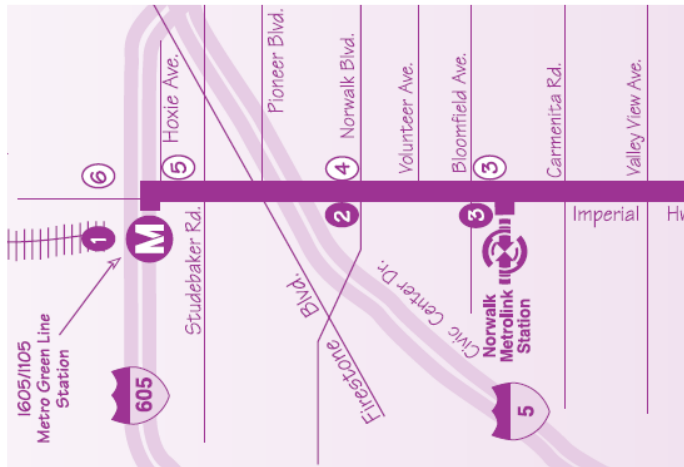
Live-Work Development –
San Antonio Drive



Mixed Use Development –
Alhambra, CA

Norwalk is Considering...

- Transit Oriented Development (TOD) Characteristics
 - High Density – multi-family homes
 - Pedestrian focused design
 - Offices and retail land uses supporting transit
 - Vertical & horizontal mixed uses



TOD at the Rio Vista Trolley Station in San Diego, CA

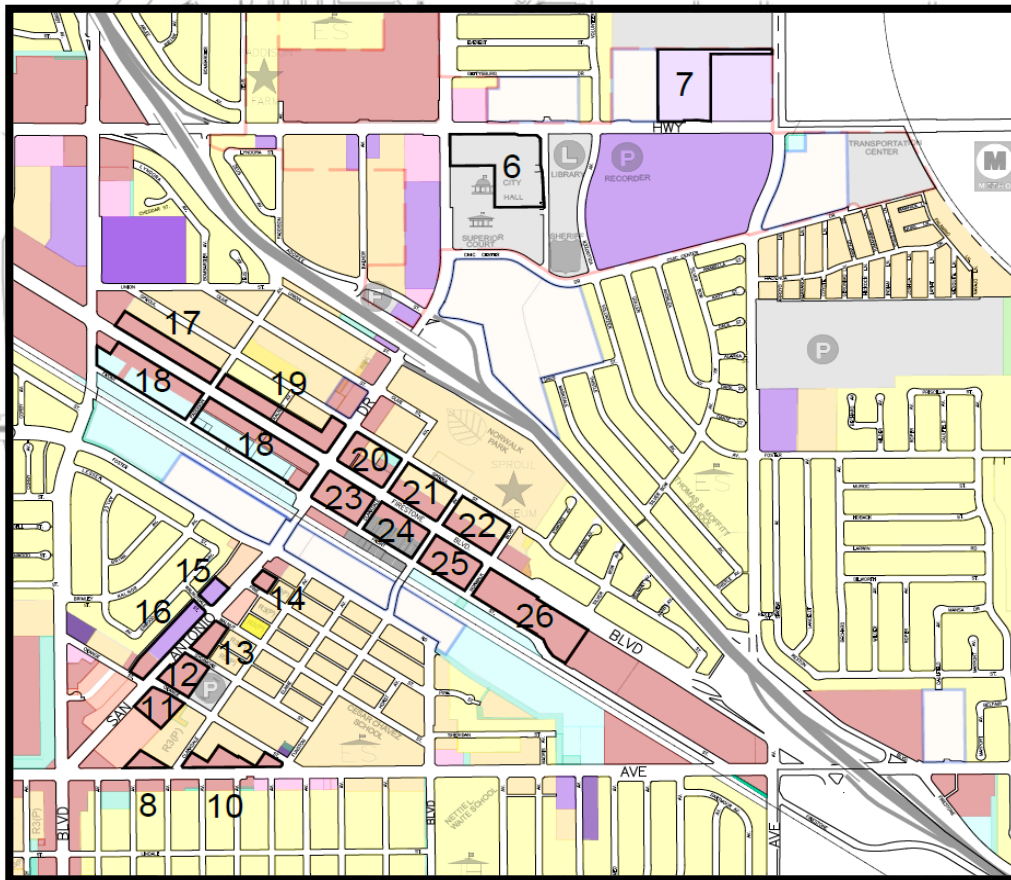


TOD at the Del Mar Light Rail Station in Pasadena, CA



TOD at the Wilshire/Vermont Subway Station in Los Angeles, CA

Enlarged Potential Housing Sites



RESIDENTIAL USES

- R1 SINGLE FAMILY RESIDENTIAL
- RH RESIDENTIAL HOME PROPERTY
- R2 MULTIFAMILY MEDIUM DENSITY RESIDENTIAL
- R3 MULTIFAMILY HIGH DENSITY RESIDENTIAL
- R4 MULTIFAMILY HIGH DENSITY RESIDENTIAL

COMMERCIAL USES

- C1 RETAIL COMMERCIAL
- C3 GENERAL COMMERCIAL
- CO COMMERCIAL & OFFICE
- PO PROFESSIONAL & OFFICE
- CM COMMERCIAL MANUFACTURING

MIXED USE ZONES

Zones for Mixed Use	Acres
C-1	75.5
C-3	252.4
PO	12.6
CO	73.8
Total	417.9

Area #	Acres
1	4.4
2	3.1
3	4.6
4	36.6
5	13.1
6	7.4
7	7.3
8	0.7
9	2.1
10	1.6
11	1.7
12	1.8
13	1.0
14	0.5
15	0.7
16	2.5
17	2.9
18	11.2
19	3.4
20	2.8
21	3.0
22	3.0
23	2.7
24	2.8
25	2.7
26	6.0

Total area: 129.3

- LEGEND**
- CITY HALL
 - FIRE STATION
 - COURT HOUSE
 - HEALTH CENTER
 - POLICE OFFICE
 - OTHER PUBLIC FACILITY
 - COMMUNITY COLLEGE
 - PARK
 - HIGH SCHOOL
 - LIBRARY
 - JUNIOR HIGH SCHOOL
 - HISTORIC / CULTURAL SITE
 - ELEMENTARY SCHOOLS
 - TRANSPORTATION CENTER
 - TRANSPORTATION CENTER

CITY OF NORWALK
PROPOSED HOUSING ELEMENT SITES
 ZONING BASE MAP UPDATED MAY 2020

Norwalk is Considering...

ADU Prototypes

ADU Prototype Architects



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Disclaimer

These materials are conceptual in nature only, should not be treated as working drawings or construction documents, or detail to be used in the construction of improvements for any specific site or project. By using these materials, the user and the architect who prepared these materials from any and all claims, liabilities, suits and demands on account of persons or property, including injury or death, or economic losses, arising out of the use of these materials.

ADU Prototype Architects

[David Baker and Partners](#) - Single story ADU utilizing prefabricated components

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[ADU PowerPoint Presentation](#) (25.6MB)



David Baker and Partners - Single story ADU - Exterior



Timeline

JAN – MAY '21

Interviews/ Survey
Workshop for
Community Input

JAN – MAY '21

ID Housing Sites

JUNE – JULY '21

Draft Element

JUNE – AUG '21

Environmental
Review/State HCD
Review

FALL/WINTER '21

Planning
Commission

FALL/WINTER '21

City Council
Adoption

Public Input

6th Cycle Housing Element

SHARE YOUR THOUGHTS

What do you think are major housing challenges in Norwalk now and in the future?

What types of housing are needed in the community?

What strategies do we need to explore to accommodate 5,034 units? Increasing density, mixed use, re-use/re-development of buildings & or properties?

TAKE THE SURVEY!

<https://www.surveymonkey.com/r/NorwalkHousingElementSurvey>

THANK YOU!

Questions, Comments & Concerns

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