



CITY OF NORWALK

ADOPTED 2021-2029 Housing Element

City of Norwalk Community Development Department

November 2023

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1. INTRODUCTION

BACKGROUND

The housing element is one of the required elements of the General Plan. State Housing Element law, enacted in 1969, mandates that local governments adequately plan to meet the existing and projected housing needs of all segments of the population. The Element needs to be consistent with all parts of the general plan and be closely related to the Land Use Element, which specifies land within the jurisdiction that can be utilized for housing development. The law acknowledges that, in order for the private market to adequately address housing needs and demands, local governments must adopt plans and regulatory systems which support housing developments. As a result, the successful growth of a community rests largely upon the implementation of local general plans, and in particular, the Housing Element.

The Housing Element has a planning period of eight years. It is programmatic in focus and is required to meet specific requirements set forth by the California Department of Housing and Community Development (HCD).

The Housing Element of the Norwalk General Plan addresses the housing needs of the City. The primary focus of the Housing Element is to encourage the provision of suitable housing for City residents and to protect the vitality of existing residential neighborhoods. The goals and policies of the Norwalk Housing Element address two main issues: the promotion of new housing development, and the maintenance and improvement of existing housing units. Through its housing program, the City will improve the quality of existing housing and encourage the production of new housing types to meet residents' needs.

The Housing Element looks into the housing challenges of the City and seeks to provide solutions to improve future housing conditions. It has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, development of new housing to relieve overcrowding, and the maintenance of affordable housing for low-income households, special needs households and overpaying households. This Element is being updated as part of the State-mandated Housing Element update.

In order to identify the housing needs of the City a Housing Element Profile Report has been developed. The Profile Report discusses the housing needs of Norwalk through the characteristics of the population, households, and housing in the City, population and employment growth trends, and provides an analysis of groups that may have special housing needs. The Profile Report also discusses the City's housing stock, land available for residential development, and facilities that support existing residential communities. By matching its resources with housing needs, the City will be able to identify households or groups that do not have adequate housing. The affordability of the housing stock in relation to household income, the capacity of the City to accommodate future residents, and other housing concerns are also recognized. The discussion of governmental, economic and physical constraints to the development of housing and opportunities for energy conservation further expand on the factors that affect housing costs and production.

The goals and policies of the prior Housing Element have been continued and updated as required to address the needs identified in the Profile Report. The City recognizes that it is responsible for the accommodation of future household growth in the region and the development of affordable housing. It also knows that there are many problems in Norwalk that have to be addressed. As such, substandard housing units need to be rehabilitated and improved along with the development of new housing. The City is continuously seeking to meet the housing needs of its residents and to accommodate its share of regional housing. These efforts will accomplish both state and local housing goals.

The Housing Element fulfills the requirements of the State Planning and Zoning Law and the regulations of Section 65580-65589.5 of the California Government Code. State law is very specific on the content of the Housing Element and makes it clear that the provision of affordable housing is the responsibility of all local governments. It requires the City to have its fair share in the development of regional housing needs and to contribute to the attainment of State housing goals.

Frequency of Review and Update

The process of updating Housing Elements is triggered by HCD through the “regional housing needs” process. The Regional Housing Needs Allocation (RHNA) process is a State mandate on planning for housing, whereby each jurisdiction in the State is given “fair share” of local housing needs according to income distribution. Prior to the 2021 update, the last time the State initiated the regional housing needs process was in 2012. The current Housing Element will serve the planning period beginning October 15, 2021 to October 15, 2029. This is an eight-year period to coincide with the RHNA process.

Housing Element Contents

The Housing Element is required by State law to include:

- An assessment of existing housing needs—with an analysis of housing affordability, conditions, special needs and affordable units at-risk of converting to market-rate—as well as projected needs as laid out in the RHNA;
- A detailed sites inventory and analysis that evaluates the jurisdiction’s ability to accommodate its RHNA;
- An analysis of constraints on housing in the jurisdiction;
- Housing programs that identify adequate sites to accommodate the City’s share of the regional housing need, assist in the development of housing for very low- and low-income households, remove or mitigate governmental constraints to affordable housing, conserve and improve the existing affordable housing stock, promote equal housing opportunity, and preserve the at-risk units identified; and
- Quantified objectives that estimate the maximum number of units, by income level, to be constructed, rehabilitated, and conserved over the planning period of the element.

RELATIONSHIP TO THE GENERAL PLAN

The current Norwalk General Plan was adopted in 1996 and established a long-range plan. The plan includes the following elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Community Design, Educational and Cultural Resources, and Utility Infrastructure. There were an additional three elective elements including, Community Design, Educational and Cultural Resources and Utility Infrastructure.

Consistency with General Plan and Policies

The Housing Element of the General Plan is one component of the City’s overall long-range planning strategy. The California Government Code requires that the General Plan contain an integrated, consistent set of goals and policies. The Housing Element is, therefore, affected by policies contained in other elements of the General Plan.

The Housing Element has been designed to address key housing issues in the City. These issues include the need to rehabilitate the existing housing stock, the development of new housing to relieve overcrowding and the maintenance of affordable housing for low-income households, special needs households and overpaying households.

Any changes to the General Plan will also require a review of the Housing Element to maintain consistency with other elements. State law requires that upon revision to the Housing Element, the Safety and Conservation Elements include analysis and policies regarding flood hazard and management information.

Several new laws trigger additional General Plan update requirements upon revision of the Housing Element.

- SB 244 requires that before the due date for adoption of the next Housing Element after January 1, 2012, the General Plan Land Use Element must be updated to identify and describe disadvantaged unincorporated communities (DUC) that exists within the city's sphere of influence (SOI). Disadvantaged communities both within the City and its SOI have been identified and policy has been prepared to address environmental justice issues.
- SB 379 requires that, upon the next revision of a Local Hazard Mitigation Plan (LHMP) on or after 1/1/2017, or on or before 1/1/2022, if a jurisdiction has not adopted a LHMP, the Safety Element (and other elements as needed) must be updated to address climate resiliency;
- SB 1241 and SB 1000 require the General Plan Safety Element, upon the next revision of the Housing Element on or after January 1, 2014, to be reviewed and updated as necessary to address the risk of fire and flooding; and
- SB 1000 also requires local jurisdictions to add an Environmental Justice element or policies to their General Plans and is required in General Plans when two or more elements are updated beginning January 1, 2018. The City will follow adoption of the Housing Element that will include a comprehensive General Plan land use update and updates to all required parts of the Plan. As such, information on flood hazard, flood management, fire hazards, disadvantaged communities, and environmental justice issues will be updated.

The City will follow adoption of the Housing Element with a comprehensive General Plan land use update and updates to all required parts of the General Plan. As such, information on flood hazard, flood management, fire hazards, disadvantaged communities, and environmental justice issues will be updated. Furthermore, the City will amend the General Plan Land Use Map and Zoning Map to provide adequate sites for the Regional Housing Needs Assessment as outlined in this Housing Element. In the future, as other elements of the General Plan are being updated, the City will evaluate the changes and amend the Housing Element if necessary to achieve internal consistency.

Information Sources

The information presented here is gathered from a variety of sources. The primary sources of information used in the compilation of demographic, housing, and socio-economic information for Norwalk include data collected by the U.S. Bureau of the Census. A number of other sources were also consulted during the preparation of this analysis, with the key sources being the State Department of Finance (DOF), and the Southern California Association of Governments (SCAG). SCAG prepared pre-certified Local Housing Data in August 2020 which were used and cited in the body of this element. These projections were used in the determination of the city's regional housing needs assessment (RHNA). Various other sources (both private and public) were also used. Wherever possible, data from the City and County were used to facilitate an understanding of local needs and conditions.

PUBLIC OUTREACH

The public outreach public/input phase of the draft housing element began with a developer interviews in February 2020 as well as the sharing information and ideas with elected and appointed officials, City staff, and residents.

Additionally, a public workshop was held virtually on May 13, 2021. The workshop was held virtually due to the COVID-19 pandemic restrictions and intended to inform citizens of the intent and purpose of the Housing Element update, to receive recommendations regarding local housing needs, and to solicit public opinion regarding the content of the Housing Element. The event was publicized through a press release, newspaper

articles, the City’s social media accounts, website and the Norwalk Now, the City’s newsletter, which was mailed to all residents in the City.

Approximately 24 members of the community participated in the meeting. The workshop provided simultaneous Spanish translation provided by City staff. However, no one attending the workshop elected to use this option.

In the comment portion of the workshop of where housing should be located, what types of housing should be produced and which strategies should be explored, some points that were brought up by participants included:

- Desire to increase affordable home ownership opportunities as well as providing affordable rental opportunities;
- Densification of housing, including going vertical with commercial on lower floors should be encouraged:
 - Densification or vertical development should also include greenery or open spaces; and
 - Densification or vertical development should include components of walkability;
- Concerns about parking for new housing of any kind; and
- Concerns regarding concentration of affordable income housing concentrated in specific areas

As part of additional outreach measures, the Planning Commission as well as City Council held meetings on the Housing Element update. The meetings were opened to the public and the public was notified by announcements on the City’s website and e-mails sent to parties who had expressed interested of being notified when such meetings occurred. The timeline below details and describes all the Planning Commission meetings held between November 12, 2020 and July 2021.

Table 1: Outreach Measures		
Date	Type of Meeting	Discussion
November 12, 2020	Planning Commission	Provided background regarding the preparation of the Housing Element Update due in October 2021, presented draft RHNA number.
February 2, 2021	City Council	Staff presented an overview of the Housing Element Update process and draft RHNA. Staff also presented plan for outreach and discussion efforts to the public as well as stakeholder meetings with the development industry.
February 24, 2021	Planning Commission	Planning Commission and Staff presented strategies for meeting State mandated housing requirements across all income levels. The Planning Commission directed staff to provide specific information regarding mixed use development and transit-oriented development

Table 1: Outreach Measures		
Date	Type of Meeting	Discussion
		along commercial corridors to minimize impacts to existing residential neighborhoods.
March 24, 2021	Planning Commission	Staff presented to Planning Commission an introduction to mixed-use development that could occur along commercial corridors, illustrating density at different levels in relation to existing housing developments in the City. Staff was directed to explore potential sites for mixed-use development.
May 4, 2021	City Council	Staff presented and update to the City Council of staff's efforts on the Housing Element Update, including final RHNA numbers, findings from stakeholder interviews, on-going sites analysis, and schedule of public outreach including a survey and community workshop.
May 26, 2021	Planning Commission	Staff presented and update to the City Council of staff's efforts on the Housing Element Update, including final RHNA numbers, findings from stakeholder interviews, on-going sites analysis. Staff further a summary of the Housing Element survey (on-going) and the workshop attendance, with workshop comments detailed above.
October 5, 2021	City Council	Presentation and informational session on the Housing Element and its Draft release to the public.
October 13, 2021	Planning Commission	Public hearing review of the Draft Housing Element for the Commission to recommend to the City Council to direct staff to forward the draft to HCD.
November 2, 2021	City Council	Public hearing review of the Draft Housing Element for the City Council to direct staff to forward the draft to HCD.

Additional efforts to encourage public participation in the housing element update include the availability of the draft for review physically at City facilities as well as the City's website, and social media outlets. The draft was made available on September 24, 2021 will continue to be available for public review until the adoption of the element.

Based on HCD comments, supplemental outreach efforts was conducted to target public participation from lower-income and special needs households, and neighborhoods with higher concentration of lower-income households. The City held two additional presentations/workshops targeting specific segments of the City, including seniors and lower income households.

On June 9, 2022, a presentation was made to the Senior Citizens Commission that was publicized at the City's Senior Center and among the various affordable senior citizen housing development that reached over 400 senior households. The workshop was attended by 10 seniors as well as the board of the Commission. Concerns regarding rising rental pricing, either at affordable or market rate rental units was expressed, as were concerns regarding un-housed individuals.

On June 29, 2022, a workshop was held at Norwalk's Social Services Center, with a targeted campaign to lower and moderate income households. This event was publicized in a variety of ways, including 200 flyers being distributed to a neighborhood immediately adjacent the Social Services Center, who provides income qualified households with child care funding, provide emergency food, financial assistance, health services, legal services and nutrition programs for those who reside in Norwalk. The City also created an e-mail and text message listing based on the areas of the City identified by the American Community Survey (ACS) that are low and moderate income households are concentrated.

Adoption of the housing element by the City Council is anticipated to occur in February of 2023, where there will be a public hearing for the public to provide comments, suggestions and as questions.

Reviews by HCD

State law requires every updated Housing Element be submitted to California's HCD to ensure compliance with the State's minimum requirements. This "certification" process is unique among the General Plan elements. Housing Elements are submitted twice to HCD for review and comment: once during development of the Housing element (in draft form), and again after adoption of the housing Element by the local jurisdiction. The first period requires 60 days and must take place prior to adoption deadline. The second review requires 90 days and takes place after the adoption deadline. It is after the second review that written findings regarding compliance are submitted to the local government.

2. COMMUNITY PROFILE

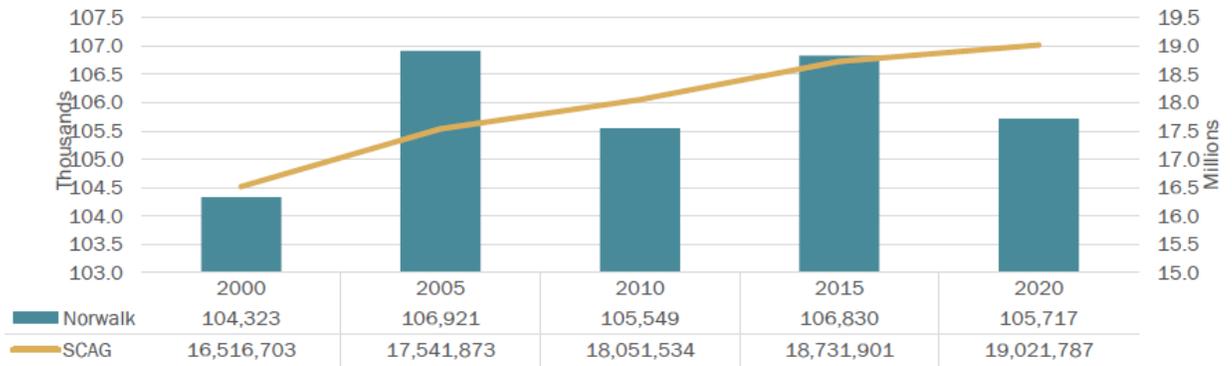
DEMOGRAPHIC TRENDS

The type and amount of housing needed in a community is largely determined by population growth and various demographic variables. Factors as population size, age, race, and occupation can be used to analyze the effectiveness of existing housing policies and provide a general direction and focus for future housing initiatives. Population Characteristics include population growth trends in the city, age characteristics, and ethnicity.

Population Growth

According to California Department of Finance (DOF) estimates, Norwalk’s population as of 2020 was 105,717, an increase of 168 persons or 1.0 percent in the population since 2010. Figure 1 documents the city’s population trend over the past 20 years. The city’s population has increased the last 20 years at approximately 0.1 percent the last two decades as compared to 0.7% for the region; however, the number of housing units has not kept equal pace. Most of the population growth was absorbed by existing households.

Norwalk’s average household size increased from 3.76 per housing unit in 2010 to 3.85 per housing unit in 2019. By comparison, Los Angeles County has 3.0 persons per household, based on 2009–2013 American Community Survey five-year estimates (2009–2013 ACS).



CA DOF E-5 Population and Housing Unit Estimates

Figure 1: Population Trends 2000-2020

Population by Age

The age structure of a population is an important factor in evaluating housing needs and projecting the direction of future housing development. Norwalk residents are younger than the average age in Los Angeles County and nationwide. The median age in Norwalk is 34.9 years, which is higher than it was in 2010 but lower than the median age of 38.1 years in Los Angeles County and 38.5 years nationally. More specifically, only 11.9 percent of Norwalk residents are over the age of 65 compared to 14.1 and 16.4 percent in the county and the nation. Norwalk residents under the age of 19 make up 27.2 percent of the entire city population, as compared to 23.8 and 24.9 percent in the county and nationally. The age profile in the city is summarized in Table 2. The 2010 Census profile is compared with more recent estimates drawn from the 2015–2019 ACS.

The population’s age categories of under 5 years and 20 to 64 years have increased slightly as a percentage of the total since 2010 in Norwalk, and the age groups of 5 to 19 years and 20 to 64 years has decreased slightly.

In 2019, the average family size was 4.18 persons, while the average household size is 3.85, which was slightly higher than the 3.76 estimate in 2010. Almost 35.7 percent of households have children under the age of 18 living in them. Overall, the average age of Norwalk residents is increasing, but the city's population of residents younger than age 65 is predominant.

Table 2: Population by Age in Norwalk 2010-2019

Variable	2010		2019	
	Number	Percentage	Number	Percentage
Total Population	105,549	100%	105,304 ¹	100%
Under 5 years	7,416	7.0%	7,660	7.3%
5 to 19 years	21,748	20.6%	20,955	19.9%
20 to 64 years	65,954	62.5%	64,025	60.8%
65 years and over	10,431	9.9%	12,341	11.9%
Median Age	34.2	—	34.9	—

Source: US Census Bureau, 2010 Census, 2015–2019 ACS

¹ Raw numbers are calculated based on percentages provided by the ACS. The raw numbers are only estimates and thus do not equal the total.

Race and Ethnicity

The racial and ethnic composition of a population affects housing needs based on the unique household characteristics of different groups, and household size in particular. The US Census collects information on the race and ethnicity of the population in the United States. The Census identifies five racial categories: White, Black or African American, Asian, American Indian and Alaska Native, and Native Hawaiian and Other Pacific Islander. One ethnic category, Hispanic or Latino, is defined by the US Census Bureau as a person of Mexican, Puerto Rican, Cuban, South or Central American, or other Spanish culture or origin, regardless of race.

Table 3 compares the racial and ethnic characteristics for the city in 2010 and 2019. The number and percentage of Latinos, American Indian, and Other have slightly decreased in the past 10 years, while the number and percentage of all other groups have increased. Asians as a group, grew by the largest amount with a 1.5 percent of the population, all other groups either declined or grew between 0.10 and 1 percent. To the extent that these groups have different housing preferences, this population shift has implications for the type of housing needed.

The ongoing demographic majority of Latino residents is important in defining housing needs in Norwalk because typically, for a variety of reasons, Latinos often have larger household sizes and more recent Latino immigrants tend to have lower incomes than those residents who have lived in the United States for a longer period of time.

Table 3: Population by Race & Ethnicity in Norwalk 2010-2019

Race/Ethnicity	2010		2019	
	Number	Percentage	Number	Percentage
Latino, Any Race	74,041	70.1%	73,429	69.7%
Non-Latino	31,508	29.9%	31,875	30.3%
Asian	12,700	12.0%	14,247	13.5%
White	10,871	10.3%	10,861	10.3%
African American	4,593	4.4%	4,713	4.5%
American Indian	1,213	1.1%	178	0.2%
Pacific Islander	431	0.4%	701	0.7%
Other	1,700	1.6%	1,175	1.1%

Source: US Census Bureau, 2010 Census, 2015–2019 ACS

Household Characteristics

Household characteristics provide useful information for understanding the growth dynamics and changing housing needs in the community. The Census Bureau defines a household as all persons living in a housing unit, which may range from a family related by marriage and birth to a single person living alone to unrelated individuals living together. Persons living in retirement or convalescent homes, dormitories, or other group living situations are not considered households.

Norwalk is a family-oriented community with a much higher percentage of family households in 2019 than in Los Angeles County as a whole, as shown in Table 4. Families are defined as people residing in the same house related through blood or marriage. Norwalk's average household size increased from 3.76 per housing unit in 2010 to 3.85 per housing unit in 2019. The higher concentration of families is consistent with the higher household size seen in Norwalk and suggests a need for larger residential housing stock.

Table 4: Household Types in Norwalk & LA County, 2010 and 2019

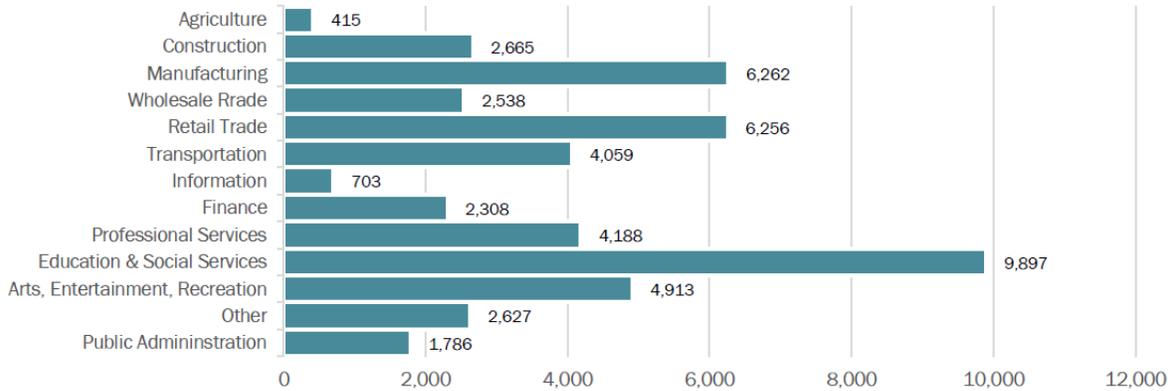
Households	2010				2019			
	Norwalk		Los Angeles County		Norwalk		Los Angeles County	
	No.	%	No.	%	No.	%	No.	%
Families	19,263	83.4%	2,136,977	68.2%	22,417	83.1%	2,204,715	66.2%
Non-Families	3,799	16.6%	996,797	31.8%	4,547	16.9%	1,123,683	33.8%
Total	23,062	100%	3,133,774	100%	26,964	100%	3,328,398	100%

Source: US Census Bureau 2010, 2019 ACS

Economic Characteristics

An assessment of the prospective need for market-rate housing must take into consideration the type of employment held by residents of the city. A summary of employment by industry is detailed below:

Figure 2: Employment by Industry



American Community Survey 2014-2018 5-year estimates using groupings of 2-digit NAICS codes.

Norwalk’s 48,617 workforce are employed across 13 major industrial sectors, with the largest industry being in education and social services at 9,897 employees (20.4 percent of total) and the second most prevalent industry is manufacturing with 6,262 employees (12.9 percent of total). According to the 2019 ACS 5-year estimates, the city’s 2019 labor force has 51,673 persons, with 48,669 employed and 3,004 actively seeking work. Further, the City’s annual average unemployment rate of 5.8 percent is consistent with the unemployment rates of the county (6.1 percent) and the nation (5.3 percent).

Occupations held by Norwalk residents are shown in Table 5. The three top occupations measured by job type are—Management, Sales and Office, and Production, Transportation, and Material Moving—which accounts for

72 percent of Norwalk residents. This is consistent with the overall average salary in Norwalk at \$70,667. Overall, the jobs Norwalk residents hold is a mix of blue and white collar jobs.

Table 5: Occupations of Norwalk, 2019

Occupations	2019		Median Annual Salary
	Number	Percentage	
Management, business, science, and arts occupations	12,823	26.3%	
Service occupations	8,758	18.0%	
Sales and office occupations	13,370	27.5%	
Natural resources, construction, and maintenance occupations	4,435	9.1%	
Production, transportation, and material moving occupations	9,283	19.1%	
Total	48,669	100%	\$70,667 (overall)

Source: 2015-2019 ACS 5 year estimates; California Employment Development Department 2020

This mix of occupations is also reflected in the major employers of the City of Norwalk (Table 6). Six of the top ten employers in the City are city, county, or school-related companies - management business and educational positions. Two of the top ten are service and retail-related companies - Target and Costco.

Table 6: Top 10 Employers in the City of Norwalk (2021)

Rank	Employer	Employees	%
1	County of Los Angeles	2,141	8.4%
2	Norwalk-La Mirada Unified School District	1,655	6.5%
3	Cerritos College	1,542	6.1%
4	Metropolitan State Hospital	1,530	6.0%
5	City of Norwalk	451	1.8%
6	Target	425	1.7%
7	Little Lake City School District	361	1.4%
8	Costco Wholesale	318	1.2%
9	Los Angeles County Sheriff	310	1.2%
10	Doty Bros Equipment Co.	300	1.2%
	All Other	16,430	64.5%
	Total	25,463	100.0%

Source: City of Norwalk Annual Comprehensive Financial Report FY Ended June 30, 2021.
<https://www.norwalk.org/home/showpublisheddocument/26267/637753368465230000>

The Massachusetts Institute of Technology has developed a living wage calculator tool that shows the hourly rate that an individual in a household must earn to support his or herself and their family. It is a “market-based approach that draws upon geographically specific expenditure data related to a family’s likely minimum food, childcare, health insurance, housing, transportation, and other basic necessities (e.g. clothing, personal care items, etc.) costs. The living wage draws on these cost elements and the rough effects of income and payroll taxes to determine the minimum employment earnings necessary to meet a family’s basic needs while also maintaining self-sufficiency” The living wage calculator estimates the living wage needed to support families of different compositions- one adult, two adults (with only one working adult), and two adults (both working), with no to three children (Table 7).

Table 7: Living Wage Calculation for Los Angeles County, California

	1 Adult	2 Adults (1 working)	2 Adults (both working) ¹
0	\$21.89	\$33.85	\$16.93
1	\$44.71	\$41.47	\$24.24
2	\$55.32	\$47.44	\$30.73
3	\$73.96	\$54.09	\$37.56

Note: 1 Per working adult

Source: MIT Living Wage Calculator, Accessed November 2022. <https://livingwage.mit.edu/counties/06037>

Table 8 below shows the mean hourly and annual salaries for various occupations in Los Angeles County. According to the wage data, persons employed in service occupations, and sales and office occupations (which make up 45 percent of the City’s workforce) earn an average hourly salary that is only enough to support a single adult with no children or a two adult households where both adults work but no children.

A single adult must earn at least \$44.71 to meet the household’s basic needs (housing and food, childcare, insurance, etc.) with one child. The average hourly salary for a Los Angeles County resident is \$33.27, also enough to support a single adult with no children. This wage is enough in households if two adults are working with up to two children. Residents in the Management, business, science, and arts occupations have higher incomes and thus have living wages for most of the household compositions in Table 7. Those who work in the retail and service occupations earn well below the living wages needed to support a family.

Table 8: Occupational Employment and Wage Statistics for the Los Angeles-County (Los Angeles-Long Beach-Glendale MD)

Occupational Title	Mean Hourly Salary	Mean Annual Salary
Healthcare Support	\$17.96	\$37,362
Food Preparation & Serving Related	\$18.49	\$38,439
Building & Grounds Cleaning & Maintenance	\$20.08	\$41,785
Farming, Fishing, & Forestry	\$20.55	\$42,760
Personal Care & Service	\$20.68	\$43,015

**Table 8: Occupational Employment and Wage Statistics for the Los Angeles-County
(Los Angeles-Long Beach-Glendale MD)**

Occupational Title	Mean Hourly Salary	Mean Annual Salary
Production	\$22.06	\$45,876
Transportation & Material Moving	\$22.99	\$47,831
Office & Administrative Support	\$24.64	\$51,243
Sales & Related	\$24.90	\$51,779
Installation, Maintenance, & Repair	\$29.60	\$61,575
Construction & Extraction	\$31.95	\$66,448
Community & Social Service	\$32.05	\$66,667
Protective Service	\$32.10	\$66,758
All Occupations	\$33.27	\$69,215
Education, Training, & Library	\$38.61	\$80,316
Life, Physical, & Social Science	\$42.57	\$88,535
Business & Financial Operations	\$43.09	\$89,623
Arts, Design, Entertainment, Sports, & Media	\$46.52	\$96,744
Computer & Mathematical	\$51.93	\$108,014
Architecture & Engineering	\$51.95	\$108,059

**Table 8: Occupational Employment and Wage Statistics for the Los Angeles-County
(Los Angeles-Long Beach-Glendale MD)**

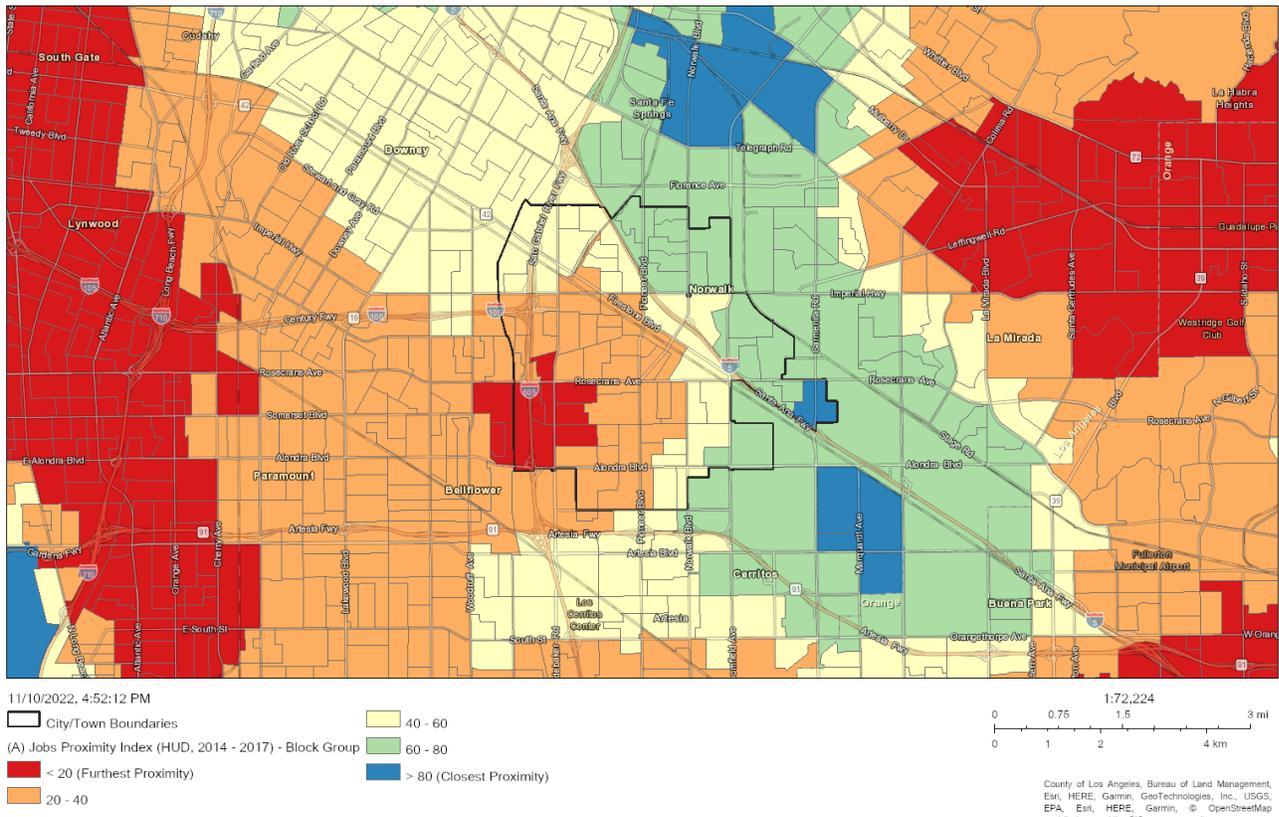
Occupational Title	Mean Hourly Salary	Mean Annual Salary
Healthcare Practitioners & Technical	\$54.28	\$112,898
Management	\$67.33	\$140,048
Legal	\$69.57	\$144,703

Source: California Employment Development Department (EDD), OEWS Employment and Wage Statistics, 2022 First Quarter.

Jobs proximity is considered an important factor for defining a neighborhood's opportunity. Proximity to jobs can have economic and health outcomes on resident. For example, quality of life may be improved by reduced commutes. A report by the Metropolitan Policy Program at Brookings Institute cited that proximity to jobs is more important for lower income residents since they "tend to be more constrained by the cost of housing and commuting. They are more likely to face spatial barriers to employment, thus their job search areas tend to be smaller and commute distances shorter." Higher income households do not have this constraint since they are more likely to have access to a car, "have more prospects than just the jobs near their neighborhoods and commute longer distances on average."

HUD has developed a Jobs Proximity Index to measure a census tract's distance from employment. This index can be used as a proxy to indicate relative transportation need in a community as well as Proximity to employment can influence a range of economic and social outcomes, from local fiscal health to the employment prospects of residents, particularly low-income and minority workers. The score is broken up by quintiles, with the highest quintile representing areas closest to job centers (Figure 3). The majority of the City's block groups west of Interstate 5 are in the lower three quintiles, meaning they are furthest from job centers. The southwestern areas of the City have the lowest Jobs Proximity scores. Figure 3 also shows that the closest job centers in the City to the east of Norwalk, in Santa Fe Springs and Cerritos.

Figure 3: HUD Jobs Proximity Index by Block Group



County of Los Angeles, Bureau of Land Management, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, HUD 2020 | PlaceWorks 2021, ESRI, U.S. Census | ESRI, TCAC 2022, HCD 2022, PlaceWorks 2022 | PlaceWorks 2021, U.S. Department of Housing

The City is also served by four freeways: the 91 (Riverside) Freeway borders the City to the south, the 605 (San Gabriel) Freeway is at the City's western border and the Interstate 5 (Santa Ana) Freeway passes through the community and Interstate 105 (Century) Freeway which runs from Norwalk to the Los Angeles International Airport, thereby providing additional access to even more important business and recreational points throughout the Los Angeles County. The City's workforce appears to be making use of this network given that 91 percent of them drive to work (Table 9). According to the 2015-2019 American Community Survey, 86 percent of Norwalk's workforce travels outside of the City for work (Table 9). Only 2.6 percent of workers use public transportation to get to work. Workers that own their homes make up 70 percent of the workers that drove alone or carpooled (Table 10). By contrast, renter workers make up over 50 percent of the workers that use public transportation to get to work.

Table 9: Commuting Characteristics of Norwalk Workforce (2020)	
Workers 16 years and over	47,507
Worked outside place of residence	85.9%
Means Of Transportation To Work	
Car, truck, or van	91.3%
Drove alone	81.1%
Carpooled	10.2%
Public transportation (excluding taxicab)	2.6%
Walked	1.2%
Bicycle	0.6%
Taxicab, motorcycle, or other means	2.1%
Worked from home	2.3%

Source: 2016-2020 American Community Survey, Table S0801.

Table 10: Means of Transpiration to Work by Tenure				
Wage Earners	Total	Drove alone	Carpooled	Public Transp.
Workers 16 years and over in households	47,483	38,533	4,825	1,246
Tenure				
Owner-occupied housing units	69%	70%	74%	48%

Table 10: Means of Transportation to Work by Tenure

Wage Earners	Total	Drove alone	Carpooled	Public Transp.
Renter-occupied housing units	31%	30%	26%	52%

Note: Data reported to the nearest whole number by the American Community Survey.

Source: 2016--2020 American Community Survey. Table S0802.

The low use of public transportation in the City merits exploring strategies to encourage its use given that Norwalk sits at the heart of an expanding regional transportation network that can connect residents that work anywhere in Los Angeles or Orange Counties. Two commuter rail lines serve Norwalk: the Metro Green Line, with connections to downtown Los Angeles, Long Beach, and LAX; and the MetroLink system, with connections to Orange, San Bernardino, Ventura, Riverside, San Diego counties, and Union Station in Los Angeles County. Norwalk's access to regional transportation is unparalleled in Los Angeles County. The City's Housing Plan includes a policy to encourage development and long-range planning that uses compact urban forms that foster connectivity, walkability, and use of alternative transportation modes (Policy 4.6).

Household Income

The California Department of Housing and Community Development (HCD) publishes annual income limits for each county in the state. For the purpose of evaluating housing affordability, housing need, and eligibility for housing assistance, income levels are defined by guidelines adopted each year by HCD. For Los Angeles County, the area median income (AMI) for a family of four in 2018 was \$77,330. The limits by income category are as follows:

- Extremely Low Income Up to 30% of AMI (\$0–\$23,190)
- Very Low Income 31%–50% of AMI (\$23,963–\$38,650)
- Low Income 51%–80% of AMI (\$39,423–\$61,840)
- Moderate Income 81%–120% of AMI (\$62,613–\$92,760)
- Above Moderate Income Above 120% of AMI (\$92,760 or more)

Table 11 shows the maximum annual income level for each income group adjusted for household size in Los Angeles County, as determined by HCD. The maximum annual income data is then used to calculate the maximum affordable housing payments for different households (varying by income level) and their eligibility for federal housing assistance.

Table 11: Maximum Household Income Level by Household Size in Los Angeles County (and Norwalk)

Household Size	Maximum Income Level				
	Extremely Low	Very Low	Low	Median	Moderate
1-Person	\$23,700	\$39,450	\$63,100	\$54,100	\$64,900
2-Person	\$27,250	\$40,050	\$72,100	\$61,850	\$74,200
3-Person	\$30,450	\$50,700	\$81,100	\$69,550	\$83,500
4-Person	\$33,800	\$56,300	\$90,100	\$77,300	\$92,750
5-Person	\$36,550	\$60,850	\$97,350	\$83,500	\$100,105
6-Person	\$39,250	\$65,350	\$104,550	\$89,650	\$107,600
7-Person	\$41,950	\$69,850	\$111,750	\$95,850	\$115,000
8-Person	\$44,650	\$74,350	\$118,950	\$102,050	\$122,450

Source: California Department of Housing and Community Development, Division of Housing Policy Development, 2020

An important factor in housing affordability is household income. While upper-income households have more disposable income to spend on housing, low- and moderate-income households are more limited in the range of housing they can afford. According to the 2015-2019 ACS, the overall median household income in Norwalk was \$70,667. Compared to the 2010 Census data, the median household income in Norwalk increased from \$60,770. The median income for owner-occupied households was \$83,735, while the median income for renter households was lower at \$53,209, as shown in Table 12. On average, renters in all income categories spend a greater proportion of their incomes for housing than do homeowners and thus face greater financial obstacles in securing decent, affordable housing.

Table 12: Median Income, by Household Tenure in Norwalk

Median household income	\$70,667
Median family income	\$75,219

Table 12: Median Income, by Household Tenure in Norwalk	
Median income for owner-occupied households	\$83,735
Median income for renter-occupied households	\$53,209

Source: 2015–2019 ACS

HOUSING CHARACTERISTICS

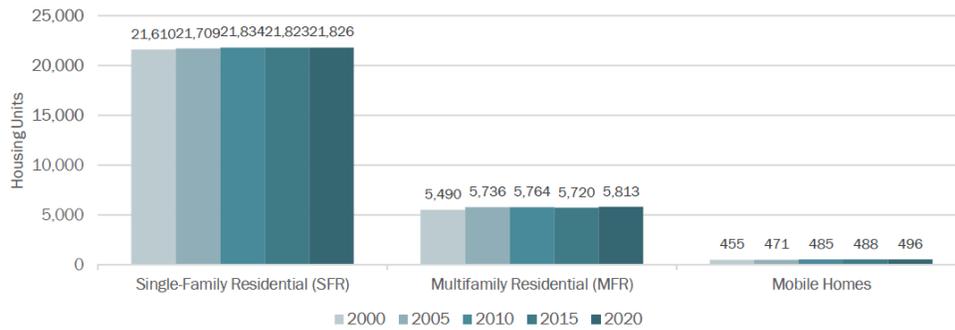
This section describes housing characteristics and trends to provide a basis for assessing the match between the demand and supply of available housing in Norwalk. These include housing growth, housing characteristics, age and condition of housing, housing prices and rents, and homeownership rates.

Housing Types

A range in housing types and prices allows residents of all ages and incomes the opportunity to find adequate housing in Norwalk. As shown in Figure 4, between 2000 and 2020, single-family housing units, multiple-family units (e.g., townhomes, apartments, and similar attached housing products), and mobile homes increased. Over the past two decades (2000-2020), there has been more development in multi-family residential units than single-family residential units in Norwalk. When comparing 2000 to 2020, single family residential units increased by 216, multi-family residential units increased by 323, and mobile units increased by 41.

Looking forward, the City anticipates continued residential growth in focus areas of the community, such as along major transportation corridors, Metro light rail transit stations, and the Metrolink transit station. The number of housing units in Norwalk has grown over the past two decades in spite of the city being essentially built out for many decades. This newer residential development is largely infill development.

Figure 4: Housing Type Trends

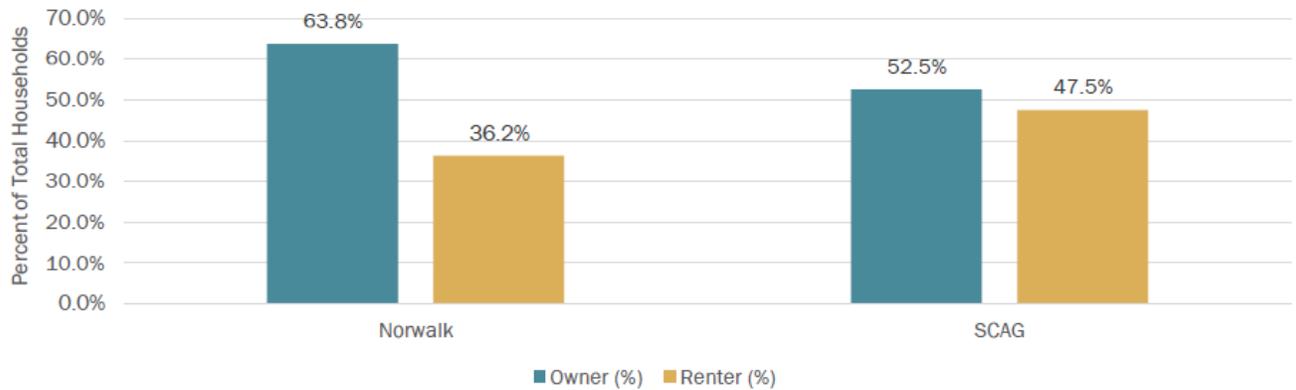


CA DOF E-5 Population and Housing Unit Estimates

Tenure refers to whether a household owns or rents a home. Ample homeownership and rental opportunities allow people of all incomes and household sizes to choose the type of housing and location best suited to their needs and preferences. Vacancy rates, in combination with housing tenure, also affect the prices and rents charged for housing.

In the City of Norwalk, the majority of households (63.8 percent) own a home while 36.2 percent rent a home (ACS 2014-2018 5-year estimates). In Los Angeles County, the homeownership rate was also lower than Norwalk—52.5 percent of the units are owner occupied and 47.5 percent are renters (Figure 5).

Figure 5: Housing Tenure by Occupancy Type



American Community Survey 2014-2018 5-year estimates.

Vacancy Rates

Housing vacancies are a measure of how well the supply of housing matches the demand for specific types of housing. Typically, housing vacancy rates of 5 percent to 6 percent for apartments and 1 percent to 2 percent for homes are considered optimal. This amount of housing vacancies assures that consumers have sufficient choices for different homes, that prices are generally moderated because a balanced supply is available, and that developers have a financial incentive to continue building housing. Higher vacancy rates lead to price depreciation, while lower vacancy rates cause housing rents and prices to increase.

The 2019 ACS 5-year estimate indicates that the City of Norwalk’s housing vacancy rate is estimated at 3.7 percent, which is below the countywide rate of 6.4 percent. Norwalk’s vacancy rate is 1.6 among owner-occupied units and 3.5 percent among renter occupied units. These rates are higher than the 2013 rates in Norwalk, which was 3.4 percent for all units. Still, the overall housing vacancy rates in the community appear to be optimal.

Housing Age and Condition

A majority of the residential development in Norwalk occurred between 1940 and 1959. Typically, housing over 40 years of age is at maximum rehabilitation need such as a new roof, foundation work, and plumbing. With a majority (87.3 percent) of the City’s housing stock built prior to 1980, housing rehabilitation is clearly a priority need for the community. Table 13 summarizes the age of the City’s housing stock.

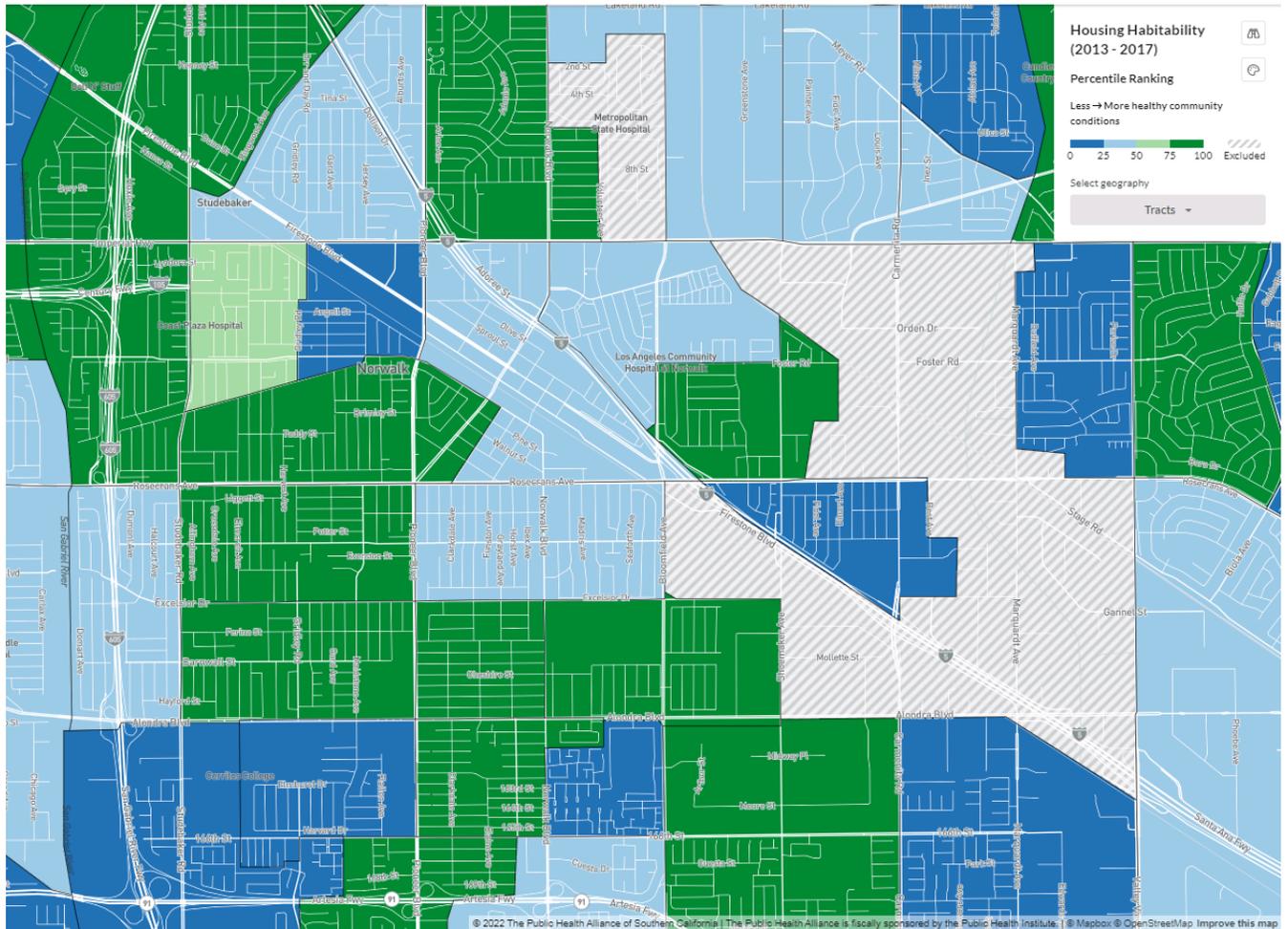
For the purpose of a quantified estimate, it is assumed that at least 10 percent of the housing stock that are 40 years of age or older are in need of minor, moderate or major repairs. The total estimate of housing therefore is 2,336 units. Housing replacement is necessary when the condition of structures are beyond reasonable repair or in serious dilapidated condition. To estimate the number of housing units that require replacement, it was assumed that housing lacking complete plumbing systems are those there are in need of replacement. Per the ACS 2019 – 1 Year estimate there are 153 such units.

Table 13: Year Housing Units Built		
Year Constructed	Number	Percent
Before 1939	1,116	4.3%
1940–1959	17,191	64.1%
1960–1979	5,053	18.2%
1980–1999	2,669	10.2%
2000–2009	353	1.3%
2010 - 2013	219	0.8%
2014 or later	301	1.1%
Total Units	26,902	100%

Source: US Census Bureau, 2019 ACS, 1-year estimate

The City's Code Enforcement estimates that fewer than one percent of units are substandard and in need of rehabilitation. Also, fewer than one percent of the units are dilapidated and in need of replacement. The California Healthy Places Index includes a Housing Habitability Indicator Map based on the percent of households with basic kitchen facilities and plumbing. According to 2010 – 2014 CHAS Data (the most recent available) shown in Figure 6, tracts between Imperial Highway and Rosecrans Avenue rank in the lower 50th percentile of housing habitability. However, Tract 5546 south of Alondra Boulevard has the lowest percentile ranking in the City (5.2). A note worth mentioning though, in California where micro units, Junior Accessory Dwelling Units (JADUs), co-housing, and other alternative housing types are encouraged, the lack of plumbing and cooking facilities within individual units would become increasingly inaccurate in describing the adequacy of a housing stock.

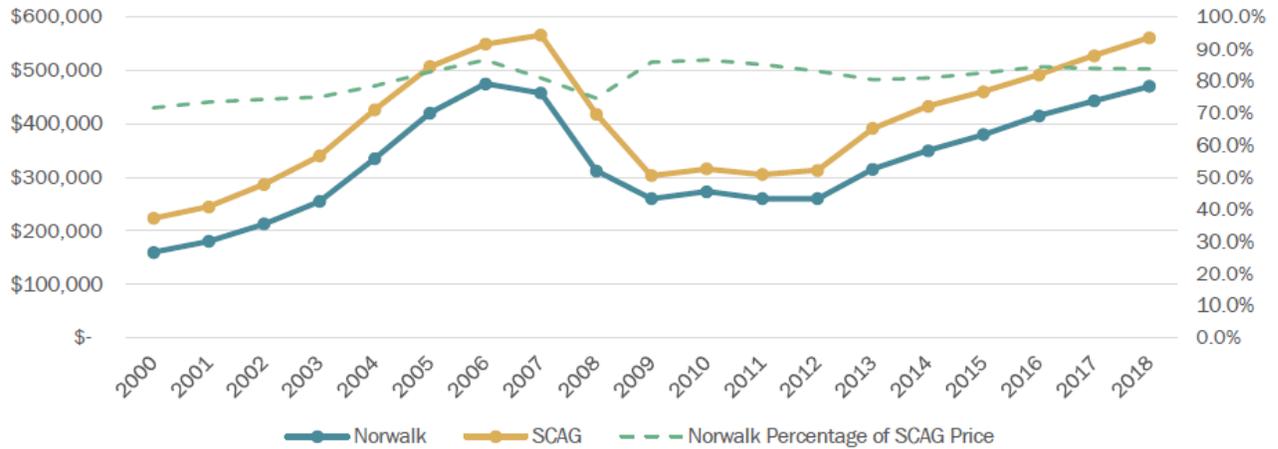
Figure 6: Healthy Places Index- Housing Habitability



Housing Prices

Data collected by SCAG for Norwalk and the SCAG region from 2000 to 2018 is displayed below. In Norwalk, the median home sales price was \$470,000 in 2018 and the highest experienced since 2000 was \$475,000 in 2006. The median home sales price increased between 2000 and 2018. However, based on updated market research from Redfin.com, in July 2021 the median sale price of a home in Norwalk increased to \$630,000 which is attributed to the continued trend of higher home prices and low interest rates driving the median home sales price even higher.

Figure 7: Median Home Sales Price of Existing Homes



SCAG Local Profiles, Core Logic/Data Quick. SCAG median home sales price calculated as household-weighted average of county medians.

Specific housing prices and rents for different types of housing products are summarized below:

- Single-Family.** City-wide, in 2018, the median home price in Norwalk was \$470,000 (SCAG 2020 Pre-Certified Local Housing Data). Between 2000 and 2018, there was a 194 percent increase of mean home sales prices. In 2021, the median home single-family home price is at \$630,000 (Redfin, 2021). New homes sell for considerably more.
- Townhomes/Condominiums.** The average sales price for a condominium in Norwalk is approximately \$549,860 (Zillow, 2021). However, this average may be slightly skewed as a new townhome development was recently completed and offered 27 new townhomes that will sell for considerably more than existing or older townhomes or condominiums.
- Mobile homes.** Mobile homes and manufactured housing prices range from \$90,000 to \$190,000, depending on the location and size of unit. Mobile homes and manufactured housing are located primarily in mobile home parks, and therefore the price averages approximately \$150,000.
- Apartments.** The rental housing market in Norwalk is comprised primarily of apartments and single family homes, with a few townhomes. Apartment projects rent for an average of \$1,399 for a one-bedroom unit, \$1,798 for a two-bedroom unit, and \$2,251 for a three-bedroom unit (CoStar).

Table 14: Average Prices by Unit Size					
Products	Average	1 bed	2 bed	3 bed	4 bed
Single-Family	\$470,000				
Condominiums	\$549,860				
Mobile homes	\$150,000				-
Apartments	N/A	\$1,399	\$1,798	\$2,251	-

Source: SCAG 2020 Pre-Certified Local Housing Data – Norwalk, Redfin.com, Zillow.com, CoStar, 2021

Housing Affordability

Table 15 provides the affordable rents and maximum purchase price, based on the HCD income limits for Los Angeles County. As shown in Table 15, the maximum affordable rent is \$1,750 monthly for a very low-income four-person household, \$2,102 for a low-income household, and \$2,164 for a moderate-income household.

As of 2018, the median sales price for all single-family homes in Norwalk was \$470,000. The maximum affordable sales price for a four-person household is \$344,661 for a very low-income household, \$405,277 for a low-income household, and \$415,915 for a moderate-income household. Based on this comparison, those within the very low, low, and moderate income households would not be able to afford the 2018 median priced home in Norwalk, and current trends of higher median sales prices would be further out of reach for these same income groups.

Table 15: Housing Affordability by Income Level in Los Angeles County (and Norwalk), 2021 (based on a four-person household)			
	Very Low	Income Level Low	Moderate
Annual Income	\$56,300	\$90,100	\$92,750
Monthly Income	\$4,691	\$7,508	\$7,729
Maximum Monthly Payment ¹	\$1,750	\$2,102	\$2,164

Table 15: Housing Affordability by Income Level in Los Angeles County (and Norwalk), 2021 (based on a four-person household)

	Very Low	Income Level Low	Moderate
Maximum Purchase Price ²	\$344,661	\$405,277	\$415,915

Note(s): 1 Affordable housing cost assumes 30% of gross household income, not including utility cost.

2 Affordable housing sales prices are based on the following assumed variables: approximately 5% down payment, 30-year fixed rate mortgage at 4.5% annual interest rate.

Source: 2021 Income Limits, California Department of Housing and Community Development, monthly mortgage calculation: <https://www.chase.com/mortgage/mortgage-resources/affordability-calculator>

Housing Problems

Housing problems refer to overpayment, overcrowding, or substandard housing. Housing overpayment and overcrowding most often occur when a household cannot afford suitably sized and priced rental and ownership housing. In other cases, life changes (retirement, children moving back home, loss of job, etc.) can also cause housing problems. In these situations, a household can choose to either overpay for housing or double up with others into too small a unit to afford housing, which can result in overcrowding. Tables 16-18 below show the nature of housing problems in Norwalk.

- **Overcrowding.** Overcrowding refers to a situation where a household has more members than habitable rooms in a house. Overcrowding can be moderate or severe. Moderate overcrowding is defined as 1.0 to 1.5 persons per room and severe overcrowding is anything higher. Approximately 8.3 percent of homeowners and 23.4 percent of renters in Norwalk live in overcrowded situations, which are above county averages of 5.3 percent and 15.9 percent, respectively.

Table 16: Overcrowding by Occupancy Type

Housing Problem Severity	Renters	Owners
None	6,634 (76.6%)	16,138 (91.7%)
Moderate	1,588 (18.4%)	1,048 (6%)
Severe	437 (5%)	412 (2.3%)
Total	8,659	17,598

Source: American Communities Survey, 2019

- **Overpayment.** Housing overpayment is defined as paying more than 30 percent of income toward housing. Overpayment can be either moderate or severe. Approximately 34.1 percent of owners and 60.2 percent of renters in Norwalk overpay for housing. In looking at the rate compared to the county averages of 34.4 percent and 53.9 percent, for homeowners and renters, homeownership overpayment is comparable, while rental overpayment is at a rate 7 percent higher than the County.

Housing Problem Severity	Renters	Owners
None	3,472 (39.8%)	11,586 (65.9%)
Moderate	5,187 (60.2%)	6,012 (34.1%)
Severe		
Total	8,659	17,598

Source: American Community Survey, 2019

- Substandard Housing.** Substandard housing refers to housing that lacks complete kitchen or plumbing facilities. According to the 2019, ACS 1-year estimate, approximately 0.58 percent of all housing units lack complete plumbing facilities and 1.33 percent of all housing units lack kitchens facilities. However, there can be overlap of these statistics as some units may lack both plumbing and kitchen facilities.

Substandard Housing	Plumbing			Kitchen		Total
	Renters	Owners	Total	Renters	Owners	
None	8,547 (98.71%)	17,557 (99.77%)	26,104 (99.42%)	8,350 (96.43%)	17,557 (99.77%)	25,907 (98.67%)
Moderate	112 (1.29%)	41 (0.23%)	153 (0.58%)	309 (3.57%)	41 (0.23%)	350 (1.33%)
Severe						
Total Housing Units	8,659	17,598	26,257	8,659	17,598	26,257

Source: American Community Survey, 2019

Lower Income Households

Housing problems occur significantly more frequently among lower income households (defined as households earning less than 80 percent of the median family income adjusted for household size) and among special needs groups. For example, among the 23 percent low income households, 46 percent overpay for housing. Table 19 shows the housing problems faced by all income groups in Norwalk.

Household Income Category	With Problems			Total Households without Problems	All Households		
	Renters	Owners	Total Households with Problems		Renters	Owners	Total Households
Household Income 0–30% AMI	2,110	990	3,100	825	2,575	1,350	3,925
Household Income 31%–50% AMI	1,790	1,510	3,300	810	1,910	2,200	4,110
Household Income 51%–80% AMI ¹	1,905	2,415	4,320	1,975	2,465	3,830	6,295
Household Income 81%–100% AMI	435	1,395	1,830	2,100	965	2,965	3,930
Household Income above 100% AMI	585	1,260	1,845	7,140	2,170	6,815	8,985
Total Households	6,825	7,570	14,395	12,850	10,085	17,160	27,245

Note: the total household count in this table is different than the household count used elsewhere in this document because this table uses CHAS data, not ACS or SCAG Pre-Certified Local Housing Data

Source: US Department of Housing and Urban Development (HUD), *Comprehensive Affordable Housing Strategy (CHAS) 2013-2017*

Extremely Low Income (ELI) Households

The housing problems facing extremely low income households, defined as those earning below 30 percent of the median family income, is higher. This subset earns income that is nearly equivalent to the federal poverty line. According to the 2013-2017 CHAS, Norwalk has approximately 3,925 households that have incomes at or below 30 percent of the household area median income. Table 20 shows the distribution of ELI households by

household type and tenure. About 66 percent of ELI households are renters and 34 percent are owner-households. Elderly renter-households make up the highest share of extremely low income households – one fourth of all ELI households in Norwalk are elderly renters. Elderly renter-households also have the highest incidence of being ELI. About 61 percent of all elderly renter-households in the City earn extremely-low incomes. A substantial share of large renter-households (those with five or more persons) are also ELI- about 26 percent of all large renter-households in the City are considered ELI.

Housing the extremely-low income population (below 30 percent of area median income) can be especially challenging. Table 20 also shows the incidence of housing problems for extremely low income households by household type and tenure. The vast majority of extremely low income households face a high incidence and severity of housing problems, defined as a cost burden greater than 30 percent of income, and/or overcrowding, and/or without complete kitchen or plumbing facilities. About 79 percent of the extremely low-income households were experiencing at least one housing problem according to the 2013-2017 CHAS data. Specifically, 82 percent of the extremely low-income renters and 73 percent of the extremely low-income owners were experiencing at least one housing problem. Cost burdens are also high in extremely low income households. About 78 percent of all ELI households are cost burdened. Renter ELI households experience cost burdens at higher rates than renters, about 81 percent of ELI renters experience cost burdens compared 72 of ELI owner-households. A substantial finding in this analysis is that 100 percent of large renter-households and 93 percent of large owner-households experience at least one housing problem. For large households, cost burden appears to affect 99 percent of renters and 89 percent of owner-households. Small households (one to four persons) also have one of the highest incidences of experiencing housing problems - 96 percent of renter small households and 89 percent of small owner-households experience at least one housing problem. While 61 percent of elderly renter-households are ELI, two thirds of them experience housing problems.

Table 20: Extremely-Low Income Household with Housing Problems

	Renters				Owners				All Owner	ALL HH	
	Elderly	Small HH	Large HH	Other	All Renters	Elderly	Small HH	Large HH			Other
EL	925	765	610	275	2,575	665	400	140	145	1,350	3,925
% of HH Type	61.3%	16.1%	25.6%	19.1%	25.5%	18.1%	4.9%	3.3%	13.5%	7.9%	14.4%
% ELI HH	23.6%	19.5%	15.5%	7.0%	65.6%	16.9%	10.2%	3.6%	3.7%	34.4%	100.0%
Any problem	62.7%	96.7%	100.0%	67.3%	82.1%	65.4%	82.5%	92.9%	65.5%	73.3%	79.1%
>30	62.7%	96.1%	99.2%	59.6%	80.9%	65.4%	81.0%	89.3%	61.4%	72.1%	77.9%
>50	45.4%	88.2%	86.1%	58.2%	69.1%	48.1%	80.0%	78.6%	58.6%	61.9%	66.6%

Note: the total household count in this table is different than the household count used elsewhere in this document because this table uses CHAS data, not ACS or SCAG Pre-Certified Local Housing Data

Source: US Department of Housing and Urban Development (HUD), Comprehensive Affordable Housing Strategy (CHAS) 2013-2017.

The Southern California Association of Governments (SCAG) projects the share of the region's future housing need for each city as part of the Regional Housing Needs Allocation process (for more detailed information, see Section Regional Housing Needs . The projected housing need for ELI households can be calculated by assuming that 50 percent of very low-income households qualify as ELI households. For the Sixth Cycle Housing Element period, the city's Very Low Income need was projected to be 1,546. The City assumed 50 percent of these units are needed for ELI households (773 extremely low income units and 773 very low income units).

Resources and Strategies

The City uses a variety of resources to address the housing needs of extremely low income households. The Housing Choice Voucher Program provides rent subsidies to extremely low and very low income households with a housing cost burden or who are at risk of becoming homeless or being displaced. Program 4.2 of the housing plan uses CDBG funds to provide financial incentives and assistance to rehabilitate single-family dwelling, mobile homes, and rental structures up to four (4) units. Room additions to alleviate overcrowding is an eligible activity. HOME funds provide grants and loans to homeowners of single-family homes and condominiums for lower income residents to make home improvements (Program 4.3). Programs 4.2 and 4.3 can benefit ELI households experiencing substandard housing conditions or overcrowding.

The City's Housing Plan also includes a goal to assist in the development of adequate housing and provide resources to meet the needs of lower and moderate income and special needs households (Goal #2) and policies to encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large households, single parents, persons with disabilities, extremely low-income persons, and persons experiencing homelessness. Program 2.1 of the Housing Plan provides housing opportunities to meet the needs of special needs residents—including extremely low-income households—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households. The Program expands incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. The City's policies and programs to remove governmental constraints should also help meet the need of extremely low income households by removing barriers for developers to maintain, preserve, improve or develop housing.

3. SPECIAL HOUSING NEEDS

This section contains a discussion of the housing needs of special needs groups, as defined in state law, who reside in the City of Norwalk. Special needs households include seniors, large families, single-parent households, people who are homeless, and people with disabilities. Also included are major programs available to address their unique needs.

SENIOR HOUSEHOLDS

Seniors are defined as persons 65 years or older, although for housing purposes the age may be as low as 55 years. Below is a summary of Elderly Households by Income and Tenure in Table 21.

	HUD AMI	Owner	Renter	Total	Percent of Total Elderly Households
Income category, relative to surrounding area:	<30% HAMFI	765	1,105	1,870	35.6%
	30 -50% HAMFI	860	265	1,125	21.4%
	50-80% HAMFI	840	150	990	18.8%
	80-100% HAMFI	455	49	504	9.6%
	>100% HAMFI	675	90	765	14.6%
	Total	3,595	1,659	5,254	100%

Source: SCAG 2020 Pre-Certified Local Housing Data – Norwalk, HUD CHAS, 2012-2016. HAMFI refers to Housing Urban Development Area Median Family Income

Government Code Section 65588 (a) and 65583(a)(7) requires analysis of specialized housing needs, including housing needs for seniors. Federal housing data define a household type as 'elderly family' if it consists of two persons with either or both age 62 or over. Of Norwalk's 5,254 such households, 35.6 percent earn less than 30 percent of the surrounding area income, (compared to 24.2 percent in the SCAG region), 57 percent earn less than 50 percent of the surrounding area income (compared to 30.9 percent in the SCAG region). Norwalk has an estimated 12,341 residents 65 or older, representing 11.9 percent of the population. These residents live in 6,401 or 24.3 percent of the City's households (ACS 2019).

Overall, some of the more pressing senior issues are:

- **Disabilities.** Seniors have a higher prevalence than other age groups of disabilities that can make it increasingly difficult to go outside or take care of personal needs. This underscores a need for housing

that is accessible to those with disabilities. Approximately 35.5 percent of Norwalk’s elderly population has disabilities.

- **Limited Income.** Seniors tend to have lower incomes due to fixed retirements. This makes seniors, especially renters, more susceptible to increases in rental housing costs and housing overpayment, which leaves less disposal income for other expenses. Approximately 11.2 percent of Norwalk’s elderly population is living below the poverty level.
- **Overpayment.** Senior renters have the highest rates of overpayment, while many senior homeowners find it difficult to trade down to smaller units or make repairs to housing. This underscores the need for affordable housing options and repair programs.

Providing appropriate housing for seniors has become an increasingly important issue for many communities. In past years, the baby boomer generation provided the impetus and majority of demand for single-family housing. However, as this group ages and approaches retirement or elderly years, many communities will see an increased demand for all types of senior housing, from smaller condominiums to independent age-restricted housing to assisted residential settings for those requiring more supportive services.

In addition to housing, an appropriate mix of affordable support services provided locally can benefit seniors living in Norwalk. Support services are essential in facilitating the ability of seniors (and any household) to live as independently as possible without having to change their residences. Services can include transportation, health care, home maintenance assistance, and low cost loans or grants to rehabilitate homes.

Several agencies provide a range of supportive services for Norwalk seniors, including the City of Norwalk’s Social Services Department – Senior Services Division, that provides case management services, home making services, personal care services, supportive services, health insurance counseling and advocacy, bereavement support, home delivered meals and congregate meals (pre-COVID) at the Norwalk Senior Center. On average, 450 seniors are served meals, monthly.

Housing Accommodations

Many Norwalk seniors reside in conventional single-family homes. Beyond conventional housing, however, Norwalk also has been active in providing for a variety of housing options that are age-restricted for seniors, including, maintaining existing senior housing, senior mobile home communities, permitting assisted living facilities, and assisting with home repairs and provision of services. Housing accommodations include:

- **Affordable Senior Housing.** The City offers approximately 800 affordable housing units reserved for lower income or moderate income seniors. As listed in Table 22, these developments are intended for independent senior living.
- **Housing Vouchers.** The Norwalk Housing Authority (NHA) also provides housing choice vouchers to very low income seniors. These vouchers are not tied to a specific project but can be used anywhere where accepted. NHA provides vouchers for 368 participants that are age 62 or older which are used in Norwalk.

Table 22: Housing for Seniors			
Housing Development	Address	Characteristics	
		Affordable Units	Affordability
Center Pointe Villas	11856 Orange	236	Yes

Table 22: Housing for Seniors			
Housing Development	Address	Characteristics	
		Affordable Units	Affordability
San Antonio Garden	13708 San Antonio	65	Yes
Norwalk Towers Apartments	14141 Clarkdale	185	Yes
Soroptimist Village Apartments	12657 Foster	48	Yes
Belcourt Senior Apartments	12801 E. Rosecrans	266	Yes
Total		800	

Source: City of Norwalk, 2021

FARMWORKER HOUSING

Farmworkers are traditionally defined as persons whose primary incomes are earned through seasonal agricultural work. Farmworkers have special housing needs because they earn lower incomes than many other workers and move throughout the season from one harvest to the next. The ACS 2014-2018 5-year estimates identified 318 Norwalk residents as employed in the industries of Agriculture, forestry, hunting and mining representing 0.7 percent of the city's labor force.

The ACS data is not a good representation of the farmworker population since the data combines persons employed in farming with persons employed in forestry, fishing, and hunting, and does not provide any distinction between high and low wage occupations. The ACS also excludes labor provided by farm labor contractors, which significantly underestimates the number of farmworkers. It is estimated that roughly one-third of all California farmworkers are employed by farm labor contractors. The 2017 U.S. Census of Agriculture, prepared by the Department of Agriculture, reported that there were 3,266 farmworkers in Los Angeles County. Of the total, 1,749 (53.6 per) worked 150 days or more, and 1,517(46.4 percent) worked less than 150 days

Still, given the small size of agricultural industry in or around Norwalk and the extremely small percentage of farmworkers in Norwalk, the City has no special housing programs beyond programs targeted for low-income persons.

PERSONS WITH DISABILITIES

Physical, mental, and/or developmental disabilities are impairments that substantially limit life activities and make it difficult to care for oneself. Because of that, disabled persons have special needs for accessible housing. Many disabled persons live on fixed incomes, thus limiting their ability to afford housing. Persons with a disability may also have limited housing choices (e.g., single-story homes or projects with elevators). Someone with a visual

impairment may require a home that allows service animals. In 2020, the Census Bureau defined a disability as a long-lasting physical, mental, or emotional condition that can make it difficult for a person to do activities such as walking, climbing stairs, dressing, bathing, learning, or remembering. This condition can also impede a person from being able to leave the home alone or to work at a job or business.

Disability Types

Federal laws define a person with a disability as "any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment." In general, a physical or mental impairment includes hearing, mobility, cognitive and visual impairments, chronic alcoholism, chronic mental illness, AIDS, AIDS Related Complex, and intellectual disability that substantially limits one or more major life activities. Major life activities include walking, talking, hearing, seeing, breathing, learning, performing manual tasks, and caring for oneself.

The U.S. Census Bureau classifies disabilities into the following categories:

- Hearing difficulty: Deaf or having serious difficulty hearing
- Vision difficulty: Blind or having serious difficulty seeing, even when wearing glasses
- Cognitive difficulty: Because of a physical, mental, or emotional problem, having difficulty remembering, concentrating, or making decisions
- Ambulatory difficulty: Having serious difficulty walking or climbing stairs
- Self-care difficulty: Having difficulty bathing or dressing
- Independent living difficulty: Because of a physical, mental, or emotional problem, having difficulty doing errands alone such as visiting a doctor's office or shopping

According to the 2015-2019 ACS, approximately 9.8 percent (10,225 persons) of Norwalk residents had at least one disability. The ACS tallied the number of disabilities by type for residents with one or more disabilities. Of those disabilities tallied by the ACS in 2019, ambulatory, cognitive, and independent living difficulties were the most common (Table 23). About 51 percent of persons that reported having a disability had an ambulatory difficulty and about 44 percent had a cognitive and independent living difficulties.

Table 23: Disability Characteristics (2019)		
Disability by Type	#	%
Total Persons with a Disability	10,225	9.8%
Hearing Difficulty	2,672	26.1%
Vision Difficulty	1,916	18.7%
Cognitive Difficulty	4,527	44.3%
Ambulatory Difficulty	5,191	50.8%
Self-Care Difficulty	2,710	26.5%
Independent Living Difficulty ¹	4,582	44.8%

Note: 1 Persons may report more than one disability type, so percentages do not add up to 100%.

Source: 2015–2019 ACS

The vast majority of Norwalk residents will at some time experience a physical disability. Injury, illness or simply advanced age will limit an individual’s physical ability to perform work, read, and eventually care for themselves. For those living in single-family homes, residents can benefit from wider doorways and hallways, access ramps, larger bathrooms with grab bars, lowered countertops, and other features common to “barrier-free” housing. Location is also important for disabled people because they often rely on public transit to travel to services like grocers or medical offices.

In 2014, the City adopted a Reasonable Accommodation Ordinance that is designed to offer flexibility in municipal code requirements to expand opportunities for people to build and rent housing that is accessible to people with disabilities. The City supports this effort by offering housing rehabilitation assistance that can be used to modify the exterior and interior of housing units to allow for greater access and mobility for residents.

Developmental Disability

State law requires that housing elements include an analysis of the housing needs of residents with developmental disabilities. A developmental disability is a severe and chronic disability to which is attributable a mental or physical impairment that begins before adulthood. These disabilities include mental retardation, cerebral palsy, epilepsy, autism, and related disabling conditions. The City’s developmental disability population is approximately 1.89 percent of the total population. Table 24 details Development Disabilities for Norwalk residents by age:

Table 24: Norwalk Developmental Disability Population by Age

0-17 Years	1,255
18+ Years	633
Total	1,888

Source: SCAG 2020 Pre-Certified Local Housing Data – Norwalk, CA DDS consumer count by CA Zip, age group for the end of June 2019.

Generally, those under the age of 18 with developmental disability are housed with family, unless those disabilities affect the normal life functions. To facilitate developmentally disabled residents, Norwalk has a variety of services available for this population, such as, offering adaptive recreation programs for ages 6 and over to help this population maximize abilities through recreation activities with a social emphasis.

The City is served by the Harbor Regional Center that is one of 21 regional centers in the State that provide point of entry services for people with development disabilities. The center is a private, non-profit community agency that contracts with local business to offer a wide range of services to individuals with developmental disabilities and their families. Another organization within the City is Social Vocational Services that provides individuals with intellectual or developmental disabilities with programing that includes day programs, employment opportunities and supported and independent living services.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed care facilities within single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes as detailed by Table 25. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this group. Incorporating “barrier-free” design in all new multifamily housing (as required by California and federal fair housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income. The City has partnered with HOPE Homes, a non-profit organization, to provide independent living opportunities within the City through group settings and individual settings.

Table 25: Norwalk Developmental Disability Population by Residential Type

Home of Parent/Family Guardian	1,023
Independent/Supported Living	45
Community Care Facility	118

Table 25: Norwalk Developmental Disability Population by Residential Type	
Intermediate Care Facility	5
Foster/Family Home	40
Other	24
Total	1,255

Source: SCAG 2020 Pre-Certified Local Housing Data – Norwalk, CA DDS consumer count by CA Zip, residential type for the end of June 2019.

Mental and Substance Abuse Disability

Mental disorders are common in the United States and internationally. According to the National Institution of Mental Health, an estimated 25 percent of Americans ages 18 and older—or one in four adults—suffers from a diagnosable mental disorder in a given year. Even though mental disorders are widespread in the population, the main burden of illness is concentrated in a much smaller proportion—or 1 in 17 people—who suffer from a serious mental illness.

People with mental illnesses may face multiple problems when looking for decent, affordable housing. The majority of people with serious and persistent mental illnesses lives below the poverty line, has unstable employment, and is unable to afford the cost of decent housing. Also, these people may need a diverse array of support to live successfully in the community, and such support may not be available. Financial and housing resources available for those experiencing severe mental illness or for those caring for such individuals are limited. NIMBY syndrome can create obstacles around the placement of supported housing for people with mental illnesses.

According to the National Center on Addiction and Substance Abuse, approximately one in four people will have an alcohol or drug problem sometime in their life. Although many of these issues will be episodic rather than chronic, substance abuse can be a debilitating condition. Chronic substance abuse affects the ability to secure and maintain employment, housing, and productive relationships. The majority of homeless people experience or have experienced some form of substance abuse. Treatment may include long-term residential care, short-term rehabilitation facilities or sober living homes, or services independent of housing.

Housing Accommodations for Mental and Substance Abuse Disability

Accommodating a sufficient quantity and quality of housing for people with disabilities of any kind in Norwalk is a significant challenge in these times due to the lack of funding and complexity of housing and service needs involved. The City's strategy to assist disabled residents is designed to achieve three purposes: independence, productivity, and integration. In some cases, this translates into encouraging the siting of appropriate facilities. In others, establishing partners with service providers is most effective. It may also be important to make code amendments to further these goals.

Specialized residential care facilities provided in the community are described below and summarized in Table 26.

- **Youth facilities.** These facilities provide 24-hour nonmedical care for youth and children with a variety of disabilities. Norwalk has 1 group home for youth that serve 4 residents.
- **Adult facilities.** These facilities serve persons 18–59 who may be physically handicapped, developmentally disabled, and/or mentally disabled. Norwalk’s 38 facilities that serve 279 residents.
- **Elderly facilities.** These facilities serve persons 60 years of age and over who may have a disability (physical, mental, or developmental) or need extended care services, including long-term care facilities. The City’s 35 facilities that serve 290 residents.

Table 26: Housing for People with Disabilities			
Family Characteristics			
Clientele	Description	No. of Facilities	No. of Units/Beds
Youth	Group Home	1	4
Adult	Adult Residential Care	38	279
Elderly	Elderly Residential Care	35	290
Total		74	573

Source: Department of Social Services, 2021

In exploring the need to provide housing choices for people with disabilities, often the type of housing necessary occurs in a group setting such as those listed in Table 26.

FAMILY HOUSEHOLDS

California law requires that the housing element include an analysis of the housing needs of three types of families—large families with five or more members, female-headed households, and single-parent households. The reasons for their special need status differ, but generally include lower incomes, the presence of children and need for financial assistance for housing, and the lack of adequately sized rental and ownership housing.

Large families with five or more persons have special housing needs. The reasons for classification as a special need are generally due to a lower per capita income, the need for affordable childcare, or the need for affordable larger units. Norwalk has an estimated 6,050 large family households or 22.3 percent of all households in Norwalk are considered large. Of these 6,050 large households, the majority are owner-households (64 percent). Large households also experience housing problems at higher rates than all households in the City. According to 2014-2018 ACS estimates, 74 percent of all large households experience at least one housing problem compared to 52 percent of all City households. Renter large households experience housing problems at higher rates (84 percent) than large owner households (69 percent). Large renter households also experience cost burden at higher rates than all large households and all city households. The percentage gap between the

households with any housing problem and households experiencing cost burdens represents households that experience overcrowding or substandard housing conditions. This gap is about 30 percent for renters and owner large households. This means that a third of large households experience problems related to the size and condition of housing, not the cost.

Table 27: Large Household Housing Problems by Tenure

	Renter Lg HH	Owner Lg HH	All Lg HH	All City HH
Total Households	2,180	3,870	6,050	27,180
% with any housing problems	83.5%	68.7%	74.0%	51.9%
% Cost Burden >30	56.4%	36.7%	43.8%	41.0%
% Cost Burden >50	26.6%	12.5%	17.6%	17.9%

Note: Housing problems considered by CHAS include: Housing cost burden, including utilities, exceeding 30 percent of gross income; Severe housing cost burden, including utilities, exceeding 50 percent of gross income; Overcrowded conditions (housing units with more than one person per room); and Units with physical defects (lacking complete kitchen or bathroom).

Source: HUD CHAS based on 2014-2018 ACS.

Female-headed households also have greater housing needs than other households due to their need for day care, health care and other services. The City of Norwalk has 4,695 female-headed households of which 1,643 of those households include children. Respectively, female head households account for 17.3 percent of the total households in the City, and those female headed households with children account for 6 percent of the total percent of households.

Table 28 shows that female-headed households with children experience poverty at higher rates than all female-headed households (with and without children) and all City households. About 33 percent of female-headed households are living below the federal poverty line, while only 19 percent of female-headed households and eight percent of all Norwalk households live below the federal poverty line.

Table 28: Female-Headed Households by Poverty Status

	Total HH	% of All HH	HH in poverty	% of HH Type
All City HH	27,180	100.0%	2,098	7.7%
Female Headed HH	4,695	17.3%	876	18.7%
FHH with children	1,643	6.0%	541	32.9%

Source: 2014-2018 ACS

Summarized below, the key needs of families in Norwalk are similar to other communities and are as follows:

- **Income Support.** Public assistance includes health care, food assistance, and cash assistance offered to lower income residents or those who meet eligibility thresholds. According to 2019 U.S. Census American Communities Survey 1-Year Estimate, 2,248 Norwalk families received food stamps, or approximately 10 percent of families in the city.
- **Childcare.** For working parents, child care is essential to maintain a job. The City has 31 licensed child care centers and large family day care homes. Numerous other smaller homes serving 8 or fewer children operate in Norwalk. Yet even if childcare is available, the high cost of childcare subsumes a significant share of income.
- **Housing Problems.** It is a well-known fact that lower income families, particularly single parents and large families, experience the highest prevalence and severity of housing problems. For single-parent families, the usual issue is overpayment. For larger families who rent housing, overpayment and overcrowding are the most prevalent housing issues.

Housing Accommodations for Families

Providing housing opportunities for families in Norwalk is a challenging task. Family households, particularly those with dependent children, are the future of any community, and resources should be targeted to assist where possible. Certainly, the majority of families earn higher incomes and live in housing and neighborhoods of their choice. For others, though, the housing downturn has left them with high mortgages and, in some cases, foreclosures.

The City of Norwalk works to provide housing for all types of households, including housing with 3 or more bedrooms to provide for large family needs. The City has the following affordable housing opportunities.

- **Mobile homes.** The City has 6 mobile home parks that provide 483 spaces for lower income families, some of which are age restricted to at least one occupant being 55 or older. While none of the mobile home parks are under a rent stabilization ordinance, market rate mobile homes are typically affordable to lower income households.
- **Apartments.** According to City records, Norwalk has 5 deed-restricted apartment projects that provide 800 units, of which 800 units are affordable to lower and moderate income seniors. Additional affordable family apartment projects are located just outside the City's borders.

- **Housing Vouchers.** Housing choice vouchers are provided to approximately 677 eligible family households (ranging in size from 1 to 5 or more residents) earning low or very low incomes. These vouchers are portable and not tied to a specific apartment project.
- **Market Rate Housing.** The present housing stock presumably offers a number of affordable homes for families. These units are typically in older parts of Norwalk and are generally not in as good condition as other units. The Census does not provide information on these types of units.

Table 29: Housing for Families		
Housing Development	Address	Affordable Units
Norwalk Village*	12737 Rosecrans	103
Cerritos Mobile Lodge*	11733 166th	40
Imperial Village	11101 Imperial Highway	134
Pioneer Trailer Park	11713 Firestone	20
Norwalk Mobile Lodge	16341 Pioneer	92
Pioneer Mobile Estates	16123 Pioneer	52
Federal Housing Vouchers	N/A	677
Senior Housing	Various – See Table 22	800
Total Units		1,918

Source: City of Norwalk, 2021

* 55+ age restriction (at least 1 occupant)

PERSONS EXPERIENCING HOMELESSNESS

Homeless persons are defined as those who lack a fixed and adequate residence. Homelessness is a pressing issue for many communities, and the varied dimensions involved have implications for housing programs. People who are homeless may be chronically homeless (perhaps due to substance abuse) or situationally homeless resulting from job loss, family strife, incarceration, or violence. Homeless people face critical housing challenges

due to their very low incomes and lack of appropriate housing. Thus, state law requires cities to plan to help meet the needs of their homeless population.

Counting the homeless population is problematic due to their transient nature, different definitions of homelessness, and political and funding issues. The 2020 Greater Los Angeles Homeless Count reported an estimated 63,706 homeless people in Los Angeles County, and 4,586 people for Service Planning Area (SPA) 7 which includes the City of Norwalk. Despite the tremendous amount of discussions that arise about the cause(s) of homelessness, the problem is real and of great concern, particularly for children, foster youth, and victims of violence who often have no “choice” other than homelessness. Table 30 summarizes the Point-in-Time Homeless Count as part of the Los Angeles County Homeless Services Authority (LAHSA), which includes both sheltered and unsheltered individuals. Over a 3-year period, it was observed that the homeless count in Norwalk has decreased.

Table 30: Norwalk Homeless Population Counts

	January 2018	January 2019	January 2020
Total Persons	262	200	168

Detailed demographic data for individuals experiencing homeless in Norwalk is not available as part of the annual Point-in-Time Count of those experiencing homelessness in Los Angeles. However, according to the 2020 Greater Los Angeles Homeless Count, LAHSA reports the following information for SPA 7:

- 89% individuals, 11% families; and
- 79% unsheltered, 21% sheltered.

While demographic data is unavailable at the community level, community data is for SPA 7, which covers Norwalk showed that two thirds of the homeless population was aged 25 to 54 and identified as Latinx/Hispanic. In addition, about 68 percent of the homeless population also identified as male. LAHSA also reported that structural racism causes black people to be four times more likely to experience homelessness. While Black persons make up eight percent of the LA County population, they make up 38 percent of the LA Continuum of Care (CoC) homeless population. In Norwalk/SPA 7, Black persons are also overrepresented in the homeless population. About 16 percent of the SPA’s homeless population is Black while only 4.5 percent of the City’s population is Black. CoC level demographics for 2020 also reported that 22 percent of the homeless population had severe mental illnesses and 23.9 percent had chronic substance abuse problems.

The City has been working hard to address the homeless issue. The City includes two key departments that are responsible for addressing the issue; the City Department of Social Services and the Norwalk Housing Authority. Although these two departments are primarily tasked with addressing homelessness in the City, many other City departments directly address homelessness including Public Safety, Public Services, and Recreation and Parks Services. The City also works closely with various non-profits, the faith-based community, schools, business sector, healthcare partners, and advocates to address the issue.

In 2018, the City adopted a plan to prevent and combat homelessness that aligned with the County’s Homeless Plan. The City of Norwalk committed to creating a homeless plan that will guide the City with preventing and combatting homelessness. Specifically, the City of Norwalk decided to create a homeless plan for the following reasons:

1. To create a City-specific homeless plan that outlines a common vision and strategy for the City to adopt and implement. The City, although a part of the Gateway Cities Council of Governments (GCCOG) which created a homeless plan several years ago, has never had its own homeless plan with key goals developed by the City;
2. To improve the lives of all City residents including those experiencing homelessness or at risk of homelessness and ensure the use of best practice;
3. To address the increase in homeless persons within the City jurisdiction, especially those living unsheltered and decrease the cost to City departments such as Public Services, Public Safety, and Recreation and Parks Services, who are responding to trash, vandalism, calls for service, and encampments;
4. To position itself and align with Los Angeles County Homeless Initiative goals to better take advantage of forthcoming Measure H and other County funding opportunities to address City residents experiencing homelessness;
5. To position itself with forthcoming state funding to increase housing opportunities for those experiencing homelessness within the City; and
6. To better coordinate housing and services among partners within the City as well as better coordinate housing and services with the broader GCCOG, Service Planning Area (SPA) 7, and County of Los Angeles.

Housing Accommodations for Homeless People

Housing for homeless people is often provided at three levels—emergency shelter, transitional housing, and permanent supportive housing. Each level serves distinctly different housing and supportive service needs. While the City does not have a permanent emergency shelter, the City issues vouchers at Norwalk Hotels/Motels to function as such. Table 31 includes a summary of the types of housing provided to homeless people in Norwalk.

In the last planning cycle, Norwalk defined or redefined the following terms including family, emergency shelters, transitional housing, supportive housing, and where appropriate created development standards and regulations for those uses. Within the new planning period, the City will evaluate the definitions and regulations associated with emergency shelters, transitional housing, permanent supportive housing and family to comply with all applicable fair housing laws. Further, to comply with AB 101, the City will allow for Low-Barrier Navigation Centers to be allowed as a by right use in areas zoned for mixed use or non-residential zones that allow for multi-family uses (whether by right or conditionally). Low-Barrier Navigation Centers as defined by Government Code 65660 (a) is housing or shelter in which a resident who is homeless or at risk of homelessness may live temporarily while waiting to move into permanent housing.

Table 31: Housing for People Who are Homeless

Affordable Housing	Type of Housing for Homelessness			Estimated Total
	Emergency Shelter	Transitional Housing	Permanent Supportive Housing	
Norwalk Hotel/Motel Vouchers	152	-	-	152
Homes for Life Foundation – Cedar Street Homes	-	38	-	38
Alliance for Housing & Healing	-	-	22	22
Homes for Life – Birch Grove Homes	-	20	0	20
Homes for Life – Elm Street Expansion	-	-	6	6
Homes for Life – Elm Street Homes	-	-	8	8
Homes for Life – Harvest House	-	-	6	6
Project HomeKey	-	-	56	56
Total	152	58	98	308

4. AFFORDABLE HOUSING AT RISK OF CONVERSION

Section 65583 of the California Government Code was amended in 1991, requiring an analysis of subsidized units and a description of programs to preserve assisted housing developments. The preservation of assisted units is an issue because the subsidy periods of federally subsidized projects constructed 20–30 years ago are beginning to come up for renewal or termination.

Seven developments in Norwalk have received mortgage assistance through the federal government and/or the State of California. Table 32 indicates the name, government assistance, affordability controls, and other pertinent information for the government-assisted projects in the city. These developments have a total of 581 subsidized units.

Project Name/Address	Assisted Units	Units At Risk	Tenant Type	Estimated Affordability End Year	Types of Government Assistance
New Brittany Terrace	18	0	Family	2046	HUD
HFL Birch Grove Homes	21	0	Special Needs	2064	HCD
Los Alisos North	48	0	Family	2034	HUD
Center Pointe Villas	236	0	Senior	2056	LIHTC/CalHFA
San Antonio Garden	65	0	Senior	2052	LIHTC
Harvest House	8	0	Special Needs	2041	HCD
Norwalk Towers Apartments	185	0	Senior	2067	LIHTC/HUD
Total All Units	581	0	—	—	—

Note: Includes HUD, Low-Income Housing Tax Credit (LIHTC), USDA, & CalHFA projects. Subsidized or assisted developments that do not have the aforementioned financing sources may not be included.

Source: California Housing Partnership, July 2020.

AT RISK STATUS

State law requires the housing element to include an assessment of the likelihood that the publicly assisted affordable projects will be at risk of conversion to non-low income uses. This determination of “at risk” status depends on: 1) whether the original deed restrictions that accompany public assistance are expiring; 2) the desire of the property owner to convert the project to market rates; and 3) current housing market conditions. At-risk projects are those considered to be at risk of conversion to market rate housing within 10 years following adoption of the housing element, or 2032.

The California Housing Partnership (CHP) provides data on assisted housing units and assesses the level of risk to converting to market rate units. Based on CHP data, there are no units at risk within the Cycle 6 planning period, nor any units at risk within 10 years following the adoption of the Housing Element.

Qualified Entities

A “qualified entity” is a nonprofit or for-profit organization or individual that agrees to maintain the long-term affordability of housing projects. The California Department of Housing and Community Development (HCD) keeps a current list of all of the qualified entities across the State.

Efforts by the City to retain low-income housing must be able to draw upon two basic types of preservation resources: organizational and financial. Qualified, non-profit entities need to be made aware of the future possibilities of units becoming at risk. Groups with whom the City has an ongoing association are the logical entities for future participation. The qualified entities that HCD list for (Los Angeles County) are listed below:

- A Community of Friends
- Abbey Road Inc.
- Abode Communities
- American Family Housing
- Century Housing Corporation
- City of Pomona Housing Authority
- Coalition for Economic Survival
- CSI Support & Development Services
- DML & Associates Foundation
- FAME Corporation
- Francis R. Hardy, Jr.
- Hart Community Homes
- Hollywood Community Housing Corp.
- Home and Community
- Long Beach Affordable Housing Coalition, Inc.
- Los Angeles Housing & Community Investment Department
- LTSC Community Development Corporation
- Many Mansions, Inc.
- Nexus for Affordable Housing
- Orange Housing Development Corporation
- Pico Union Housing Corporation
- Poker Flats LLC
- ROEM Development Corporation
- Skid Row Housing Trust
- Southern California Housing Development Corp.
- Southern California Presbyterian Homes

- Hope-Net
- Housing Authority of the City of Los Angeles
- Housing Corporation of America
- Keller & Company
- The East Los Angeles Community Union (TELACU)
- The Long Beach Housing Development Co.
- West Hollywood Community Housing Corp.
- Winnetka King, LLC

Energy Conservation

Under State law, the housing element must include an analysis of the opportunities for energy conservation in residential development (Government Code Section 65583 (a)(7)). Planning for energy conservation is important for a number of reasons, but mainly because of the environmental costs and financial costs involved in energy use. This section of the report will discuss both factors briefly before moving on to discuss City programs and strategies to reduce energy use.

Greenhouse Gas Emissions

Gases that trap heat in the atmosphere are known as Greenhouse Gases (GHG). GHG are emitted by both natural processes and human activities. GHG emissions that are produced both by natural and industrial processes include carbon dioxide (CO₂), methane (CH₄), and nitrous oxide (N₂O). The accumulation of GHG in the atmosphere regulates the earth's temperature. Without these natural GHG, the Earth's surface would be about 61°F cooler. However, emissions from fossil fuel combustion by humans have elevated the concentration of GHG in the atmosphere to above natural levels. Scientific evidence indicates a correlation between increasing global temperatures/climate change over the past century and human induced levels of GHG. These and other environmental changes have potentially negative environmental, economic, and social consequences around the globe.

The California Natural Resources Agency is presently developing the State's Climate Adaptation Strategy. Currently, there are no federal standards for GHG emissions and federal regulations have not been promulgated. Recently, the U.S. Supreme Court ruled that the harm associated with climate change are serious and well recognized, that the EPA must regulate GHG as pollutants, and unless the agency determines that GHG do not contribute to climate change, it must promulgate regulations for GHG emissions from new motor vehicles. As of March 2021, 16 states, including California, have set State GHG emission targets. The passage of Assembly Bill (AB) 32, the California Global Warming Solutions Act of 2006, promulgated the California target to achieve reductions in GHG to 1990 GHG emission levels by the year 2020 which was achieved in 2016, so the state is now implementing strategies to further reduce its GHG emissions by 40 percent below 1990 levels by 2030.

Utility Costs

In addition to reducing GHG emissions, planning for energy conservation can reduce utility and maintenance costs, which in turn, leads to housing affordability. This is particularly important to lower income households with less disposable income to pay for utilities. Depending on the age and condition of the home and the number and type of appliances, energy costs can represent more than 25 percent of overall monthly housing costs. As such, the incorporation of energy saving features, energy saving materials and efficient systems in new as well as remodeled homes is an important consideration.

In the past 20 years, rapidly increasing energy costs have contributed to the deterioration of housing affordability. Since 1970, energy costs to consumers have increased over 100 percent above the price of inflation. More recently, crude oil prices have increased to over 40 dollars a barrel. It is therefore prudent for city government like Norwalk to find ways and means to reduce energy consumption to reduce energy costs.

Energy Conservation

The City shall consider the energy efficiency of new equipment when it purchases replacement equipment and shall purchase low energy replacements whenever feasible. Through the City's development review process, new construction shall be required to demonstrate that energy conservation measures beyond those required by Title 24 have been incorporated whenever feasible. To assist developers in knowing what options and special grants are available, the City shall work with the Southern California Edison Company and the Southern California Gas Company to identify new low-cost construction, heating and appliance techniques and equipment that can result in substantial energy and cost savings for future tenants and owners. The City shall make information and utility company contacts available to all applicants for building permits. The City will utilize its development review process to encourage the use of low-polluting building materials in new construction. It will also utilize the development review process to assure that the exposure of sensitive receptors to toxic and hazardous pollutants, as well as dust and odors is minimized or, where feasible, eliminated.

Citywide Strategies

The City works to promote energy conservation in a number of ways. The Norwalk General Plan provides policy direction under which city regulations, programs, and projects work in unison to ensure land use, transportation, and other aspects of City operations conform to energy conservation goals. Especially for housing development, the issue of energy conservation is addressed at two levels: for new construction and rehabilitation of existing structures.

5. CONSTRAINTS ANALYSIS

The City of Norwalk is committed to ensuring land use regulations are in place to accommodate production of adequate and affordable housing to meet the community needs. However, many factors — both market and governmental forces — work to constrain the development, maintenance, and improvement of housing. Governmental policies and regulations can impact housing prices and availability. Constraints beyond the control of local government include land prices, labor costs, materials costs, and delays associated with the supply chain. While governmental constraints may include review processes that are lengthy, development fees high, or zoning regulations make it difficult to construct the type of housing the market demands. The need to provide infrastructure also increases the cost of producing housing. This chapter addresses potential constraints that may affect the supply and cost of housing in Norwalk.

NON-GOVERNMENTAL CONSTRAINTS

The availability and cost of housing is strongly influenced by market factors over which local government has little or no control. State law requires that the housing element contain a general assessment of these constraints, which can serve as the basis for actions that local governments might take to offset their effects. The primary nongovernmental constraints to the development of new housing are land costs, construction costs, and environmental constraints.

Development Costs

Price of Land

Land costs include acquisition and the cost of holding land throughout the development process. These costs can account for as much as half of the final sales prices of new homes in small developments or in areas where land is scarce. Land costs in residential neighborhoods of Norwalk range from \$1,600,000 to \$8,700,000 per acre, averaging \$3,500,000 per acre. Among the variables affecting the cost of land are the size of lots, location and amenities, the availability and proximity of public services, and the financing arrangement between the buyer and seller.

Cost of Construction

Construction cost is determined primarily by labor and materials costs. The relative importance of each is a function of the complexity of the construction job and the desired quality of the finished product. The price paid for material and labor at any one time will reflect short-term considerations of supply and demand. Future costs are difficult to predict given the cyclical fluctuations in demand and supply that in large part are created by fluctuations in the State and national economies. Such policies unilaterally impact construction in a region and therefore do not deter housing construction in any specific community. An indicator of construction costs is Building Valuation Data compiled by the International Code Council (ICC). The unit costs compiled by the ICC include structural, electrical, plumbing, and mechanical work, in addition to interior finish and normal site preparation. The data are national and do not consider regional differences, nor do the data include the price of the land upon which the buildings are built.

The 2020 national averages for costs per square foot for apartment units and single-family homes are as follows:

- Type I or II, Multi-Family: \$129.23 to \$167.27 per square foot
- Type V (Wood Frame), Multi-Family: \$112.76 to \$147.50 per square foot
- Type V (Wood Frame), One- and Two-Family Dwelling: \$122.46 to \$141.72 per square foot

The State of California on the whole, averages nine percent higher than the national costs, while the non-coastal portions of the Los Angeles/Metro region in which Norwalk is located maintain average costs per square foot at eight percent higher.

Availability of Financing

The availability of capital to finance new residential development is a significant factor that can impact both the cost and supply of housing. Two types of capital are involved in the housing market: 1) capital used by developers for initial site preparation and construction, and 2) capital for financing the purchase of units by homeowners and investors. Interest rates substantially impact home construction, purchase, and improvement costs. A fluctuation in rates of just a few percentage points can make a dramatic difference in the annual income needed to qualify for a loan. In general, since 2015, interest rates have held very low, making financing new residential development available at reasonable rates. However, economic fluctuations due to COVID-19 have caused caution among lenders and may have lasting effects through this Housing Element planning period. And while interest rates are low, lenders are considering applicants much more closely than in the past, leading to credit tightening despite affordable interest rates.

Nimbyism

A review of past housing development projects within the 5th Cycle planning period revealed that no projects were denied as a result of nimbyism, however just a handful of projects were contested, mainly due to off-street parking availability.

Natural Disasters

The residents of Southern California have experienced numerous disasters in the last few years including fires, floods, civil unrest, and earthquakes. The January 17, 1994 Northridge earthquake damaged or destroyed over 65,000 dwelling units. The Los Angeles Department of Building and Safety inspected 330,000 dwelling units and ordered approximately 20,000 vacated. In addition, more than 4,400 mobile homes fell off their supporting structures. These incidents culminated in the creation of "ghost towns" in several communities with concentrations in the West San Fernando Valley area. It is estimated that overall, the shaker caused about \$20 billion in property damage, of which \$1.15 billion was residential destruction.

Because many property insurers in Los Angeles were especially hard hit by the claims from this earthquake, they had to pull out of the market, canceling many homeowners' policies. Subsequent attempts to reinsure their properties were difficult for those who had their policies canceled. The State has had to re-enter this market by offering minimal earthquake insurance with high deductibles.

The Federal Emergency Management Assistance (FEMA) as the lead agency, coordinated the establishment of the Disaster Assistance Centers (DAC) for relief efforts to comprehensively address the varying problems. Included in the DAC were FEMA, HUD, the Departments of Water and Power, Building and Safety, Housing, and the Housing Authority of the City of Los Angeles (HACLA).

Wildfire Risk

Norwalk is an urban environment with little danger of wildfires. The City of Norwalk is a fully urbanized community surrounded by other fully urbanized cities, which are not in proximity to any wildlands. The Los Angeles County Fire Department has two fire stations serving the city, with additional fire stations in nearby cities such as Bellflower, Cerritos, Artesia that can provide additional support should a situation warrant additional resources.

Flooding

According to Federal Emergency Management Agency (FEMA) Flood Control maps, the City of Norwalk is located within Flood Zone “X” (Community Number 060652, Panel 1837, September 26, 2008), which is an area of moderate to low risk of flooding. This zone is outside the 500-year or 0.2 percent annual floodplain. The City also is not within a 100-year flood hazard area.

Flood control and flood management in Norwalk is a combined effort between the US Army Corp of Engineers, the California Department of Water Resources Division of Flood Management, the Federal Emergency Management Agency, and local agencies.

Government Code 65583(a)(6) Development Analysis

Government Code section 65583(a)(6) requires an analysis of requests to develop housing at densities below those anticipated in site inventory and the length of time between receiving approval for housing development and submittal of an application for building permit. The analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction’s ability to meet RHNA by income category.

Requests for Lower Development Densities

In Norwalk, requests for development at densities below anticipated densities have not occurred and appear to be rare. Development approval of projects with densities lower than what is anticipated in the Housing Element is therefore not expected to occur, particularly given the cost and tight market for vacant lots and redevelopment of underutilized residential properties and underperforming commercial sites (if housing is permitted). In general, and based on recent development in the City, development applications aim for densities as close as possible to what is allowed.

Building Permit Timeframe

In Norwalk, the length of time between receiving approval for housing development and submittal of an application for building permit is typically four to six months, depending on project complexity. For example, a multi-family residential project involving complex grading and drainage plans may require a longer time period before a developer can submit for building plan check. Also, developers may struggle with feasibility analyses, financing, or negotiations with design professionals—factors beyond City control.

Local Efforts to Remove Nongovernmental Constraints

The constraints analysis must also look at local efforts to remove nongovernmental constraints that create a gap in the jurisdiction’s ability to meet RHNA by income category. The primary nongovernmental constraint is the overall cost of affordable housing development (high land and development costs) in most parts of California. In general, constructing affordable housing, especially for low- and very low-income households, is not profitable to housing developers. Therefore, deed-restricted affordable units require subsidy beyond available density or financial incentives. This places the construction burden on nonprofits and similar grant-funded developers—and may result in affordable projects that are not always dispersed throughout the region, but instead concentrated in limited areas with lower development costs. While the City can offer developer incentives such as expedited permit processing or fee deferrals, it cannot afford to fully mitigate the high cost of development for affordable housing developments. The City does not provide direct financial assistance to developers and its ability to do so is limited. However, the City of Norwalk will continue to facilitate housing development by providing priority processing of building permits for housing, expedite plan checks in less than two weeks, support financial assistance through local financial institutions and Small Business Administration (SBA) programs, and as ensure that City staff with expertise on the development process are responsive to questions/concerns of the development community at any stage in the process.

GOVERNMENTAL CONSTRAINTS

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and housing affordability. Since governmental actions can constrain the development and affordability of housing, State law requires the Housing Element to “address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing.”

Land Use Controls

The City’s primary policies and regulations that affect residential development and housing affordability include the 1996 General Plan, Title 17 (Zoning), and Title 16 (Subdivisions). Table 33 summarizes the General Plan land use designations and zoning districts that allow residential development either by right or subject to discretionary review (such as conditional use permit). This information is available via the City’s website at <https://www.norwalk.org/home/showpublisheddocument/24380/637359424431670000>; the City complies with transparency of information requirements.

Table 33: Residential General Plan Land Use Designations and Zoning Districts		
General Plan Land Use Designations	Density	Corresponding Zoning Districts
Low Density Residential	8.7 du/ac	R-1, R-H, SPA, PUD
Medium Density Residential	16 du/ac	R-2, SPA, PUD
High Density Residential	22 du/ac	R-3, SPA, PUD
	23 - 30 du/ac	R-4
Specific Plan Area	Varies ¹	SPA
Planned Unit Development	Varies ²	PUD

Note(s):

1 Norwalk has adopted 15 Specific Plans, which are codified as part of Title 17 (Zoning). Multifamily residential uses are specifically listed in 14 of the plans, with densities ranging from 16 du/ac or greater.

2 The City has two PUDs that provide senior housing, one at 26 du/ac and the other at 70 du/ac.

The City’s adopted density bonus ordinance defers to State law. The State Legislature has passed numerous changes to the density bonus requirements since the last update to Norwalk’s ordinance. The City’s Housing Plan will include programmatic actions to ensure that the City review and update its density bonus ordinance to ensure is consistent with the most current State laws.

Table 34 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed by right or conditionally permitted. As the table indicates, residential uses largely are permitted by right, except for mobile home parks and single-room occupancy (SRO) units in certain zones and mixed-use developments. Also, the City’s *2020-2025 Analysis of Impediments to Fair Housing Choice* found that the location of special housing types in separate portions of the Zoning Ordinance without adequate cross

referencing may be a deterrent to housing development. Norwalk is including programmatic action in this Housing Element to amend the Zoning Code as needed to provide the necessary cross-referencing and address housing constraints in this and other City documents.

Table 34: Permitted Residential Land Uses

Land Uses	R-1	R-2	R-3	R-4	RH	C-1	C-3	C&O	M-1
							C-M	P/O	M-2
Single-family Dwelling	P	P	P	P	P	--	--	--	--
Multi-family Dwelling	--	P	P	P	--	--	--	--	--
Employee Housing	P	P	P	P	P	--	--	--	--
Accessory Dwelling Units	P	P	P	P	P	--	--	--	--
Mobile/Manufactured Home	P	P	P	P	P	--	--	--	--
Mobile Home Park	--	--	--	--	--	C	P	C	P
Trailer Park	--	--	--	--	--	--	P	--	--
Emergency Shelter <50 beds	--	--	--	--	--	--	--	--	P
Emergency Shelter >50 beds	--	--	--	--	--	--	--	--	C
Transitional/Supportive Housing	P	P	P	P	P	--	--	--	--
Single Room Occupancy	--	--	C	--	--	--	--	--	--
Mixed Use (apartments in conjunction with commercial development)	--	--	--	--	--	C	C	C	--
P = Permitted by Right C = Conditional Use Permit -- = Not Permitted Source: City of Norwalk Municipal Code									

Table 35 summarizes key development standards for the residential zones. Norwalk recently adopted amendments to Title 17 (Zoning) to conditionally permit mixed-use development in the commercial (C-1 and C-3) and Professional (Commercial and Office [C and O], Professional/Office [P/O]) districts; however, no specific development standards were adopted, other than parking requirements.

Table 35: Residential Development Standards					
Development Standard	R-1	R-2	R-3	R-4	R-H
Minimum Lot Size (sf)	5,000	5,000	5,000	25,000	9,000
Density (maximum units per acre)	8.7	16	22	23 to 30	8.7
Front Setback (ft)	20	15	15	15	20
Side Setback (ft)	5	3 to 10	3 to 20	5 to 10	5
Rear Setback (ft)	20	20	20	20	20
Height/Story Limit	2.5 stories or 35 ft	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	2.5 stories or 35 ft
Minimum Unit Size (sf)	800	Studio: 324 One Bedroom: 650 – 750 Two Bedroom: 850 – 1,000 Three Bedroom: 1,100			800
Minimum Open Space (sf)		200 – 400 per # of bedrooms in a unit, with 50% as common open space			
The required number and type of parking is calculated based upon land use.					
Single-Family Dwelling	2 covered spaces (exception for 35 ft wide lot: allows 1 garage space)				
Multifamily Dwelling	2 garage spaces per unit up to 2 bedrooms 1 additional uncovered space for units with 3 or more bedrooms				

Table 35: Residential Development Standards					
Development Standard	R-1	R-2	R-3	R-4	R-H
	1 guest space for every 3 units, with minimum of 2 uncovered spaces				
Apartments as part of Mixed-Use	Provide parking for multiple-family dwellings + required parking for commercial uses; or as determined by parking analysis for the specific project.				
Single Room Occupancy	1 garage space and 1 uncovered space each unit and on-site manager 1 uncovered space per six units for guests, with minimum of 1 uncovered space				

Source: City of Norwalk Municipal Code

The 2020-2025 Analysis of Impediments to Fair Housing Choice found that parking requirements for SROs and covered parking requirements for single-family and multi-family dwelling units adds to the cost of developing affordable housing. The requirement that multifamily housing provide covered parking can add substantial costs to development. For this Housing Element, through public outreach activities that included developer interviews, a community survey, and a community workshop, the survey and workshop results surfaced only a single constraint to housing development: excessive parking requirements. The developers overall were positive about the development environment in Norwalk, stating that the City is receptive to housing development proposals. The only two constraints they cited involved parking: the number of required spaces and restrictions on tandem parking. Nonetheless, the requirement for covered parking for multi-family housing adds to construction costs and could be considered a constraint to development.

This element includes Program 1.3, which calls for the City to revisit parking requirements. As part of the City's Housing Element implementation, the City will move forward with adoption of mixed-use standards and in the process, will review parking standards and adjust them if needed to ensure they are not constraining housing development. Citywide parking standards will also be reviewed and adjusted if needed.

Regarding regulations that establish minimum unit size, the standards allow for flexibility and do not require large units, including for studio and SRO units. The City has not received complaints from developers; thus, these standards are not considered to constrain development.

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of sustainable neighborhoods. Housing construction in Norwalk is subject to a variety of site improvement and building code requirements. For residential subdivisions, developers are required to construct streets, curbs, gutters, sidewalks, sewers, and water lines, and to provide street lighting and trees along the entire street line of the affected property. These requirements are set forth in Section 12.08.050 of the Norwalk Municipal Code. Once complete, these facilities are dedicated to the City, which is responsible for maintenance. Costs for on-site and off-site improvements are usually passed along to the homebuyer as part of the final cost of the home.

The current City street standards manual refers to materials and construction details without reference to street dimensions or geometry. Norwalk is nearly completely built out for public streets. The design manual of the American Association of State Highway and Transportation Officials (AASHTO) is used as a reference guide for dimensions, along with Fire Department requirements and Americans with Disabilities Act (ADA) requirements. Dimensions of newly created streets, public and private, are handled on a case-by-case basis with the City Council and City Engineer making the final decisions. Because the City uses a standard manual that is nationally recognized and also used by other jurisdictions, the costs for providing such improvements is comparable in Norwalk to costs in other jurisdictions.

The majority of the residential areas in Norwalk are built out, with infrastructure already available. The vacant housing sites are located on infill lots in established neighborhoods. In most cases, development of the lots involves connection to existing infrastructure. The on-site and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. Norwalk has not adopted any local ordinances with inclusionary housing requirements, regulating short-term rentals, or any type of growth control/development cap or limitation that would directly impact the cost and supply of residential development.

Codes and Enforcement

Norwalk implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation for older properties, the codes are mandated for all jurisdictions in California.

The City's amendments to these codes are routine, and Norwalk has not adopted any local amendments to the model codes that would increase housing costs.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. Under the City's Public Safety Department, a Neighborhood Enhancement Team (Code Compliance inspector) receives and investigates complaints regarding alleged Municipal Code violations such as property maintenance violations, private property parking violations, or zoning violations. Complaints can be submitted by phone, email, or regular mail. Code Compliance inspectors work closely with homeowners to address property maintenance issues; this cooperation allows for the correction of code violations and thus helps preserve the quality of the Norwalk's neighborhoods.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Norwalk accommodates a wide variety of housing types, as summarized below.

Single and Multiple Family Housing Opportunities

Single-family dwellings are permitted by right in all residential zones. Each residential zone requires a minimum lot size per dwelling unit and a maximum permitted density. There is no difference in development standards for either residential product type. Manufactured housing is treated in the same manner as other “stick-built” single-family residential uses in the same zone. Any employee housing providing accommodations for six or fewer employees shall be deemed a single-family structure pursuant to California Health & Safety Code Section 17021.5.

Multifamily developments are permitted by right in the R-2, R-3 and R-4 zones and require a conditional use permit (CUP) in the C-1, C-3, C & O, and P/O zones when part of a mixed-use development. The type of multifamily development within a mixed-use project is limited to apartment units. Parking must be provided separately for both the residential and nonresidential uses, with parking reductions permitted with a parking analysis for specific projects. No other specific development standards apply to the residential development within commercial zones.

Mobile Homes/Factory-built housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Manufactured homes are permitted by right in all residential zones.

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are typically smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In Norwalk, consistent with the Government Code Section 65852.2, ADUs are permitted by right in all residential zones that allow for a single-family dwelling and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City last comprehensively updated its ADU ordinance in 2018. The State Legislature has since passed numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements become null and void. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance must submit the ordinance to HCD within 60 days of its adoption. The City will review and amend its ADU ordinance as necessary to comply with the most current requirements of Government Code Section 65852.2.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires any employee housing occupied by six or fewer employees to be considered a single-family structure within a residential land use and subject to the same regulations as a single-family dwelling of the same type in the same zone. In addition,

employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City allows employee housing as a permitted use in all residential zones without specifically distinguishing the type of employment.

Emergency Shelters

SB 2 from the 2007-2008 legislative session requires jurisdictions to permit emergency shelters without a CUP or other discretionary permit. In Norwalk, emergency shelters for up to 50 persons are allowed without discretionary review in the M-1 and M-2 zones, and larger emergency shelters require CUP approval. Approximately 350 acres of land are designated with industrial zoning. These properties are located in various parts of the City, primarily parallel to Firestone Boulevard and its commercial corridor, with some parcels located along the City's western border adjacent to the San Gabriel River and the along the City's eastern boundary with the cities of Santa Fe Springs and Cerritos (see Figure 8).

For emergency shelters, zoning regulations require they be located within one-quarter of a mile of any bus stop (Norwalk Municipal Code Section 17.04.195.B.1.f). Figure 8 shows that all M1 and M2 sites are located within one-quarter mile of a transit stop from Norwalk Transit, Long Beach Transit, and/or LA Metro agencies. While the distance requirement was established with good intentions, State law allows only one distance requirement for the siting of emergency shelters for the homeless: a 300-foot separation from another similar facility. Figure 8 also shows a 300-foot buffer around all sites in the M1 and M2 sites. While some sites are adjacent to one another (closer than 300 feet), there are enough site clusters throughout the City such that sites can be at least 300 feet apart and still accommodate the homeless population of 168 unsheltered persons. Given that emergency shelters for less than 50 persons are permitted by-right in M1 and M2 parcels, there must be enough sites for at least four emergency shelters throughout the City that comply with the Emergency Shelter development standards of the City. The City's M1 and M2 parcels are located throughout the City in nine main clusters. The distance between these clusters exceeds the 300 feet separation requirement so if shelters were to be spread throughout the City, the four shelters could be accommodated throughout the City in any combination of the nine clusters. In addition, all clusters are at least 1,000 feet long, such that at least two or three emergency shelters could be located in each cluster. Clusters 5 through 8 are at least 2,500 feet in length such that all four emergency shelters could be located in these areas, be 300 feet apart, and house the City's homeless population. If access to grocery stores is considered, clusters 6, 7 and 9 would be unsuitable for emergency shelters since there are no groceries stores located within a 10-minute walk. Even with the elimination of these clusters, there are enough sites within each of the remaining clusters (or spread out between them) for at least four shelters.

Figure 8: M1 and M2 Zoning Parcels in City- Emergency Shelters

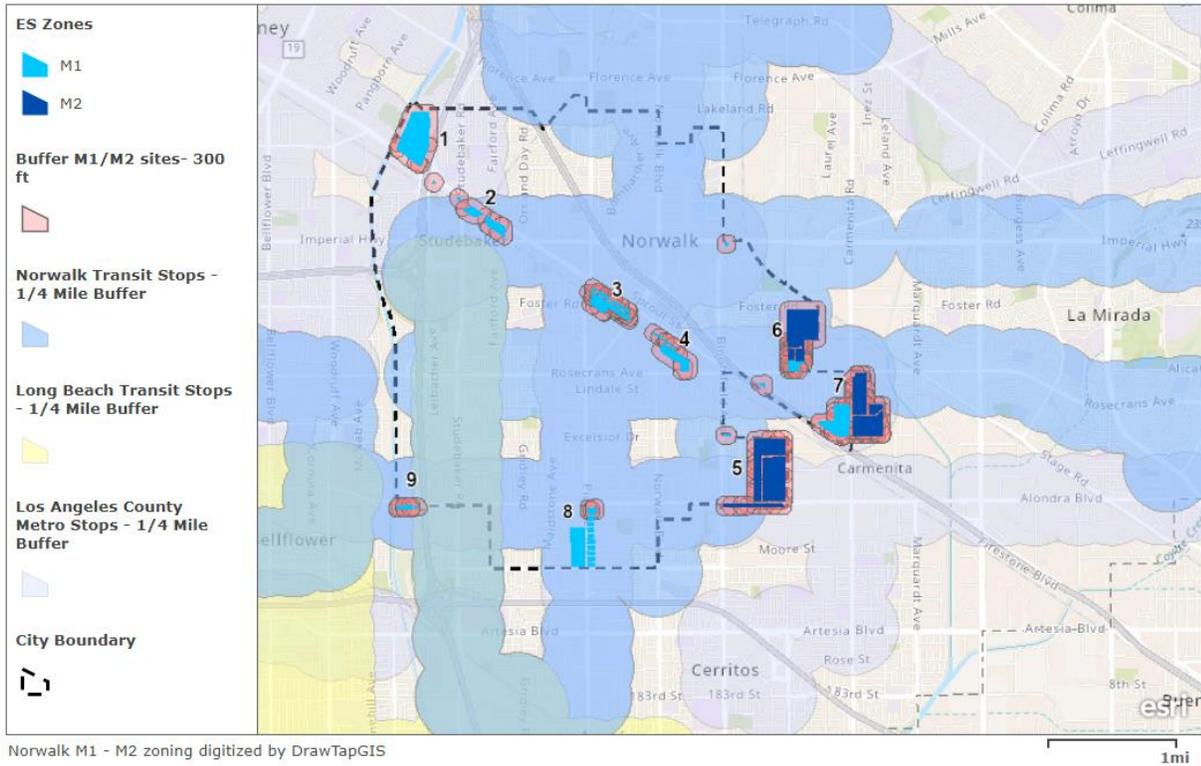
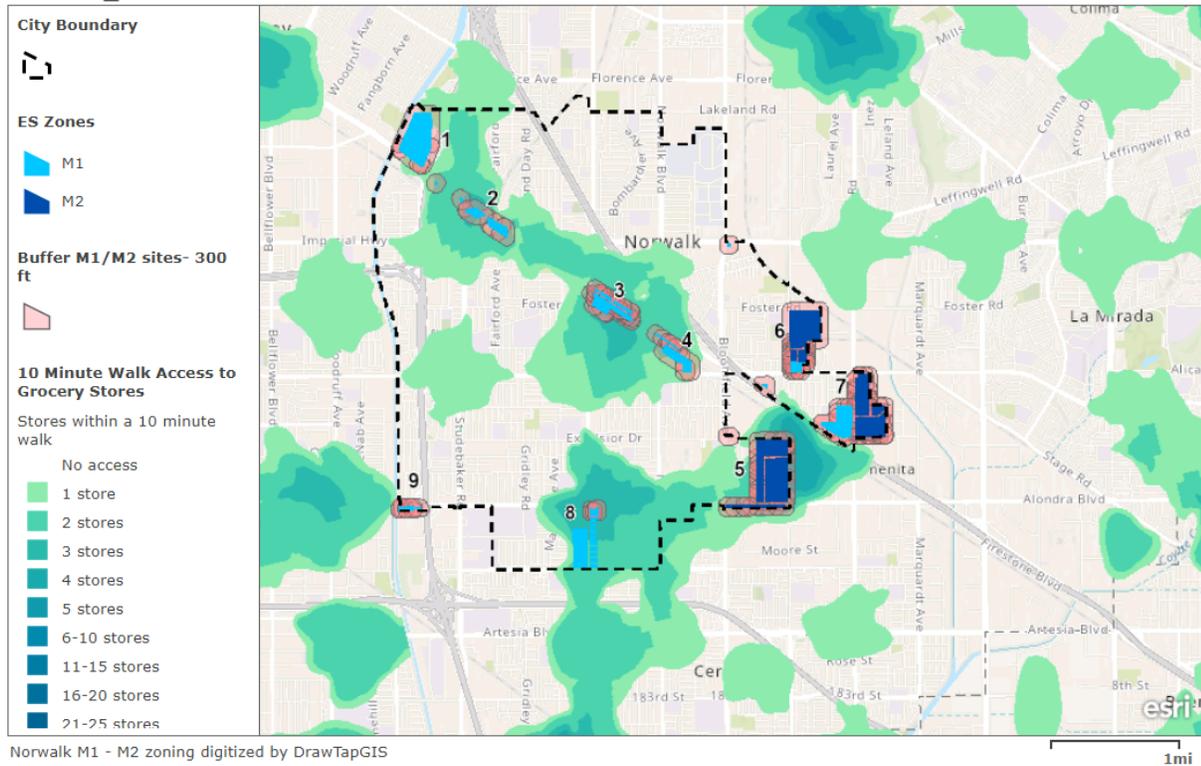


Figure 9: Access to Grocery Stores- Emergency Shelter Sites



There are 276 M1 and M2 parcels covering about 351 acres. The average parcel size is about 0.9 acres for M1 sites and 2.0 acres for M2 sites (Table 36). If using improvement value to land value ratios (where a ratio of less than one means that improvements are worth less than the land and would be more likely to redevelop) as a criteria for redevelopement, there are still about 183 sites available and 164 acres available (Table 37). Most of the sites have existing uses ranging from parking lots, heavy manufacturing use, warehouses, food processing plants, storage areas, restaurants, and auto, constructions equipment sales and services. Even if considering only parking lots with low improvements (an ILV ratio lower than one) as suitable sites for emergency shelters, there are a combined 20 parcels covering 7.8 acres of land.

Existing Use	Parcel Count	Acreage	Avg. Size	Parcel Size Range
M1	186	167.7	0.9	0.003- 31.1
M2	90	183.1	2.0	0.11-37.6
Total	276	350.8	1.3	

Table 37: M1 and M2 Parcel- Existing Uses (ILV <1)

Existing Use	Parcel Count	Acreage
M1	130	73.3
Auto, Recreation EQPT, Construction EQPT, Sales & Service	21	9.6
Clubs., Lodge Halls, Fraternal Organizations	1	0.2
Commercial	8	2.7
Heavy Manufacturing	2	3.2
Industrial	28	7.6
Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	16	9.4
Mobile Home Parks	4	12.0
Open Storage	4	4.4
Parking Lots (Commercial Use Properties)	12	4.2
Parking Lots (Industrial Use Properties)	5	0.4
Restaurants, Cocktail Lounges	3	1.1
Service Stations	5	2.0
Single	2	0.3
Stores	6	2.7

Table 37: M1 and M2 Parcel- Existing Uses (ILV <1)

Existing Use	Parcel Count	Acreage
Warehousing, Distribution, Storage	13	13.3
M2	53	90.9
Auto, Recreation EQPT, Construction EQPT, Sales & Service	2	3.0
Food Processing Plants	1	4.1
Industrial	1	2.5
Lgt Manf.Sm. EQPT. Manuf Sm.Shps Instr.Manuf. Prnt Plnts	22	20.9
Open Storage	1	0.6
Parking Lots (Commercial Use Properties)	1	0.8
Parking Lots (Industrial Use Properties)	2	2.3
Restaurants, Cocktail Lounges	1	0.5
Single	2	0.4
Warehousing, Distribution, Storage	20	55.8
Total	183	164.2

Parking requirements for emergency shelters in the City do not comply with AB 139’s requirement that parking standards for shelters be based on staffing levels. The City requires one space per four beds; one space per employee and/or volunteer; and one space per transport van or delivery vehicle used in conjunction with the use (Norwalk Municipal Code Section (17.03.040)). The City will amend the Municipal Code to comply with AB 139’s parking requirements (Program 5.2).

AB 101 (2019-2020 legislative session) requires that Low-Barrier Navigation Centers be allowed as a by- right use in areas zoned for mixed-use and nonresidential zones that permit (by right or conditionally) multi-family uses. Norwalk does not currently have any provisions established for Low-Barrier Navigation Centers. The City will update the Zoning Ordinance to ensure that the City meets the requirements of AB 101.

SB 2339 (statutes of 2022) added to the requirements for emergency shelters, now stating that emergency shelters must be allowed by right in at least one zone that allows residential use, which can include mixed-use developments. The statute further requires that:

- Vacant sites be identified to accommodate shelter space or if a developed site is identified, that the City demonstrate the existing use is not an impediment to redevelopment
- Sites be located near transit and services, similar to other residential uses

As of May 2023, the City’s zoning regulations do not comply with this requirement; emergency shelters are only permitted as described above. If the City is required to amend its regulations to comply, such amendments must be completed within one year of Housing Element adoption. Thus, Program 2.5 has been augmented to include provisions for the City to amend the zoning code to allow residential uses and emergency shelters with up to 50 beds by right in the C-3 zone. The amendments will be completed by February, 2024.

With regard to the capacity of the C-3 zone to accommodate need, as discussed in Section 3 Special Housing Needs, Norwalk has 168 homeless individuals during the point-in-time homeless count conducted by LAHSA. Based on the City’s point-in-time homeless count, a 168-bed facility would require a minimum of 33,600 square feet, or approximately 0.77 acres.

The City has identified the following vacant C-3 sites as appropriate for emergency shelters:

Site Details	Suitability of Sites for Emergency Shelters
APN: 8048-003-013 Address: N/A Size: 1.91 ac	Existing Use: Vacant Parking Lot Lot size is sufficient to accommodate 168 persons Facilities within 0.5 mile: Transit; Mental Health Center; Job Training Services; Welfare Office
APN: 8048-007-014 (1.6 ac); APN: 8048-007-022 (1.05 ac) Address: 11606 Firestone Blvd Consolidated Size: 2.65 ac	Existing Use: Vacant Parking Lot Consolidated lot size is sufficient to accommodate 168 persons Facilities within 0.5 mile: Transit; Mental Health Center; Job Training Services; Welfare Office
APN: 8048-020-013 Address: N/A Size: 0.17 ac	Existing Use: Vacant Lot Lot size is insufficient but can provide shelter to 37 persons Facilities within 0.5 mile: Transit; Mental Health Center; Job Training Services; Welfare Office, Department of Social Services

<p>APN: 8056-006-006 Address: 12139 Firestone Blvd Size: 0.32 ac</p>	<p>Existing Use: Vacant Parking Lot Lot size is insufficient but can provide shelter to 70 persons Facilities within 0.5 mile: Transit; Mental Health Center; Job Training Services; Welfare Office, Department of Social Services</p>
<p>APN: 8056-015-014 Address: 13400 San Antonio Dr Size: 0.51 ac</p>	<p>Existing Use: Vacant Parking Lot Lot size is insufficient but can provide shelter to 111 persons Facilities within 0.5 mile: Transit; Mental Health Center; Job Training Services; Welfare Office, Department of Social Services</p>

The above sites total 5.56 acres, which is 4.79 acres more than the required 0.77 acres for emergency housing. Except for the last two sites, all other sites are either at least 300 feet apart or have sufficient space to fully accommodate 168 homeless individuals. These sites are considered appropriate for an emergency shelter due to their location adjacent to several public transit options provided by Norwalk Transit and LA Metro that travel along Imperial Highway, Pioneer Boulevard, and San Antonio Drive. These transit options include LA Metro Lines 460 and 62, and Norwalk Transit Lines 2 and 7.

Because the sites are included in the RHNA, if an emergency shelter is developed on the sites, Program 1.2 in Section 9, Housing Plan require that the City comply with the No Net Loss Law (Government Code Section 65863) to ensure development opportunities remain available throughout the planning period. Especially for lower- and moderate-income households, the City will identify sites to accommodate any shortfall as a result of an emergency shelter being developed on these sites. Program 3.5, Special Needs Housing, states the Municipal Code will be amended to remove the requirement of locating emergency shelters within one-quarter mile from a transit stop and comply with State laws requirement of a 300-foot separation between two shelters.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses, consistent with SB2 (2007-2008 legislative session). In Norwalk, transitional and supportive housing are considered single-family or multifamily uses and are permitted in all residential zones and thus are held to the same development standards as other residential uses of the same type in the same zone, with the exception of apartments as part of mixed-use development.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed use are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements.

Currently, multifamily uses are allowed by right in the R-2, R-3, and R-4 districts, and mixed-use is allowed via CUP in the C-1, C-3, C&O, and P/O districts. The City complies partially with AB 2162. Supportive housing is allowed as a by-right use in all residential zones allowing multifamily uses, but supportive housing is not allowed

in commercial districts. To comply with AB 2162 the City will need to update its zoning regulations to allow supportive housing as a by-right use in the districts allowing mixed-use.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. An SRO is distinct from a studio or efficiency unit in that a studio is a one-room unit containing a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City's Zoning Ordinance has specific regulations that permit SRO units in the R-3 zone upon approval of a CUP. These regulations include minimum lot size, dwelling units/acre, bathrooms, common space, lot dimension requirements, parking, and on-site management staff. SRO housing is defined in the zoning regulations to mean a dwelling within a multifamily dwelling structure, between 150 and 350 square feet in size, with a room and space for a bed; a closet; a full kitchen including sink, space for a refrigerator and a stove, range top or oven; and a separate bathroom with sink, toilet, and bathtub or shower. The unit is limited in occupancy to two people. The minimum size range provides flexibility in the design of the unit. The requirements for a full kitchen and bathroom are intended to provide fully accommodated living units within a compact, affordable space. These requirements are typical for SROs and not considered a development constraint.

Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer people must be permitted in all zones that allow single- or multifamily uses, subject to the same permit processing requirements and development standards. Norwalk does not specifically list residential care facilities for six or fewer persons as a use in any of its zones, although the definition of "family" includes licensed residential facilities serving six or fewer persons as defined in Health and Safety Code Section 1502(a)(1). Facilities serving seven or more are not listed as a use and are not specifically defined in Norwalk's zoning regulations.

While the definition for supportive housing is inclusive of persons with disabilities, Health and Safety Code Section 50675.14 (as referenced in the City's definition for supportive housing) is specific to persons and families who are "homeless" as being the "target" population served by supportive housing. Therefore, while the City allows for supportive housing in all residential zones and such housing has no limitations on length of stay and is considered a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone, the regulations require review and update to comply with the Lanterman Act for both small and large types of residential care facilities. The City will evaluate the definition of supportive housing and ensure that it complies with State and federal law and that it clearly conveys that supportive housing is considered a residential use of property are subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Definition of Family

The current "family" definition in the Zoning Ordinance is not overly restrictive. This definition was amended or "cured" of its discriminatory language in 2015. The current definition is as follows: "Family" means one or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health and Safety Code Section 1502(a)(1) serving six or fewer persons, excluding the licensee, the members of the licensee's family,

and persons employed as facility staff who reside at the facility. The City will amend the definition to specifically state that it includes “unrelated persons.”

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

The Zoning Ordinance includes Section 17.02.202 (Reasonable Accommodation Procedures), the purpose of which is to establish a procedure 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 Zoning Ordinance definition of “reasonable accommodation” means any modification requested or granted from the City’s zoning and land use laws, regulations, policies, and procedures or any combination thereof, that may be reasonable and necessary. The regulations establish a formal procedure for persons with disabilities seeking equal access to housing under the Fair Housing Act. The regulations provide regulation, policy, and practice requirements for dwelling modifications, application findings, and reasonable accommodation decision or conditions of approval. The application is subject to review and action by Director of Community Development. The Director’s action is final but may be appealed to the Planning Commission whose action may, in turn, be appealed to the City Council.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table 38. The total amount of fees varies from project to project based on type, existing infrastructure, and mitigating environmental impacts.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for necessary infrastructure.

Fee information is included on the City’s website at:

<https://www.norwalk.org/home/showpublisheddocument/24968/637475062527930000>.

Table 38: Development Fees

Fee Category	Fee Amount
Planning and Application Fees	
Variance	Single-family \$1,045 Multifamily \$3,200
Conditional Use Permit	Single-family \$1,045 Precise Development Plan \$1,750 Other \$4,520
General Plan Amendment	\$5,060
Zone Change	\$5,060
Precise Development Plan	Single-family \$1,200 Multifamily \$4,695
Administrative Review	\$45
Director Approval	\$1,500
Density Bonus	\$5,060
Text Amendment	\$5,060
Development Agreement	\$5,060
Subdivision	
Lot Line Adjustment	\$1,700
Tentative Tract Map	\$4,000 plus \$110 per lot
Tentative Parcel Map	\$4,000
Environmental	

Table 38: Development Fees	
Fee Category	Fee Amount
Categorical Exemption	\$610
Environmental Impact Report	Based on actual T & M cost
Negative Declaration or MND	\$1,420
Other Fees	
Art in Public Places	1% of project cost for projects >\$500,000 valuation
Parkland Dedication	\$133.73 per multifamily dwelling unit x fair market value per sf of land

Source: City of Norwalk, 2020-2021. Effective 1-29-2021

Table 39 identifies the hypothetical fees that would be collected for a new 1,800-square-foot single-family house and a 60-unit multifamily project. Development fees make up approximately three percent of a home purchase price. City of Norwalk fees are typical for most communities and are comparable to those of surrounding communities.

Table 39: Proportion of Fee in Overall Development Cost for A Typical Residential Development		
Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$17,400	\$14,000
Typical estimated cost of development per unit	\$662,000 (sales price based on MLS prices)	\$310,000 (valuation of each unit)
Estimated proportion of fee cost to overall development cost per unit	2.6%	4.5%

Source: City of Norwalk, 2020-2021.

Building Standards

Residential development must adhere to prerequisites in order to be approved in Norwalk. These include development standards, design and parking standards, and other requirements. These are noted as follows.

Building Codes and Enforcement

The City has adopted the 2019 California Building, Electrical, Green Building Standards, Plumbing, Mechanical, and Residential codes. The Building and Safety Division performs examinations of development plans, issues permits and performs inspections of construction activities in the City. The division further provides information to its customers through records research, provision of informational handouts and by development consultation through all phases of a project from concept to completion.

The City of Norwalk has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. The code defines conditions for substandard properties and sets forth requirements for the maintenance of property. This code also defines public nuisances and the abatement process for eliminating the nuisance. Major housing initiatives include: building and land use violations, public health code, noise and other public nuisances, and property maintenance. The Code Enforcement Division contained within the Public Safety Department enforces state and local laws for health and safety, basic property maintenance standards, and land use regulations.

The City's building codes, property maintenance standards, and code enforcement functions do not add materially to development costs, particularly since cities surrounding Norwalk have adopted similar measures; therefore, these provisions not considered an actual constraint.

Energy Conservation

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable. The City of Norwalk encourages resource conservation as follows.

- **Building Codes.** In 2010, Norwalk adopted the California Green Building Code (CALGreen), the first statewide green building standards code. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20 percent, improve indoor air quality, divert 50 percent of construction waste from landfills, and inspect energy systems for nonresidential building.
- **Neighborhood design.** Neighborhood design and site planning can also help to reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use.
- **Green Standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices.

- Retrofits of Residential Buildings.** Older residential buildings built before modern energy conservation standards and those under the CALGreen Code provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City of Norwalk offers residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate that can be used to purchase more energy-efficient models.

Permitting Processes

The City of Norwalk has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that public health and welfare are maintained. To that end, the Norwalk Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The City of Norwalk’s development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. The tables below outline the typical timelines for various residential projects in Norwalk. Table 40 shows timeframes of when the applicant can expect a decision on their application beginning from when a complete application is submitted, including when additional information is required by the City.

Table 40: Timelines for Permit Procedures	
Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	1-2 months
Conditional Use Permit	4-6 months
Zoning Amendment (Zone Change)	4-8 months
General Plan Amendment	4-8 months
Precise Development Plan Review	4-6 months
Parcel or Tract Maps	6-8 months

Table 40: Timelines for Permit Procedures	
Type of Approval, Permit, or Review	Typical Processing Time
Initial Environmental Study	6-8 months
Environmental Impact Report	12+months
Density Bonus/Development Agreement	6-9 months

Source: City of Norwalk, 2021

Single-family dwelling unit applications typically take 45 days for a single unit on one lot and six to nine months if part of a subdivision to obtain a tentative map and building permits. Multifamily development applications take six to nine months as well. Table 41 generally identifies the typical approvals required for single-family and multifamily projects, along with the estimated processing times of the Planning and Building Divisions.

Table 41: Typical Processing Procedures by Project Type				
	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
Typical Approval Requirements	Zoning Clearance	TPM or TTM	Site Development Permit by CDD	Site Development Permit/CUP/Design Review by PC
	Plan Check	Subdivision Review Committee	Plan Check	Plan Check
	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map	Inspection	Inspection
		Plan Check		
		Permitting		
		Inspection		

Table 41: Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
	Planning/Building Final	Planning/Building Final	Planning/Building Final	Planning/Building Final
Estimated Total Processing Time	Planning = 45 days Plan Check = 45 days	Planning = 60 -90 days if no accompanying rezone or plan amendment application. Plan Check = 60 days	Planning = 6-8 mo. Plan Check = 90 days	Planning = 6-9 mo. Plan Check = 90 days

Note: Processing times may vary by sq. ft., building type, design, complexity and volume of workload; inspection times not included

Source: City of Norwalk, 2021

Planning Division Review and Ministerial Permits

The development of a single-family dwelling and/or an ADU requires submittal of a site plan. The Planning Division reviews and approves a site plan within four weeks. Planning review of routine over-the-counter permits is limited to minor modifications to existing single-family dwellings which include an ADU conversion, fence, wall, or patio cover permits. Most multi-family residential development review requires consideration and approval by the Planning Commission with regard to design and objective review for compliance with zoning standards. The City is committed to streamline the processing of such reviews and permits and will explore upgrades to the City’s systems for electronic submittals and electronic plan checking to reduce paperwork and processing times.

Discretionary Review

The CUP review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the infrastructure, the built or natural environment, City resources, or the City’s ability to provide public services. CUPs are public hearings, with applications reviewed and approved by the Planning Commission. CUPs are required for SROs in the R-3 zone, >50-person emergency shelters in the M-1 and M-2 zones, and apartments as part of mixed-use development in certain commercial zones. However, multifamily development is permitted by right in the R-2, R-3, and R-4 zones. A variance or CUP is not required of multifamily developments in these zones. Development in these zones is subject only to approval by the Planning Commission of a Precise Development Plan.

The City’s processing and permit procedures are not a constraint on the development of housing. The Community Development Department continues in its efforts to reduce paperwork and processing time for all development project applications. The timeframes are highly dependent on the applicant’s accurate and timely response to City staff comments. For affordable housing developments, the key time constraint is not the permitting and processing procedures, but the time involved in obtaining funding from sources other than the City.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of June 25, 2019 the City of Norwalk was determined to be subject only to SB 35 streamlining for proposed developments with at least 50 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Norwalk and provides SB 35 eligibility information. The City will consider adopting Objective Design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by State law. Additionally, the City will review its regulations contained within each multifamily residential zoning district, titled "Landscaping, architectural and building design standards," to ensure that these standards are objective and represent the City's expectations for design of multifamily residential projects allowed by right under the State law, including where mixed-use is allowed.

Affordable Housing Incentives

A key goal of the housing element is to assist in the development of affordable housing for persons of all income levels. The City of Norwalk implemented housing incentives such as the density bonus ordinance. In 2014, the City Council adopted Ordinance No. 14-1656, which created a local density bonus ordinance that offers the same types of development incentives that are allowed for under California law. The provisions apply to multifamily residential projects consisting of five or more dwelling units. A development may qualify for up to a maximum 35 percent density bonus by providing 11 percent very-low income units, 20 percent low-income units, or 40 percent moderate- income units; or up to a 20 percent density bonus for the development of senior housing. Other concessions or incentives may also be awarded on a sliding scale depending on the percentage of affordable housing provided, in order to make the housing units economically feasible. While changes to density bonus have been made at the state level, the City has not kept pace with such changes, but defaults the state law. City will take steps to amend the City's density bonus ordinance to be in compliance with state law.

Although local governments have little influence on such market factors as interest rates and availability of funding for development, their policies and regulations can affect both the amount of residential development that occurs and housing affordability. Since governmental actions can constrain the development and affordability of housing, State law requires the Housing Element to "address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing."

Land Use Controls

The City's primary policies and regulations that affect residential development and housing affordability include the 1996 General Plan, Title 17 (Zoning), and Title 16 (Subdivisions). Table 42 summarizes the General Plan

land use designations and zoning districts that allow residential development either by right or subject to discretionary review (such as conditional use permit).

Table 42: Residential General Plan Land Use Designations and Zoning Districts		
General Plan Land Use Designations	Density	Corresponding Zoning Districts
Low Density Residential	8.7 du/ac	R-1, R-H, SPA, PUD
Medium Density Residential	16 du/ac	R-2, SPA, PUD
High Density Residential	22 du/ac 23 - 30 du/ac	R-3, SPA, PUD R-4
Specific Plan Area	Varies ¹	SPA
Planned Unit Development	Varies ²	PUD

Note(s): 1 Norwalk has adopted 15 Specific Plans, which are codified as part of Title 17 (Zoning). Multifamily residential uses are specifically listed in 14 of the plans, with densities ranging from 16 du/ac or greater.

2 The City has two PUDs that provide senior housing, one at 26 du/ac and the other at 70 du/ac.

The City's adopted density bonus ordinance defers to State law. The State Legislature has passed numerous changes to the density bonus requirements since the last update to Norwalk's ordinance. The City's Housing Plan will include programmatic actions to ensure that the City review and update its density bonus ordinance to ensure is consistent with the most current State laws.

Table 43 summarizes the housing types permitted by zone. Each use is designated by a letter denoting whether the use is allowed by right or conditionally permitted. As the table indicates, residential uses largely are permitted by right, except for mobile home parks and single-room occupancy (SRO) units in certain zones and mixed-use developments. Also, the City's *2020-2025 Analysis of Impediments to Fair Housing Choice* found that the location of special housing types in separate portions of the Zoning Ordinance without adequate cross referencing may be a deterrent to housing development. Norwalk is including programmatic action in this Housing Element to amend the Zoning Code as needed to provide the necessary cross-referencing and address housing constraints in this and other City documents.

Table 43: Permitted Residential Land Uses

Land Uses	R-1	R-2	R-3	R-4	RH	C-1	C-3	C&O	M-1
							C-M	P/O	M-2
Single-family Dwelling	P	P	P	P	P	--	--	--	--
Multi-family Dwelling	--	P	P	P	--	--	--	--	--
Employee Housing	P	P	P	P	P	--	--	--	--
Accessory Dwelling Units	P	P	P	P	P	--	--	--	--
Mobile/Manufactured Home	P	P	P	P	P	--	--	--	--
Mobile Home Park	--	--	--	--	--	C	P	C	P
Trailer Park	--	--	--	--	--	--	P	--	--
Emergency Shelter <50 beds	--	--	--	--	--	--	--	--	P
Emergency Shelter >50 beds	--	--	--	--	--	--	--	--	C
Transitional/Supportive Housing	P	P	P	P	P	--	--	--	--
Single Room Occupancy	--	--	C	--	--	--	--	--	--
Mixed Use (apartments in conjunction with commercial development)	--	--	--	--	--	C	C	C	--
<i>P = Permitted by Right</i> <i>C = Conditional Use Permit</i> <i>-- = Not Permitted</i>									

Source: City of Norwalk Municipal Code

Table 44 summarizes key development standards for the residential zones. Norwalk recently adopted amendments to Title 17 (Zoning) to conditionally permit mixed-use development in the commercial (C-1 and C-3) and Professional (Commercial and Office [C and O], Professional/Office [P/O]) districts; however, no specific development standards were adopted, other than parking requirements.

Table 44: Residential Development Standards					
Development Standard	R-1	R-2	R-3	R-4	R-H
Minimum Lot Size (sf)	5,000	5,000	5,000	25,000	9,000
Density (maximum units per acre)	8.7	16	22	23 to 30	8.7
Front Setback (ft)	20	15	15	15	20
Side Setback (ft)	5	3 to 10	3 to 20	5 to 10	5
Rear Setback (ft)	20	20	20	20	20
Height/Story Limit	2.5 stories or 35 ft	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	2.5 stories or 35 ft
Minimum Unit Size (sf)	800	Studio: 324 One Bedroom: 650 – 750 Two Bedroom: 850 – 1,000 Three Bedroom: 1,100			800
Minimum Open Space (sf)		200 – 400 per # of bedrooms in a unit, with 50% as common open space			
The required number and type of parking is calculated based upon land use.					
Single-Family Dwelling	2 covered spaces (exception for 35 ft wide lot: allows 1 garage space)				
Multifamily Dwelling	2 garage spaces per unit up to 2 bedrooms				

Table 44: Residential Development Standards					
Development Standard	R-1	R-2	R-3	R-4	R-H
	1 additional uncovered space for units with 3 or more bedrooms				
	1 guest space for every 3 units, with minimum of 2 uncovered spaces				
Apartments as part of Mixed-Use	Provide parking for multiple-family dwellings + required parking for commercial uses; or as determined by parking analysis for the specific project.				
Single Room Occupancy	1 garage space and 1 uncovered space each unit and on-site manager				
	1 uncovered space per six units for guests, with minimum of 1 uncovered space				

Source: City of Norwalk Municipal Code

While Table 44 indicates maximum densities in the R-2 and R-3 zones at 16 and 22 units per acre, respectively, the code actually uses a sliding scale based on lot size that may limit the ability of a property owner to achieve the maximum density. This is a constraint that requires a code amendment.

The 2020-2025 Analysis of Impediments to Fair Housing Choice found that parking requirements for SROs and covered parking requirements for single-family and multi-family dwelling units adds to the cost of developing affordable housing.

The requirement that multifamily housing provide covered parking can add substantial costs to development. For this Housing Element, through public outreach activities that included developer interviews, a community survey, and a community workshop, the survey and workshop results surfaced only a single constraint to housing development: excessive parking requirements. The developers overall were positive about the development environment in Norwalk, stating that the City is receptive to housing development proposals. The only two constraints they cited involved parking: the number of required spaces and restrictions on tandem parking. Nonetheless, the requirement for covered parking for multi-family housing adds to construction costs and could be considered a constraint to development.

This element includes Program 1.3, which calls for the City to revisit parking requirements. As part of the City's Housing Element implementation, the City will move forward with adoption of mixed-use standards and in the process, will review parking standards and adjust them if needed to ensure they are not constraining housing development. Citywide parking standards will also be reviewed and adjusted if needed. These requirements are set forth in Section 12.08.050 of the Norwalk Municipal Code. Once complete, these facilities are dedicated to the City, which is responsible for maintenance. Costs for on-site and off-site improvements are usually passed along to the homebuyer as part of the final cost of the home.

The current City street standards manual refers to materials and construction details without reference to street dimensions or geometry. Norwalk is nearly completely built out for public streets. The design manual of the American Association of State Highway and Transportation Officials (AASHTO) is used as a reference guide for dimensions, along with Fire Department requirements and Americans with Disabilities Act (ADA) requirements. Dimensions of newly created streets, public and private, are handled on a case-by-case basis with the City Council and City Engineer making the final decisions. Because the City uses a standards manual

that is nationally recognized and also used by other jurisdictions, the costs for providing such improvements is comparable in Norwalk to costs in other jurisdictions.

On-/Off-Site Improvements

Site improvements and property dedications are important components of new development and contribute to the creation of sustainable neighborhoods. Housing construction in Norwalk is subject to a variety of site improvement and building code requirements. For residential subdivisions, developers are required to construct streets, curbs, gutters, sidewalks, sewers, and water lines, and to provide street lighting and trees along the entire street line of the affected property.

The majority of the residential areas in Norwalk are built out, with infrastructure already available. The vacant housing sites are located on infill lots in established neighborhoods. In most cases, development of the lots involves connection to existing infrastructure. The on-site and off-site improvement standards imposed by the City are typical for most communities and do not pose unusual constraints for housing development.

Locally Adopted Ordinances

State law requires that cities include an analysis of any locally adopted ordinance that directly impacts the cost and supply of residential development. Norwalk has not adopted any local ordinances with inclusionary housing requirements, regulating short-term rentals, or any type of growth control/development cap or limitation that would directly impact the cost and supply of residential development.

Codes and Enforcement

Norwalk implements the 2019 edition of the California Building Code and 2019 edition of the California Green Building Standards Code. These codes establish standards and require inspections at various stages of construction to ensure code compliance and minimum health and safety standards. Although these standards and the time required for inspections increase housing production costs and may impact the viability of rehabilitation for older properties, the codes are mandated for all jurisdictions in California. The City's amendments to these codes are routine, and Norwalk has not adopted any local amendments to the model codes that would increase housing costs.

The City enforces code compliance to promote property maintenance in accordance with the City Zoning and Building ordinances and State and County Health Codes. Under the City's Public Safety Department, a Neighborhood Enhancement Team (Code Compliance inspector) receives and investigates complaints regarding alleged Municipal Code violations such as property maintenance violations, private property parking violations, or zoning violations. Complaints can be submitted by phone, email, or regular mail. Code Compliance inspectors work closely with homeowners to address property maintenance issues; this cooperation allows for the correction of code violations and thus helps preserve the quality of Norwalk's neighborhoods.

Zoning for a Variety of Housing Types

State housing element law requires that jurisdictions facilitate and encourage a range of housing types for all economic segments of the community. The City of Norwalk accommodates a wide variety of housing types, as summarized below.

Single and Multiple Family Housing Opportunities

Single-family dwellings are permitted by right in all residential zones. Each residential zone requires a minimum lot size per dwelling unit and a maximum permitted density. There is no difference in development standards for either residential product type. Manufactured housing is treated in the same manner as other "stick-built" single-family residential uses in the same zone. Any employee housing providing accommodations for six or fewer

employees shall be deemed a single-family structure pursuant to California Health & Safety Code Section 17021.5.

Multifamily developments are permitted by right in the R-2, R-3 and R-4 zones and require a conditional use permit (CUP) in the C-1, C-3, C & O, and P/O zones when part of a mixed-use development. The type of multifamily development within a mixed-use project is limited to apartment units. Parking must be provided separately for both the residential and nonresidential uses, with parking reductions permitted with a parking analysis for specific projects. No other specific development standards apply to the residential development within commercial zones.

Mobile Homes/Factory-built housing

State law requires that mobile and manufactured homes be considered a single-family dwelling and permitted in all zones that allow single-family housing. Manufactured housing can be subject to design review. Manufactured homes are permitted by right in all residential zones.

Accessory Dwelling Units

Accessory dwelling units (ADUs) can be an important source of affordable housing since they are typically smaller than primary units and do not have direct land acquisition costs. ADU development expands housing opportunities for very low-, low-, and moderate-income households by increasing the number of rental units available within existing neighborhoods. In Norwalk, consistent with the Government Code Section 65852.2, ADUs are permitted by right in all residential zones that allow for a single-family dwelling and are subject to all development standards of the underlying zoning district with a few minor exceptions.

The City last comprehensively updated its ADU ordinance in 2018. The State Legislature has since passed numerous changes to the ADU requirements (previously known as second units) to promote the development of ADUs. These include allowing ADUs to be built concurrently with a single-family home, opening areas where ADUs can be built to include all zoning districts that allow single-family uses, modifying fees from utilities such as special districts and water corporations, and reducing parking requirements. AB 2299 provides that any existing ADU ordinance that does not meet the new requirements become null and void. In such cases, a jurisdiction must approve accessory dwelling units based on Government Code Section 65852.2 until the jurisdiction adopts a compliant ordinance. Jurisdictions are not required to create ordinances for ADUs; however, any jurisdiction that does adopt an ADU ordinance must submit the ordinance to HCD within 60 days of its adoption. The City will review and amend its ADU ordinance as necessary to comply with the most current requirements of Government Code Section 65852.2.

Housing for Agricultural Employees (permanent and seasonal)

The Employee Housing Act (Government Code Section 17021.5 and 17021.6) requires any employee housing occupied by six or fewer employees to be considered a single-family structure within a residential land use and subject to the same regulations as a single-family dwelling of the same type in the same zone. In addition, employee housing consisting of no more than 36 beds in a group quarters, or 12 units or separate rooms or spaces designed for use by a single-family or household, must be considered an agricultural land use and be treated the same as any other agricultural activity in the same zone. The City allows employee housing as a permitted use in all residential zones without specifically distinguishing the type of employment.

Emergency Shelters

SB 2 from the 2007-2008 legislative session requires jurisdictions to permit emergency shelters without a CUP or other discretionary permit. In Norwalk, emergency shelters for up to 50 persons are allowed without discretionary review in the M-1 and M-2 zones, and larger emergency shelters require CUP approval. Approximately 300 acres of land are designated with industrial zoning. These properties are located in various parts of the City, primarily parallel to Firestone Boulevard and its commercial corridor, with some parcels located

along the City's western border adjacent to the San Gabriel River and the along the City's eastern boundary with the cities of Santa Fe Springs and Cerritos. The availability of properties within these zones can easily accommodate shelters for the 168 unsheltered homeless persons identified in the City during the 2020 Point-In-Time Homeless Count.

For emergency shelters, zoning regulations require they be located within one-quarter of a mile of any bus stop (Norwalk Municipal Code Section 17.04.195.B.1.f). While the distance requirement was established with good intentions, State law allows only one distance requirement for the siting of emergency shelters for the homeless: a 300-foot separation from another similar facility. The City will evaluate, and revise as needed, the City's permitting requirements for emergency shelters.

AB 101 (2019-2020 legislative session) requires that Low-Barrier Navigation Centers be allowed as a by-right use in areas zoned for mixed-use and nonresidential zones that permit (by right or conditionally) multi-family uses. Norwalk does not currently have any provisions established for Low-Barrier Navigation Centers. The City will update the Zoning Ordinance to ensure that the City meets the requirements of AB 101.

Transitional and Supportive Housing

State law requires cities to allow transitional and supportive housing as a residential use and allowed by right in all zones that allow similar residential uses, consistent with SB2 (2007-2008 legislative session). In Norwalk, transitional and supportive housing are considered single-family or multifamily uses and are permitted in all residential zones and thus are held to the same development standards as other residential uses of the same type in the same zone, with the exception of apartments as part of mixed-use development.

Effective January 1, 2019, AB 2162 (Supportive Housing Streamlining Act) requires supportive housing to be considered a use by right in zones where multifamily and mixed use are permitted, including nonresidential zones permitting multifamily uses, if the proposed housing development meets specified criteria. The law prohibits the local government from imposing any minimum parking requirement for units occupied by supportive housing residents if the development is located within one-half mile of a public transit stop. AB 2162 also requires local entities to streamline the approval of housing projects containing a minimum amount of supportive housing by providing a ministerial approval process, removing the requirement for CEQA analysis, and removing the requirement for a CUP or other similar discretionary entitlements.

Currently, multifamily uses are allowed by right in the R-2, R-3, and R-4 districts, and mixed-use is allowed via CUP in the C-1, C-3, C&O, and P/O districts. The City complies partially with AB 2162. Supportive housing is allowed as a by-right use in all residential zones allowing multifamily uses, but supportive housing is not allowed in commercial districts. To comply with AB 2162 the City will need to update its zoning regulations to allow supportive housing as a by-right use in the districts allowing mixed-use.

Single-Room Occupancy (SRO)

Single-room occupancy hotels and/or boarding homes are collectively referred to as SROs. SRO units are one-room units intended for occupancy by a single individual. An SRO is distinct from a studio or efficiency unit in that a studio is a one-room unit containing a kitchen and bathroom. Although SRO units are not required to have a kitchen or bathroom, many SROs have one or the other. The City's Zoning Ordinance has specific regulations that permit SRO units in the R-3 zone upon approval of a CUP. These regulations include minimum lot size, dwelling units/acre, bathrooms, common space, lot dimension requirements, parking, and on-site management staff. SRO housing is defined in the zoning regulations to mean a dwelling within a multifamily dwelling structure, between 150 and 350 square feet in size, with a room and space for a bed; a closet; a full kitchen including sink, space for a refrigerator and a stove, range top or oven; and a separate bathroom with sink, toilet, and bathtub or shower. The unit is limited in occupancy to two people.

Housing for Persons with Disabilities

Housing element law requires that in addition to the needs analysis for people with disabilities, the housing element must analyze potential governmental constraints to the development, improvement, and maintenance of housing for people with disabilities; demonstrate local efforts to remove any such constraints; and provide for reasonable accommodations for persons with disabilities through programs that remove constraints.

Zoning and Land Use

Under the State Lanterman Developmental Disabilities Services Act (aka Lanterman Act), small State-licensed residential care facilities for six or fewer people must be permitted in all zones that allow single- or multifamily uses, subject to the same permit processing requirements and development standards. Norwalk does not specifically list residential care facilities for six or fewer persons as a use in any of its zones, although the definition of “family” includes licensed residential facilities serving six or fewer persons as defined in Health and Safety Code Section 1502(a)(1). Facilities serving seven or more are not listed as a use and are not specifically defined in Norwalk’s zoning regulations.

While the definition for supportive housing is inclusive of persons with disabilities, Health and Safety Code Section 50675.14 (as referenced in the City’s definition for supportive housing) is specific to persons and families who are “homeless” as being the “target” population served by supportive housing. Therefore, while the City allows for supportive housing in all residential zones and such housing has no limitations on length of stay and is considered a residential use subject to the same regulations and procedures that apply to other residential uses of the same type in the same zone, the regulations require review and update to comply with the Lanterman Act for both small and large types of residential care facilities. The City will evaluate the definition of supportive housing and ensure that it complies with State and federal law and that it clearly conveys that supportive housing is considered a residential use of property are subject only to those restrictions that apply to other residential dwellings of the same type in the same zone.

Definition of Family

The current “family” definition in the Zoning Ordinance is not overly restrictive. This definition was amended or “cured” of its discriminatory language in 2015. The current definition is as follows: “Family” means one or more persons living together as a single housekeeping unit in a single dwelling unit. Family also means the persons living together in a licensed residential facility, as that term is defined in California Health and Safety Code Section 1502(a)(1) serving six or fewer persons, excluding the licensee, the members of the licensee’s family, and persons employed as facility staff who reside at the facility. The City will amend the definition to specifically state that it includes “unrelated persons.”

Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodation (i.e., modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. For example, it may be a reasonable accommodation to waive a setback requirement so that elevated ramping can be constructed to provide access to a dwelling unit for a resident who has mobility impairments. Whether a modification is reasonable depends on the circumstances and must be decided on a case-by-case basis.

The Zoning Ordinance includes Section 17.02.202 (Reasonable Accommodation Procedures), the purpose of which is to establish a procedure 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 Zoning Ordinance definition of “reasonable accommodation” means any modification requested or granted from the City’s zoning and land use laws, regulations, policies, and procedures or any combination thereof, that may be reasonable and necessary. The regulations establish a formal procedure for persons with disabilities seeking equal access

to housing under the Fair Housing Act. The regulations provide regulation, policy, and practice requirements for dwelling modifications, application findings, and reasonable accommodation decision or conditions of approval. The application is subject to review and action by Director of Community Development. The Director’s action is final but may be appealed to the Planning Commission whose action may, in turn, be appealed to the City Council.

Fees and Exactions

Housing construction imposes certain short- and long-term costs upon local government, such as the cost of providing planning services and inspections. As a result, the City relies upon various planning and development fees to recoup costs and ensure that essential services and infrastructure are available when needed. Impacts fees are also charged to cover the cost of providing municipal services or mitigating project impacts. These fees are summarized in Table 45. The total amount of fees varies from project to project based on type, existing infrastructure, and mitigating environmental impacts.

Most, if not all, developers consider any fee a significant constraint to the development of affordable housing. For affordable housing projects, financing generally includes some form of State or federal assistance, with rents set through the funding program. As such, fees cannot and do not increase the rents. Although the various fees account for a significant portion of the development cost, the fees collected are necessary to pay for necessary infrastructure.

Fee information is included on the City’s website at:
<https://www.norwalk.org/home/showpublisheddocument/24968/637475062527930000>

Table 45: Development Fees	
Fee Category	Fee Amount
Planning and Application Fees	
Variance	Single-family \$1,045 Multifamily \$3,200
Conditional Use Permit	Single-family \$1,045 Precise Development Plan \$1,750 Other \$4,520
General Plan Amendment	\$5,060
Zone Change	\$5,060
Precise Development Plan	Single-family \$1,200 Multifamily \$4,695
Administrative Review	\$45
Director Approval	\$1,500

Table 45: Development Fees	
Fee Category	Fee Amount
Density Bonus	\$5,060
Text Amendment	\$5,060
Development Agreement	\$5,060
Subdivision	
Lot Line Adjustment	\$1,700
Tentative Tract Map	\$4,000 plus \$110 per lot
Tentative Parcel Map	\$4,000
Environmental	
Categorical Exemption	\$610
Environmental Impact Report	Based on actual T & M cost
Negative Declaration or MND	\$1,420
Other Fees	
Art in Public Places	1% of project cost for projects >\$500,000 valuation
Parkland Dedication	\$133.73 per multifamily dwelling unit x fair market value per sf of land

Source: City of Norwalk, 2020-2021. Effective 1-29-2021

Table 46 identifies the hypothetical fees that would be collected for a new 1,800-square-foot single-family house and a 60-unit multifamily project. Development fees make up approximately three percent of a home purchase price. City of Norwalk fees are typical for most communities and are comparable to those of surrounding communities.

Table 46: Proportion of Fee in Overall Development Cost for A Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multifamily
Total estimated fees per unit	\$17,400	\$14,000
Typical estimated cost of development per unit	\$662,000 (sales price based on MLS prices)	\$310,000 (valuation of each unit)
Estimated proportion of fee cost to overall development cost per unit	2.6%	4.5%

Building Standards

Residential development must adhere to prerequisites in order to be approved in Norwalk. These include development standards, design and parking standards, and other requirements. These are noted as follows.

Building Codes and Enforcement

The City has adopted the 2019 California Building, Electrical, Green Building Standards, Plumbing, Mechanical, and Residential codes. The Building and Safety Division performs examinations of development plans, issues permits and performs inspections of construction activities in the City. The division further provides information to its customers through records research, provision of informational handouts and by development consultation through all phases of a project from concept to completion.

The City of Norwalk has also adopted a variety of property maintenance codes for the protection of property values and the general welfare of the community. The code defines conditions for substandard properties and sets forth requirements for the maintenance of property. This code also defines public nuisances and the abatement process for eliminating the nuisance. Major housing initiatives include building and land use violations, public health code, noise and other public nuisances, and property maintenance. The Code Enforcement Division contained within the Public Safety Department enforces state and local laws for health and safety, basic property maintenance standards, and land use regulations.

The City's building codes, property maintenance standards, and code enforcement functions do not add materially to development costs, particularly since cities surrounding Norwalk have adopted similar measures; therefore, these provisions not considered an actual constraint.

Energy Conservation

In 2006, the State Legislature adopted the Global Warming Solutions Act, which created the first comprehensive, state regulatory program to reduce GHG emissions to 80 percent below 1990 levels by 2050. Through both SB375 and AB32, promoting energy conservation has become a consistent theme in regulations, green building practices, and business operations. Cities across California have become increasingly involved in promoting resource conservation to make their community more environmentally sustainable. The City of Norwalk encourages resource conservation as follows.

- **Building Codes.** In 2010, Norwalk adopted the California Green Building Code (CALGreen), the first statewide green building standards code. The Code is designed to help California achieve GHG reduction goals through the planning, design, operation, construction, use, and occupancy of every new building, and to additions and alterations to nonresidential buildings. CALGreen includes mandatory provisions to reduce water use by 20 percent, improve indoor air quality, divert 50 percent of construction waste from landfills, and inspect energy systems for nonresidential buildings.
- **Neighborhood design.** Neighborhood design and site planning can also help to reduce energy consumption. Sizing and configuring lots to maximize a building's solar orientation facilitates optimal use of passive heating and cooling techniques. Placing housing near jobs, services, and other amenities reduces energy consumption for transportation. Other design strategies with beneficial energy implications include installing broad-canopied trees for shade and clustering development to reduce auto use.
- **Green Standards.** The building industry offers programs to improve the energy efficiency and sustainability of housing. The BIA sponsors a voluntary program called Green Builder. The U.S. Green Building Council (USGBC) sponsors a building certification program called Leadership in Energy and Environmental Design (LEED). The USGBC reviews projects for conformance based on efficiency, sustainability, materials quality, and design factors, and then issues certifications based on the points achieved for sustainable practices.
- **Retrofits of Residential Buildings.** Older residential buildings built before modern energy conservation standards and those under the CALGreen Code provide the greatest opportunity to make a measurable difference in energy usage. To that end, the City of Norwalk offers residential rehabilitation loans that can be used to purchase more energy-efficient upgrades to windows, insulation, and other home items. Moreover, local utility companies also offer a wide range of incentive programs to trade in energy-inefficient appliances and receive a rebate that can be used to purchase more energy-efficient models.

Permitting Processes

The City of Norwalk has the responsibility to ensure that residential developments are of lasting quality, that housing opportunities are available, and that the public health and welfare are maintained. To that end, the Norwalk Municipal Code establishes standard procedures for processing applications for the development, maintenance, and improvement of housing. These processes are described in the following section.

Processing and Permit Procedures

Processing and permit procedures may pose a considerable constraint to the production and improvement of housing. Common constraints include lengthy processing time, unclear permitting procedures, layered reviews, multiple discretionary review requirements, and costly conditions of approval. These constraints increase the final cost of housing, uncertainty in the development of the project, and overall financial risk assumed by the developer.

The City of Norwalk's development review process is designed to accommodate housing development applications of various levels of complexity and requiring different entitlements. Processing times vary with the complexity of the project. The tables below outline the typical timelines for various residential projects in Norwalk. Table 47 shows timeframes of when the applicant can expect a decision on their application beginning from when a complete application is submitted, including when additional information is required by the City.

Table 47: Timelines for Permit Procedures	
Type of Approval, Permit, or Review	Typical Processing Time
Ministerial Review	1-2 months
Conditional Use Permit	4-6 months
Zoning Amendment (Zone Change)	4-8 months
General Plan Amendment	4-8 months
Precise Development Plan Review	4-6 months
Parcel or Tract Maps	6-8 months
Initial Environmental Study	6-8 months
Environmental Impact Report	12+months
Density Bonus/Development Agreement	6-9 months

Source: City of Norwalk, 2021

Single-family dwelling unit applications typically take 45 days for a single unit on one lot and six to nine months if part of a subdivision to obtain a tentative map and building permits. Multifamily development applications take six to nine months as well. Table 48 generally identifies the typical approvals required for single-family and multifamily projects, along with the estimated processing times of the Planning and Building Divisions.

Table 48: Typical Processing Procedures by Project Type

	Single Family Unit	Subdivision	Multi-family < 20 units	Multi-family > 20 units
Typical Approval Requirements	Zoning Clearance	TPM or TTM	Site Development Permit by CDD	Site Development Permit/CUP/Design Review by PC
	Plan Check	Subdivision Review Committee	Plan Check	Plan Check
	Permitting	Planning Commission	Permitting	Permitting
	Inspection	Final Map	Inspection	Inspection
		Plan Check		
		Permitting		
		Inspection		
		Planning/Building Final	Planning/Building Final	Planning/Building Final
Estimated Total Processing Time	Planning = 45 days Plan Check = 45 days	Planning = 60 -90 days if no accompanying rezone or plan amendment application. Plan Check = 60 days	Planning = 6-8 mo. Plan Check = 90 days	Planning = 6-9 mo. Plan Check = 90 days

Note: Processing times may vary by sq. ft., building type, design, complexity and volume of workload; inspection times not included

Source: City of Norwalk, 2021

Planning Division Review and Ministerial Permits

The development of a single-family dwelling and/or an ADU requires submittal of a site plan. The Planning Division reviews and approves a site plan within four weeks. Planning review of routine over-the-counter permits is limited to minor modifications to existing single-family dwellings which include an ADU conversion, fence, wall, or patio cover permits. Most multi-family residential development review requires consideration and approval by the Planning Commission with regard to design and objective review for compliance with zoning standards. The City is committed to streamline the processing of such reviews and permits and will explore

upgrades to the City's systems for electronic submittals and electronic plan checking to reduce paperwork and processing times.

Discretionary Review

The CUP review process is intended to apply to uses that are generally consistent with the purposes of the district where they are proposed but require special consideration to ensure that they can be designed, located, and operated in a manner that will not interfere with the use and enjoyment of surrounding properties or adversely affect the infrastructure, the built or natural environment, City resources, or the City's ability to provide public services. CUPs are public hearings, with applications reviewed and approved by the Planning Commission. CUPs are required for SROs in the R-3 zone, >50-person emergency shelters in the M-1 and M-2 zones, and apartments as part of mixed-use development in certain commercial zones. However, multifamily development is permitted by right in the R-2, R-3, and R-4 zones. A variance or CUP is not required of multifamily developments in these zones. Development in these zones is subject only to approval by the Planning Commission of a Precise Development Plan.

The City's processing and permit procedures are not a constraint on the development of housing. The Community Development Department continues in its efforts to reduce paperwork and processing time for all development project applications. The timeframes are highly dependent on the applicant's accurate and timely response to City staff comments. For affordable housing developments, the key time constraint is not the permitting and processing procedures, but the time involved in obtaining funding from sources other than the City.

Environmental Review

State regulations require environmental review of discretionary project proposals (e.g., subdivision maps, precise plans, use permits, etc.). The timeframes associated with environmental review are regulated by CEQA. In compliance with the Permit Streamlining Act, City staff ensures that non-legislative proposals are heard at the Planning Commission within 60 days of receipt of an application being deemed complete.

SB 35 Approval Process

SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process, exempting such projects from environmental review under CEQA. When the State determines that jurisdictions have insufficient progress toward their lower-income RHNA (very low and low income), these jurisdictions are subject to the streamlined ministerial approval process (SB 35 [Chapter 366, Statutes of 2017] streamlining) for proposed developments with at least 50 percent affordability. If the jurisdiction also has insufficient progress toward their above-moderate-income RHNA, then they are subject to the more inclusive streamlining for developments with at least 10 percent affordability. SB 35 will automatically sunset on January 1, 2026.

As of June 25, 2019 the City of Norwalk was determined to be subject only to SB 35 streamlining for proposed developments with at least 50 percent or greater affordability. The City has not received any applications or inquires for SB 35 streamlining. To accommodate any future SB 35 applications or inquiries, the City will create and make available to interested parties an informational packet that explains the SB 35 streamlining provisions in Norwalk and provides SB 35 eligibility information. The City will consider adopting Objective Design standards to ensure that the City can provide local guidance on design and clearly articulate objective design standards for by-right projects as allowed by State law. Additionally, the City will review its regulations contained within each multifamily residential zoning district, titled "Landscaping, architectural and building design standards," to ensure that these standards are objective and represent the City's expectations for design of multifamily residential projects allowed by right under the State law, including where mixed-use is allowed.

Affordable Housing Incentives

A key goal of the housing element is to assist in the development of affordable housing for persons of all income levels. The City of Norwalk implemented housing incentives such as the density bonus ordinance. In 2014, the City Council adopted Ordinance No. 14-1656, which created a local density bonus ordinance that offers the same types of development incentives that are allowed for under California law. The provisions apply to multifamily residential projects consisting of five or more dwelling units. A development may qualify for up to a maximum 35 percent density bonus by providing 11 percent very-low income units, 20 percent low-income units, or 40 percent moderate- income units; or up to a 20 percent density bonus for the development of senior housing. Other concessions or incentives may also be awarded on a sliding scale depending on the percentage of affordable housing provided, in order to make the housing units economically feasible. While changes to density bonus have been made at the state level, the City has not kept pace with such changes, but defaults the state law. City will take steps to amend the City's density bonus ordinance to be in compliance with state law.

Affirmatively Furthering Fair Housing (GC 65583(c)(10)(A))

California Assembly Bill (AB) 686 requires that all Housing Elements due on or after January 1, 2021 contain an Assessment of Fair Housing (AFH) consistent with elements of the analysis required by the federal Affirmatively Furthering Housing (AFFH) Final Rule of July 16, 2015.

In order to affirmatively further housing the City must include the following three components of the requirement:

1. Include a program that affirmatively furthers fair housing and promotes opportunities throughout the community for protected classes;
2. Conduct an assessment of fair housing, which includes a summary of fair housing issues; an analysis of available federal, state and local data and/or knowledge; and an assessment of the contributing factors for fair housing; and
3. Prepare the Housing Element land inventory and identification of sites through the Lens of Affirmatively Furthering Furthers Housing.

This City is tasked with affirmatively furthering housing by “taking meaningful actions, in addition to combating discrimination, that overcome patters of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics” for persons of color, persons with disabilities, and other protected classes. The Bill added an assessment of fair housing to the Housing Element which includes the following components: a summary of fair housing issues and assessment of the City's fair housing enforcement and outreach capacity; an analysis of segregation patterns and disparities in access to opportunities, an assessment of contributing factors, and an identification of fair housing goals and actions. The primary data source for the AFFH analysis is the City of Norwalk 2020 Analysis of Impediments to Fair Housing Choice (AI) and the State of California Department of Housing and Community Development (HCD) AFFH Data Viewer.

Fair Housing Enforcement and Capacity

Norwalk prepared the 2020 Analysis of Impediments to Fair Housing Choice (AI) to accompany the City's 2020-2025 Consolidated Plan, as required by HUD under federal Community Development Block Grant (CDBG) and HOME Investment Partnership (HOME) program requirements. Contained within the report are the following information about fair housing enforcement and capacity.

The City of Norwalk contracts with the Fair Housing Foundation (FHF) to provide fair housing services for its residents. FHF's mission is to actively support and promote fair housing through education and advocacy, to the end that all persons have the opportunity to secure the housing they desire and can afford without

discrimination based on their race, color, religion, gender, sexual orientation, national origin, familial status, marital status, disability, ancestry, age, source of income, or other characteristics protected by law.

For fiscal year 19/20, FHF provided direct client services to 93 residents, landlords, property owners, real estate professionals and property seekers, of whom 78 percent were in-place tenants of rental housing, comprising the largest segment of Norwalk residents requesting assistance from FHF. Of the 93 direct service clients, FHF advised landlords, property owners, and tenants requesting advice on their rights and responsibilities under federal and state law. A majority of those seeking help were conducted by phone on FHF's toll-free hotline. During the 2019/2020 fiscal year, there were 11 fair housing allegations that needed further consultation. Of the 11 allegations, 8 cases were resolved and 3 merited a case to be opened because information during counseling substantiated possible discrimination. The cases involved alleged discrimination based on disability and income.

Fair housing enforcement and outreach capacity refers to the ability of a locality and fair housing entities to disseminate information related to fair housing laws and rights and provide outreach and education to community members. Enforcement and outreach capacity also includes the ability to address compliance with fair housing laws, such as investigating complaints, obtaining remedies, and engaging in fair housing testing.

Federal Fair Housing Laws prohibit housing discrimination based upon race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information. California's Fair Housing Laws also prohibit discrimination in housing based on occupation, age, or protected characteristic; method of financing; or the intended occupancy by lower or moderate income people.

A review of relevant City policies and regulations shows that the City is in compliance with all State and Federal civil rights and fair housing laws. This includes compliance with the following:

- California Fair Employment and Housing Act (FEHA) (Part 2.8 (commencing with section 12900) of Division 3 of Title 2);
- California Government Code sections 8899.50, 65008, 65583, subdivisions (c)5) and (c)(10), and 11135;
- Civil Code section 51 (the Unruh Civil Rights Act); and
- FEHA regulations in California Code of Regulations, title 2, sections 12005-12271.

Per Program 5.1, the City will refer any cases or complaints regarding violations of fair housing law to the Fair Housing Foundation, whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. The City will promote public education and outreach regarding the fair housing provider and methods to report fair housing violations by:

- Creating informational, multi-lingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City's website and other social media platforms.
- Conducting neighborhood meetings annually.
- Developing a Fair Housing Factsheet to be included in ADU and SB 9 applications to educate homeowners who may potentially act as landlords when renting out the ADU or SB 9 units.
- Conducting targeted outreach for the City's Code Enforcement and residential rehabilitation programs in neighborhoods with older housing stock and substandard housing conditions.

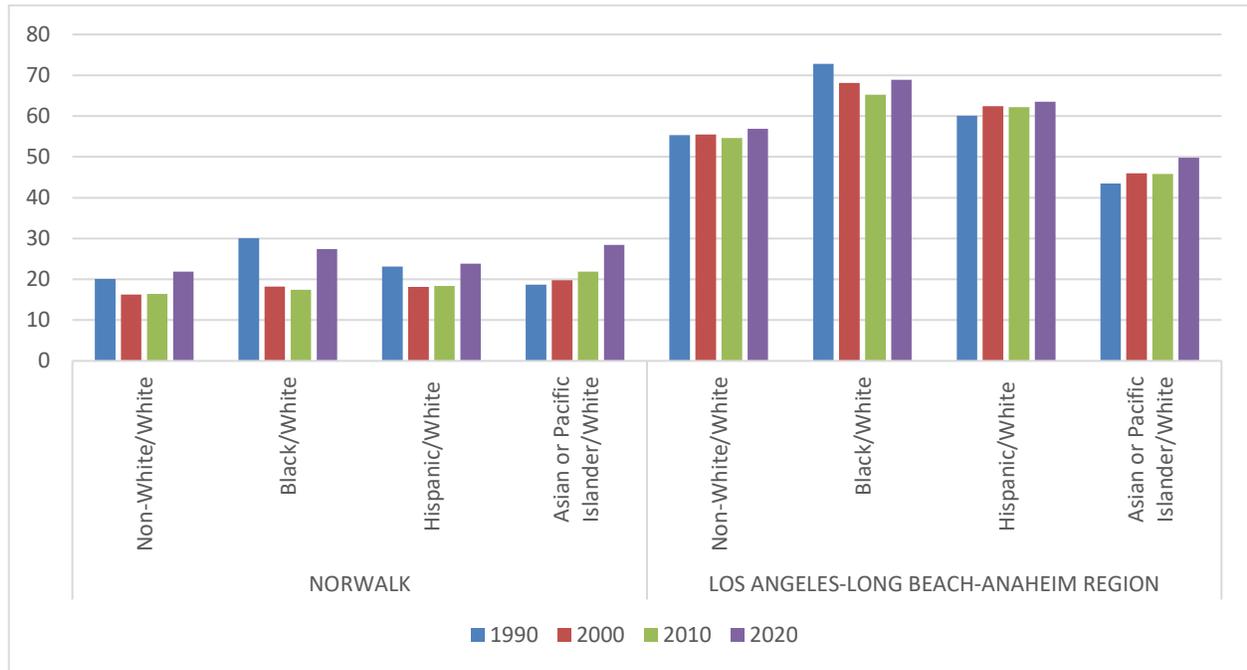
Segregation and Opportunity Patterns and Trends

The AFFH analysis addressed areas of ongoing and concentrated segregation and integration and compare concentrations of protect characteristics and incomes. The following information discusses the levels of segregation and integration for race and ethnicity, income, familial status, persons with disabilities. Figure 15 shows the racial and ethnic majority by census tract in the City of Norwalk. As illustrated, the whole City has a Hispanic majority, with the tract in the northeast corner that contains the hospital having a slim (<10%) majority, and most of the City having a predominant (>50%) majority. The City has a significantly larger Hispanic Population (78.6%), in comparison to the County (49.1). Norwalk also has a much smaller non-Hispanic White population (7.1%) compared to the County (24.6%).

Segregation is defined by the census as the spatial distributions of different groups among units in a metropolitan area. Segregation can also be quantified by using the dissimilarity index. The dissimilarity index is effectively a measurement on how even the distribution of different racial groups are within a given geography. Cities where neighborhoods have a relatively even distribution of racial/ethnic groups across neighborhoods will have a low dissimilarity index score, while cities where one or more racial/ethnic groups are concentrated will have higher dissimilarity index scores. The dissimilarity index measures the distribution of two groups in a city and assigns a score of 1–100, with higher scores indicating greater levels of segregation. The level of segregation is determined by assessing what percentage of residents of a neighborhood block group would have to move for each block group to have the exact same population of said group. Therefore, a decreasing lower dissimilarity index implies higher integration, and a more even distribution of each ethnicity. A higher dissimilarity index indicates higher concentrations of the indicated ethnic groups in areas of the City. The formula for this calculation is provided by HCD’s AFFH Guidance Document.

Figure 10 displays the dissimilarity index for race and ethnicity in Norwalk and the Los Angeles-Long Beach-Anaheim region, indicating the level of segregation between White residents and residents who are non-White, Black, Hispanic, or Asian. There has been minimal change over time in Norwalk’s segregation, which remains in the low segregation category between the White population and each of the non-White populations. This is much lower than the region as a whole, which experiences upper moderate and high segregation. Los Angeles County has a set goal of below 35 for its dissimilarity index between Black and White residents by 2050. The City of Norwalk already meets this goal. It is unlikely that the RHNA site distribution will lead to an increase in dissimilarity.

Figure 10: Dissimilarity Index



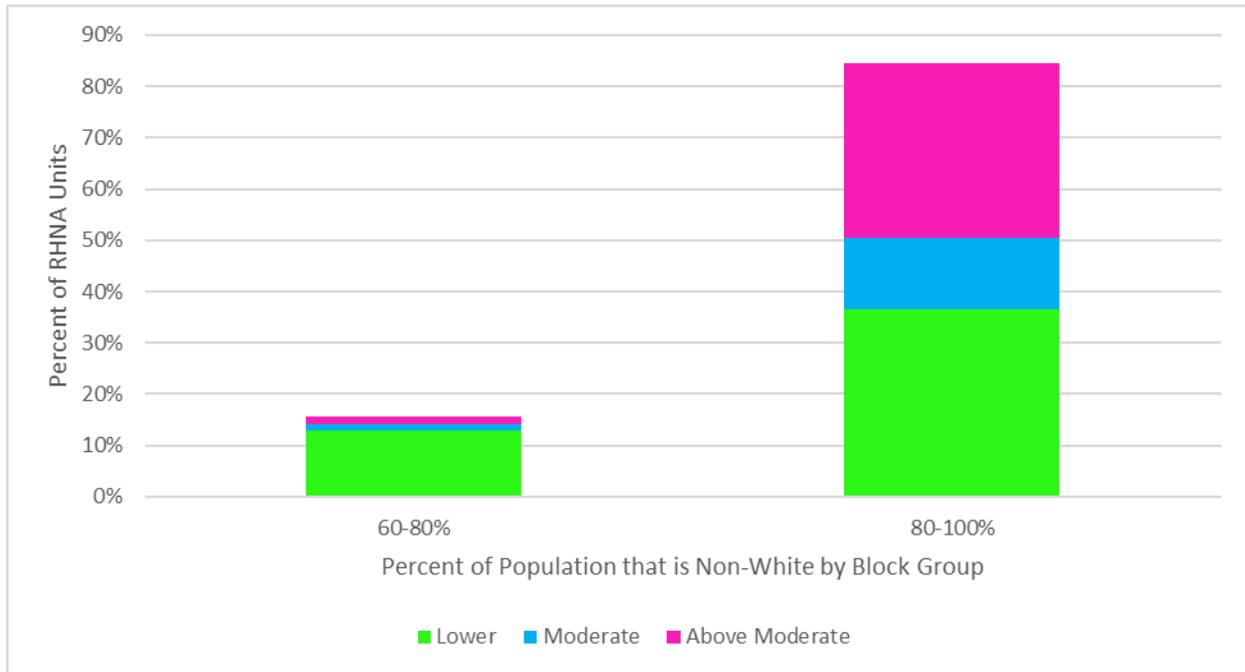
Race/Ethnicity FHF

Latino residents, of any race make up most of the City’s population (nearly 70 percent). Compared with the County of Los Angeles the City has a higher percentage of Latino residents and a lower percentage of white, non-Hispanic residents. Since 2010, most non-Latino race/ethnic groups have increased, including Asian, African American, Pacific Islander, and Other. The non-Latino, White population has remained at similar levels, with American Indians decreasing.

There are no census block groups in the City with a non-White population less than 61 percent, and the majority of the City’s block groups have a non-White population over 81 percent. As of 2021, 93 percent of the City was non-White, while 75 percent of the County was non-White, indicating that the overall distribution of the non-White population is more predominant in Norwalk compared to the region as a whole.

Figure 11 compares the RHNA units with the percentage of the population that is non-White. As shown in Figure 11, almost all block groups have a non-White population over 80 percent, most sites are in these areas. There is a large very low income pending project in the northeast area of the City, where there is a slightly smaller non-White population. Per the request of the residents during public outreach sessions, the sites are relatively distributed and are not heavily concentrated in a single neighborhood. As there are no concentrations of non-White population within Norwalk, it is unlikely that any distribution of sites will cause a fair housing concern, especially as the sites are distributed throughout the City without distinct clusters.

Figure 11: Percent non-White Comparison of RHNA Units by Income Category



Persons with Disabilities

The US Census Bureau provides information on the number of persons with disabilities of varying types and degrees. According to the US Census Bureau, a person is considered to have a disability if they have difficulty performing certain functions or difficulty with certain social roles.

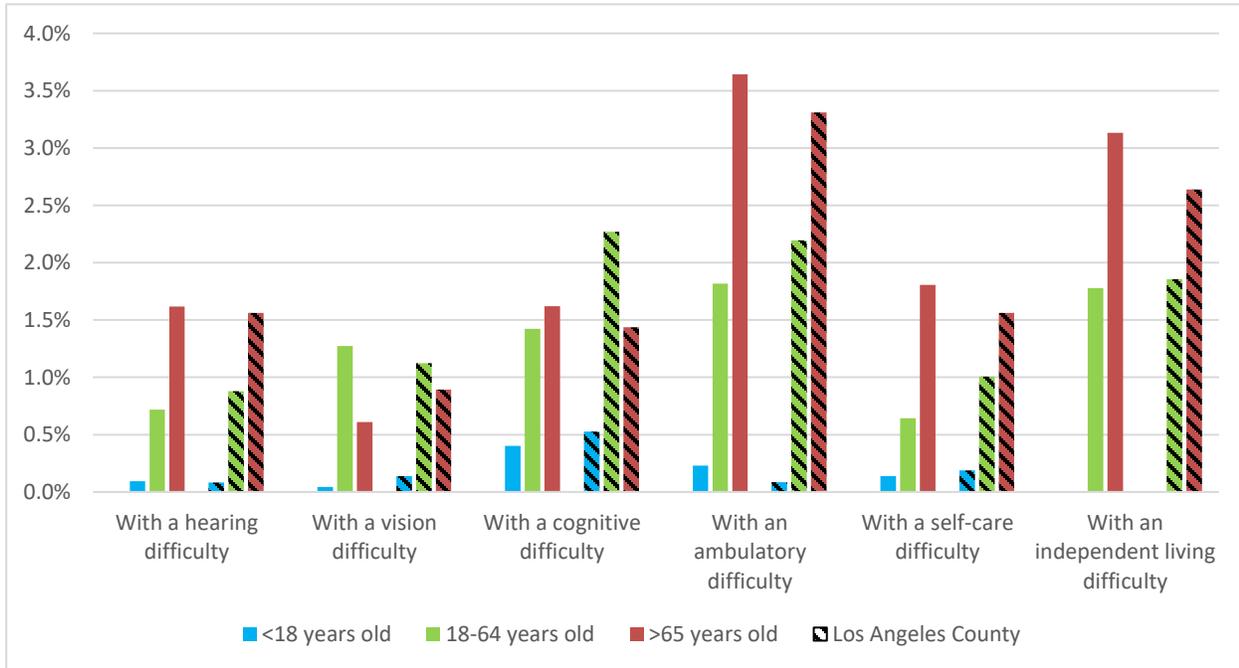
Disabled residents face housing access and safety challenges. Disabled people, in most cases, are of limited incomes and often receive Social Security income only. Affordability of appropriate housing and access, both within the home and to/from the home site, are the primary challenges for persons with disabilities. Access often requires specially designed dwelling units. Additionally, housing locations near public facilities and public transit are important for these special needs group. As such, much of their monthly income is often devoted to housing costs. In addition, disabled persons may face difficulty finding accessible housing because of the limited number of such units. In Norwalk, 10,144 residents (10 percent) are living with a disability, of which 1,888 or 1.8 percent of residents are living with a developmental disability. Comparatively, in Los Angeles County, 1,050,938 residents (10 percent) are living with a disability.

The types of disabilities included in the Census are:

- Hearing difficulty: deaf or has serious difficulty hearing
- Vision difficulty: blind or has serious difficulty seeing even with glasses
- Cognitive difficulty: has serious difficulty concentrating, remembering, or making decisions
- Ambulatory difficulty: has serious difficulty walking or climbing stairs
- Self-care difficulty: has difficulty dressing or bathing

- Independent living difficulty: has difficulty doing errands alone, such as visiting a doctor's office or Shopping. Figure 12 shows that rates of disability in Norwalk are similar to those in the County, with overall 10 percent of both the County and of Norwalk having a disability. Ambulatory and independent living difficulties were among the most common types of disabilities for both the City and the County. Program 1.4, which promotes the development of ADUs may benefit those with independent living or ambulatory difficulties, as ADUs allow caretakers or family members to live adjacent to a resident in need of additional support for mental and physical health issues, or with conducting everyday errands.

Figure 12: Disability by Type and Age with County Comparison

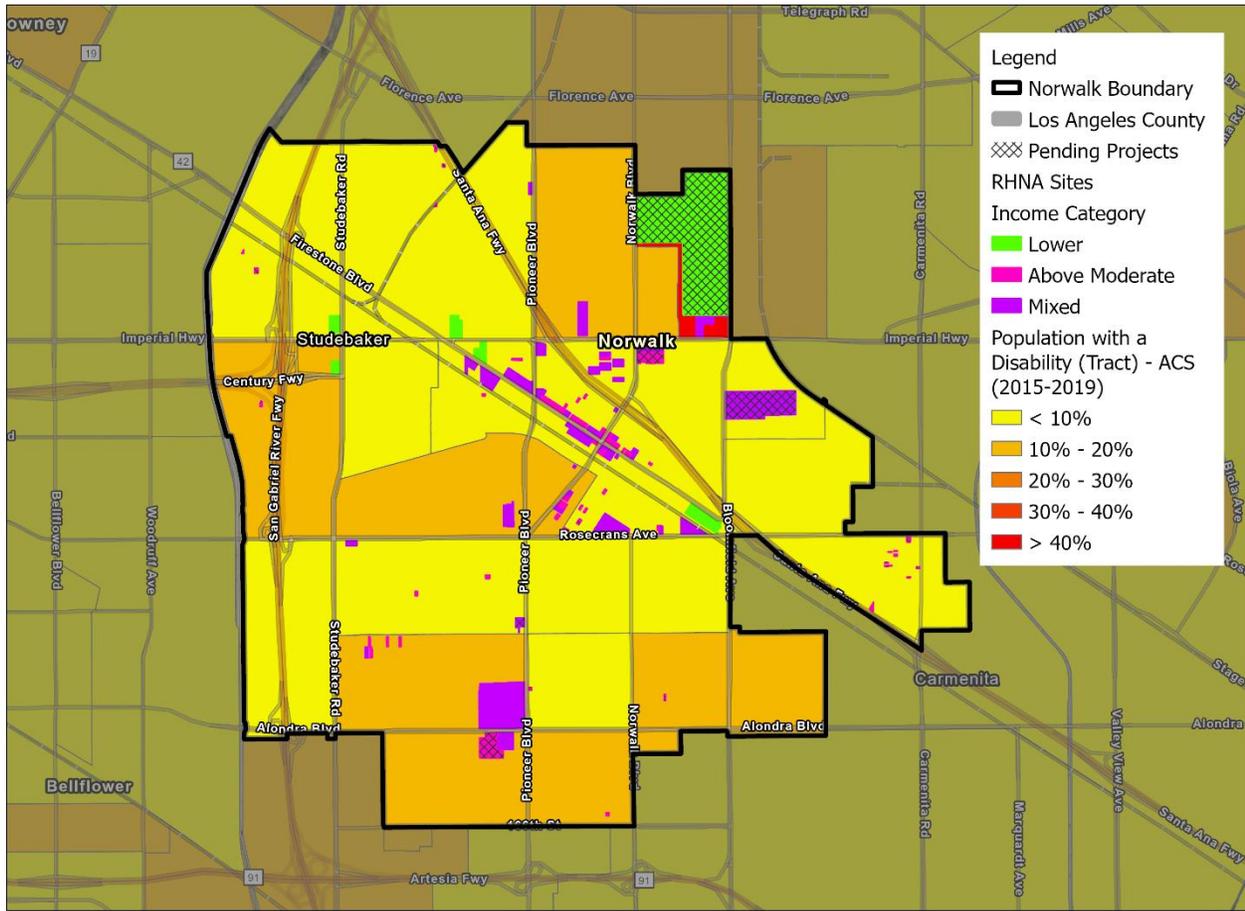


Source: ACS 5-year estimates, 2021 Table S1810

Figure 13 shows the population of persons with a disability by census tract. Norwalk is similar to the rest of the county in that almost all its census tracts have less than 20 percent of the population living with a disability. The one tract where greater than 40 percent of the population is disabled is entirely encompassed by Metropolitan State Hospital, which treats patients with mental health disorders, patients under conservatorships, persons deemed incompetent to stand trial, and people found guilty by reason of insanity.

Further, the Metropolitan State Hospital campus houses five permanent supportive housing facilities. The higher concentration of persons with disabilities reflects the populations listed that are served on the campus.

Figure 13: Percent of Population with a Disability, 2019



Population with a Disability, 2015-2019 and RHNA Sites 0 0.75 1.5 Miles

Source: HCD AFFH Data Viewer

As shown in Figure 14, the potential and pending RHNA sites are also well distributed between tracts and are unlikely to cause a fair housing concern. This distribution implies the need for ADA improvements and access to healthcare to be equally accessible throughout Norwalk.

Figure 14: Population with a Disability Comparison of RHNA Units by Income Category

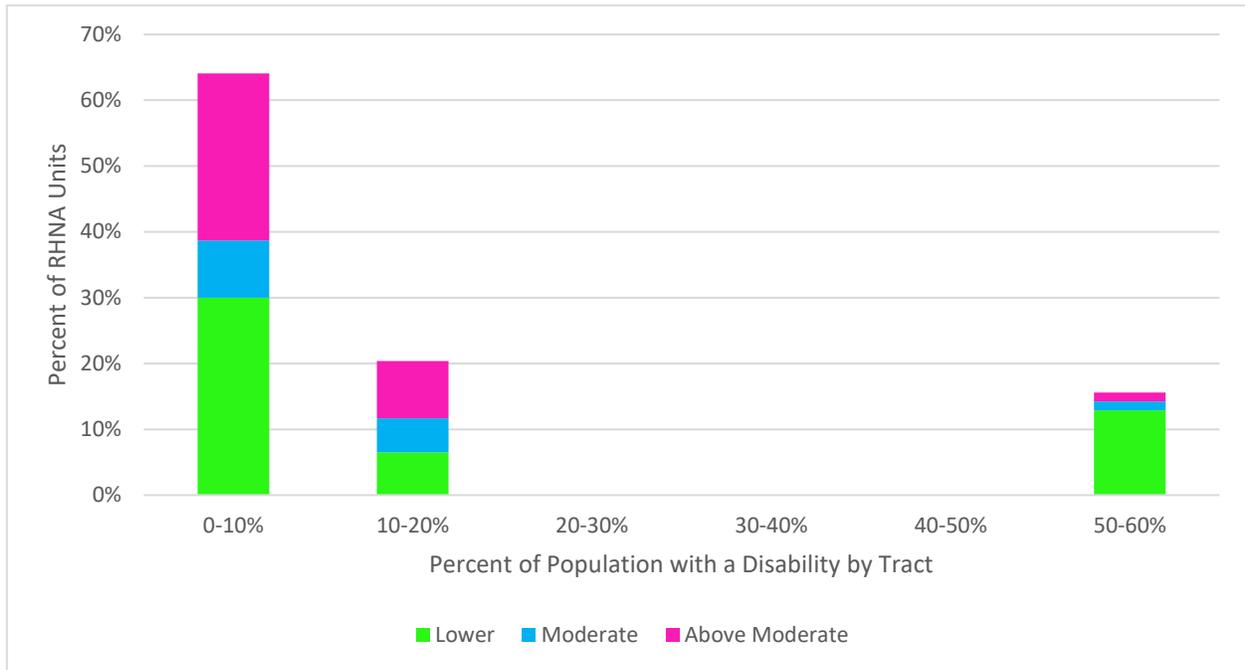
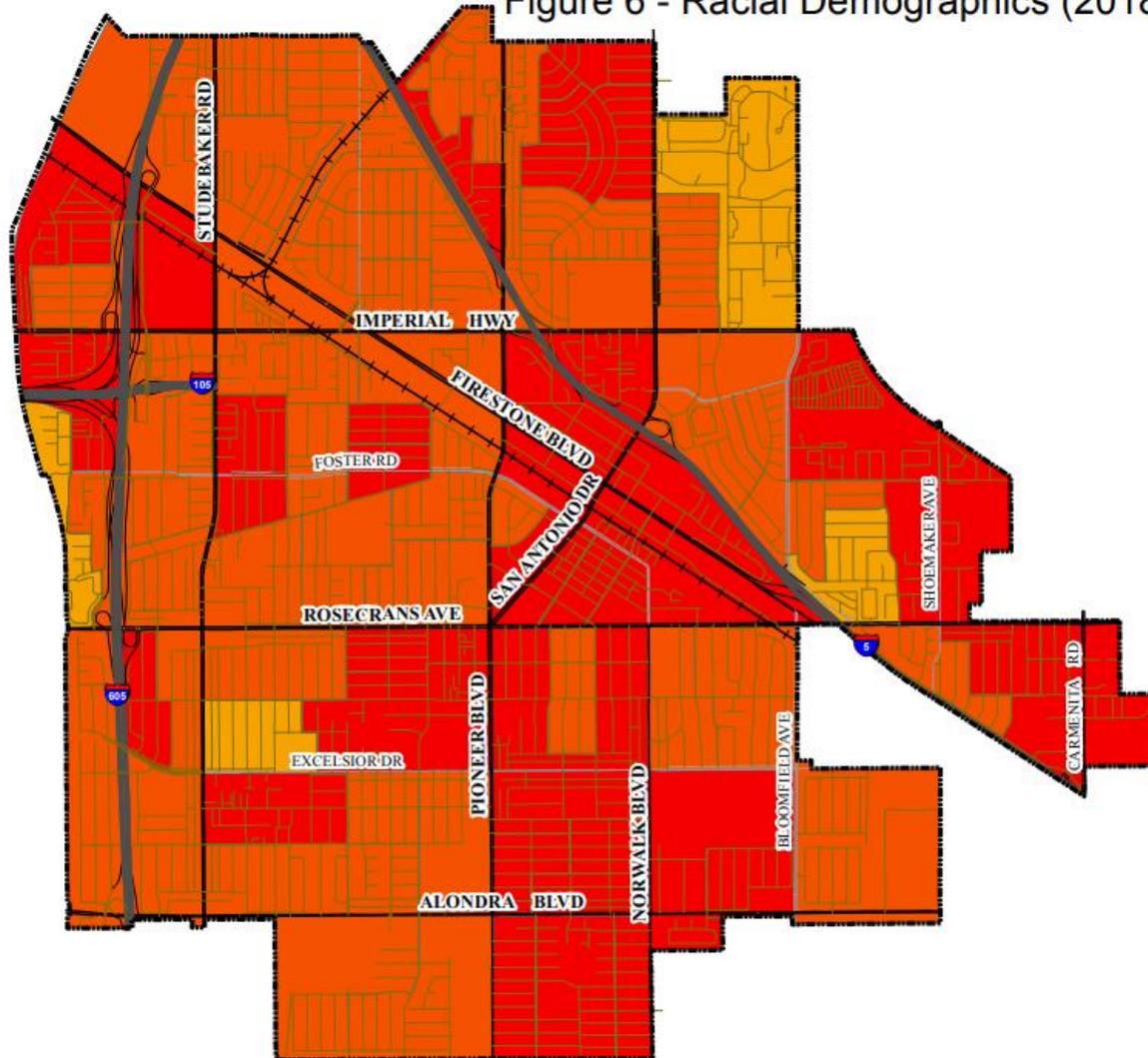


Figure 6 - Racial Demographics (2018)



Percent of Total Non-White Population



Date: 10/12/2021

Source: <https://aifh-data-resources-cahcd.hub.arcgis.com/search?tags=hub%20affh%20datasets>

Figure 7 shows the population of persons with a disability by Census tract. At a regional level, Norwalk is similar to the rest of the county in that almost all the census tracts have less than 20 percent of their population living with a disability. However, the map reveals there are slightly more disabled residents in six tracts (10 to 20 percent of residents). Three tracts are located at the south east portion of the City, two of those tracts are that the northwest portion of the City, and two such tracts are located centrally within the City.

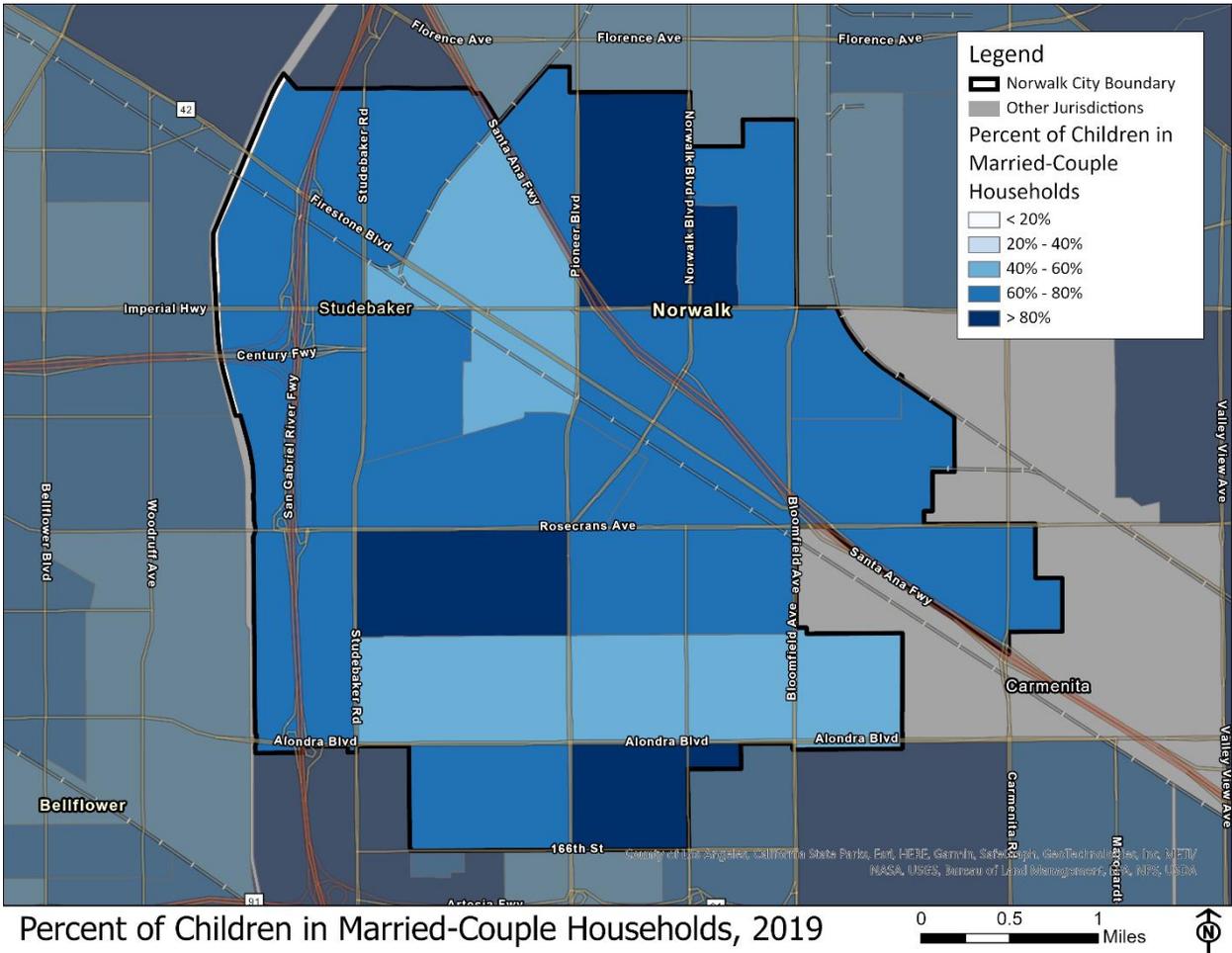
There is one tract that is nearing significant portions of the population being disabled (20 to 30 percent). The one tract that has the highest percentage of disabled people is entirely encompassed by Metropolitan State Hospital that treats a variety of patients that have mental health disorders, patients under conservatorships, persons deemed incompetent to stand trial, and people found guilty by reason of insanity. Further, the Metropolitan State Hospital campus houses five permanent supportive housing facilities. Based on the populations listed that are served on the campus, it is not surprising that a higher concentration of those with disabilities exists within the census tract.

Familial Status

Single-parent households require special consideration and assistance because of the greater need for day care, health care, and other services. In particular, female-headed households with children tend to have lower incomes and a greater need for affordable housing and accessible daycare and other supportive services. In Norwalk, 4,695 (21.1 percent) of households are female headed. A larger proportion of female-headed households live in poverty (3.2 percent) compared with all City households (7.7 percent).

Figures 16 and 17 show the percent of children in married-couple households in the region and the percent of children in female-headed households (no spouse/partner) by Census tract. Several areas in Norwalk, north of Imperial Highway between Pioneer Boulevard and the Metropolitan State Hospital campus, south of Rosecrans Avenue between Studebaker Road and Pioneer Boulevard, and the area southeast of the intersection of Pioneer Boulevard and Alondra Boulevard show a concentration of children living in married couple households (more than 80 percent of children). Figure 8 shows that all tracts in the City have less than 40 percent of children living in female-headed households. While there is no major concentration of children living in female-headed households, areas of the City south of Excelsior Boulevard and areas north of Rosecrans Avenue have a slightly higher proportion (20 to 40 percent) of children living in female-headed households.

Figure 16: Percent of Children in Married-Couple Households, 2019



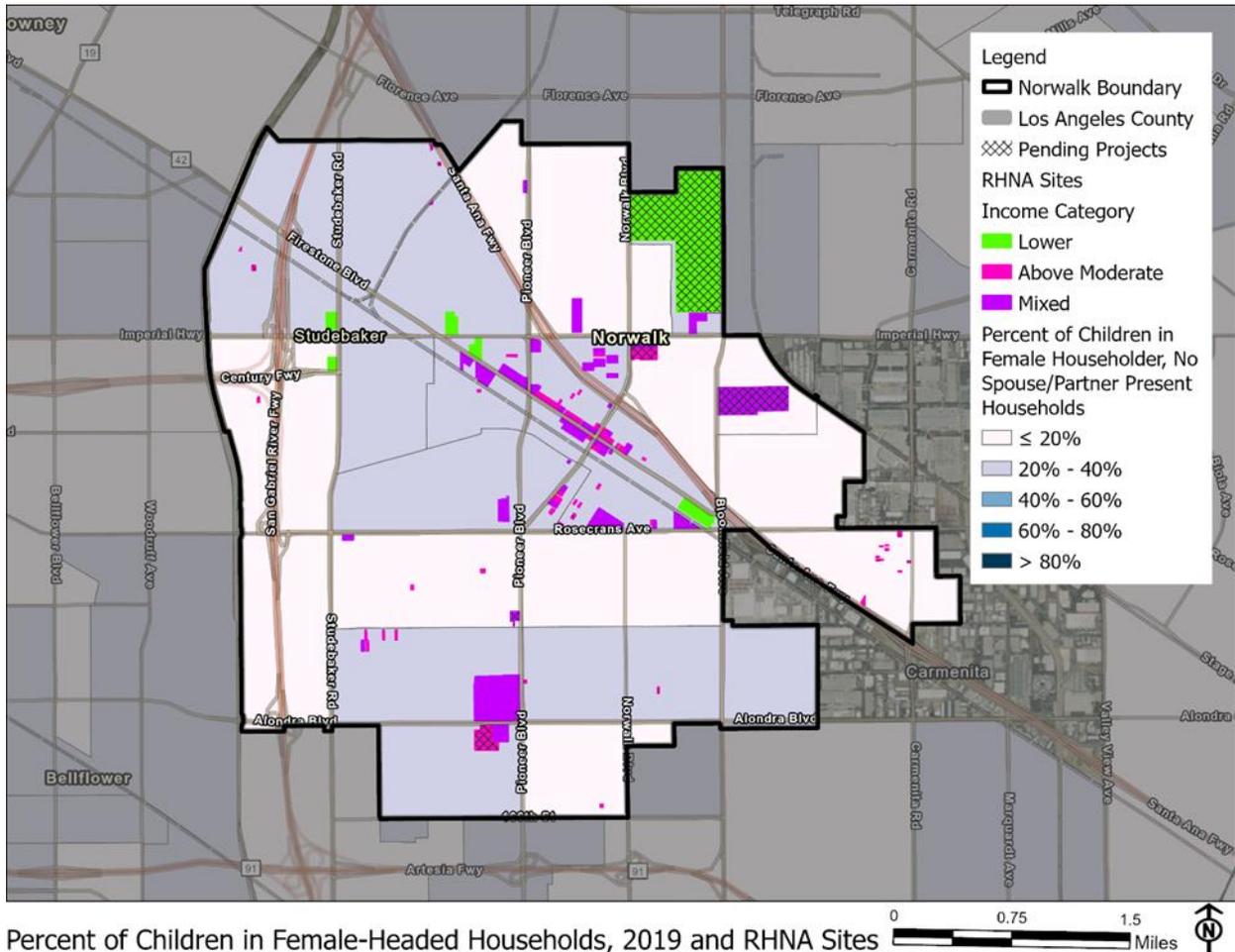
Percent of Children in Married-Couple Households, 2019



Source: HCD AFFH Data Viewer

Figure 17 reveals that all tracts in the City have less than 40 percent of children living in female-headed households. There is no major concentration of children living in female-headed households. There also is not an apparent correlation between concentrations of female-headed households and any racial or ethnic concentrations. In both the City and the County about 22 percent of households are female headed.

Figure 17: Percent of Children in Female-Headed Households

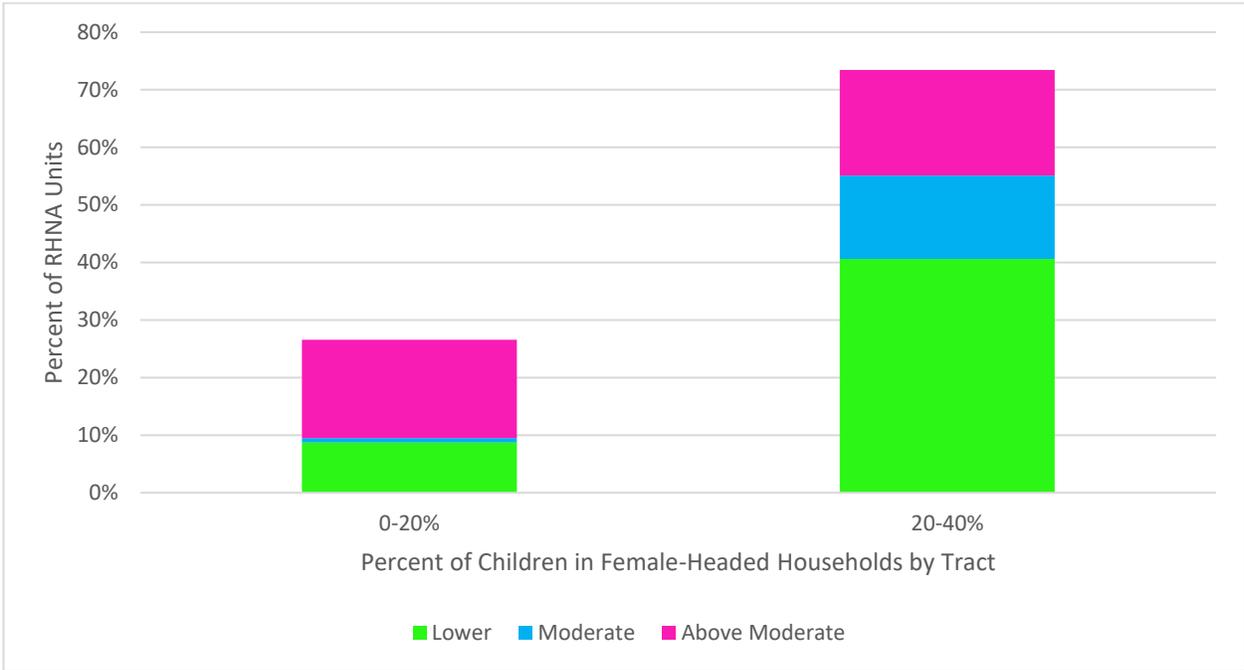


Percent of Children in Female-Headed Households, 2019 and RHNA Sites

Source: HCD AFFH Data Viewer

Per the request of the residents during public outreach sessions, the sites are relatively distributed and are not heavily concentrated in a single neighborhood. As shown in Figure 18 RHNA sites are distributed throughout the City and are not expected to impact fair housing concerns based on familial status.

Figure 18: Children in Female Headed Households Comparison of RHNA Units by Income Category



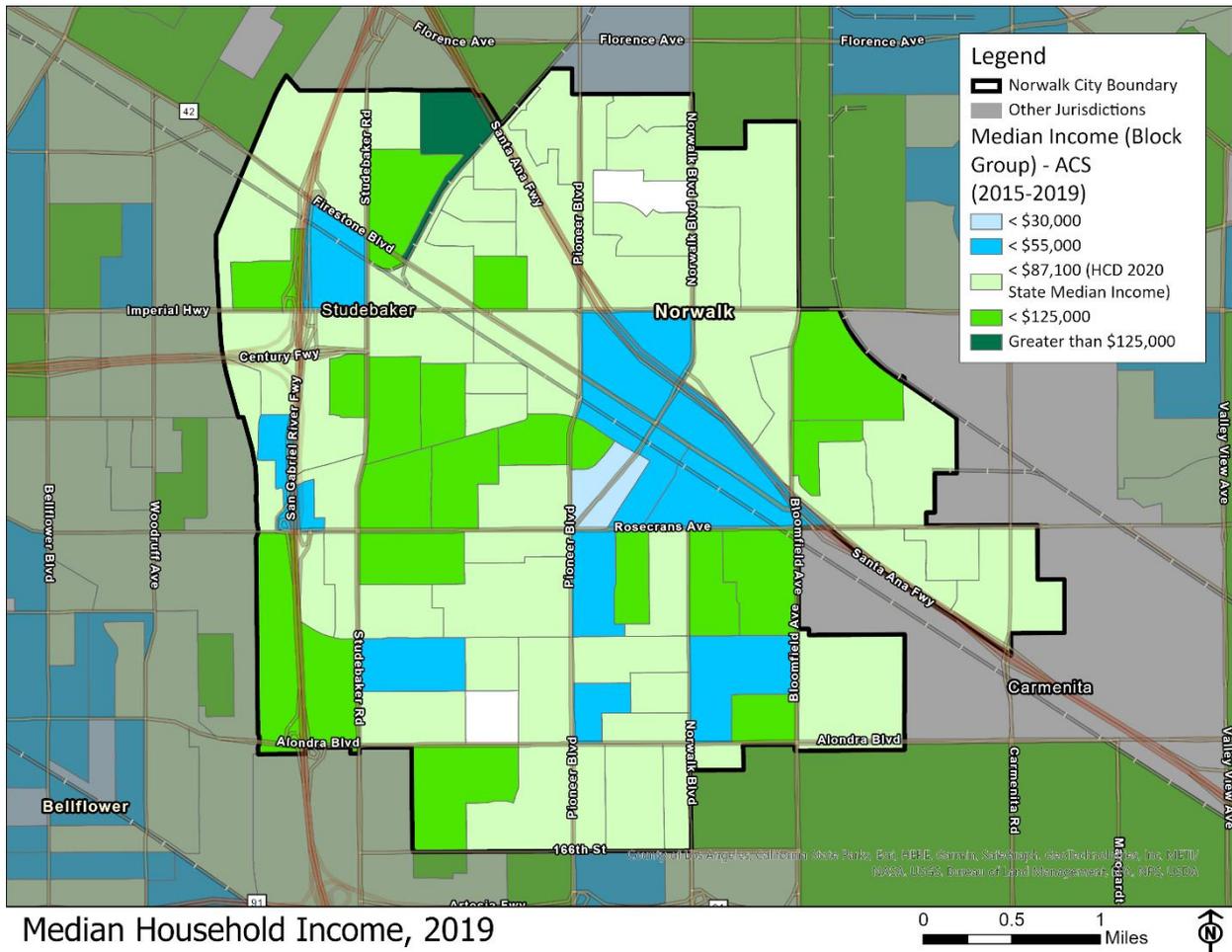
Income Level

According to U.S. Census 2015-2019 ACS estimates, the median household income for Norwalk was \$70,667. Compared with the County of Los Angeles median household income of \$72,797, the median income in Norwalk was 3 percent lower. Median household income differs by tenure; while renter-occupied median household income in 2020 was \$53,209, the owner-occupied median household income was almost twice that at \$83,735. Census data also estimates that 11.3 percent of Norwalk residents live in poverty, as defined by federal guidelines.

Figure 19 shows median household income by census block group In Norwalk, the highest median household incomes are located in the northern portion of the City immediately southwest of Interstate 5.

The lowest median incomes are in areas of the City along San Antonio Drive, northeasterly of its intersection with Rosecrans Avenue. It should be noted the census blocks with the lowest median incomes also contain a majority of the affordable senior housing within the City.

Figure 19: Median Household Income, 2019



Source: HCD AFFH Data Viewer

Figure 20 shows poverty status by census tract. While poverty is relatively low and distributed evenly throughout the City, there is one tract with the largest population below poverty level, which encompasses the Metropolitan State Hospital, which treats patients with mental health disorders, patients under conservatorships, persons deemed incompetent to stand trial, and people found guilty by reason of insanity.

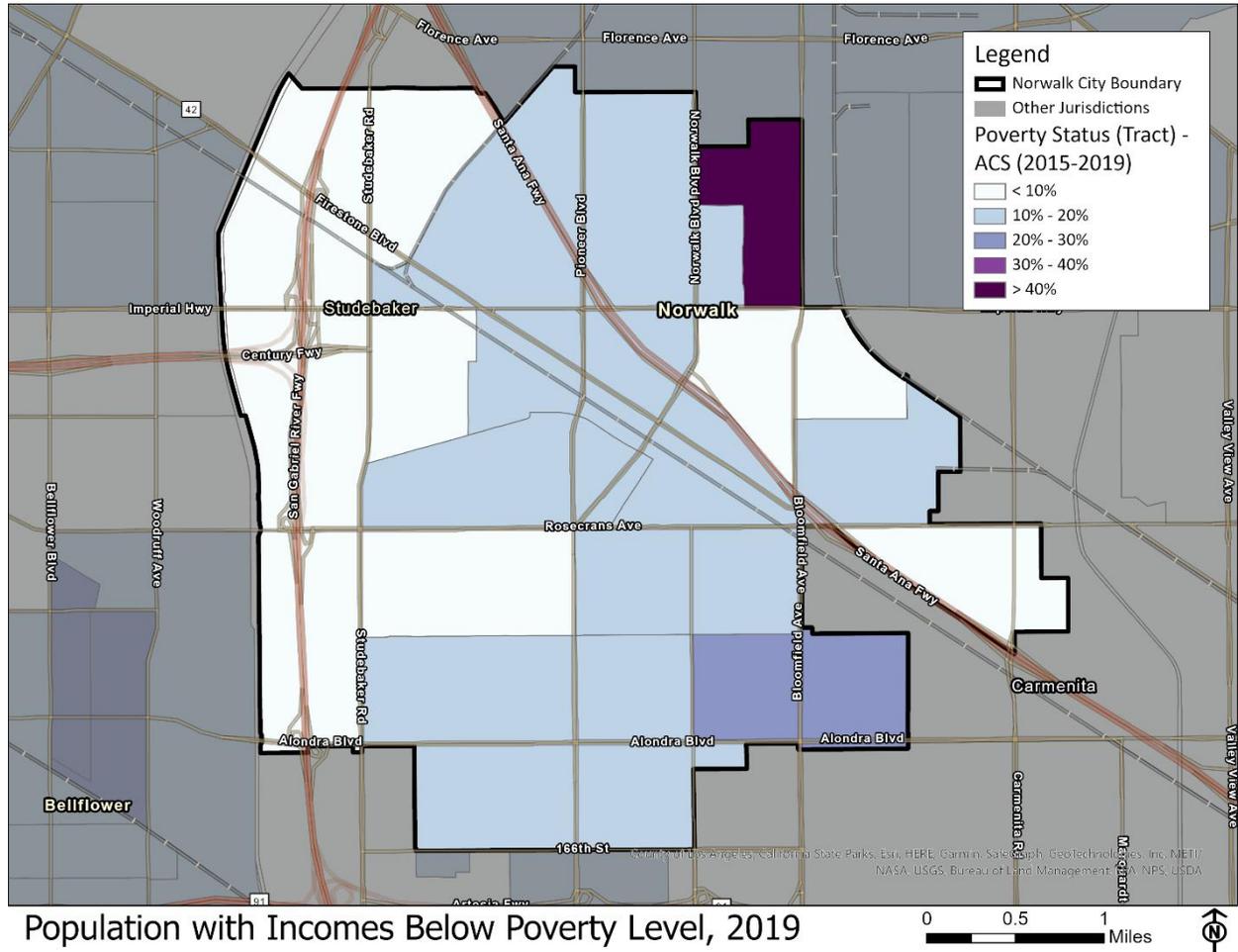
The Metropolitan State Hospital campus houses five permanent supportive housing facilities. The higher concentration of people with incomes below the poverty line reflects the populations that are served on the campus.

The westerly portion of the City, west of Studebaker Road, has the lowest rates of poverty at less than 10 percent. Other areas that have less than 10 percent poverty are located in the easterly section of the City.

A majority of the City has poverty levels between 10 and 20 percent spanning east of Studebaker Road, except for two areas towards the easterly boundary of the City.

Similar to the area with a concentration of people with disabilities, the Metropolitan State Hospital is the site of the heaviest concentration of poverty, which is not unexpected given that individuals at the Metropolitan State Hospital generally have disabilities that necessitate intense treatment and would not typically have high incomes. Per the request of the residents during public outreach sessions, the sites are relatively distributed and are not heavily concentrated in a single neighborhood.

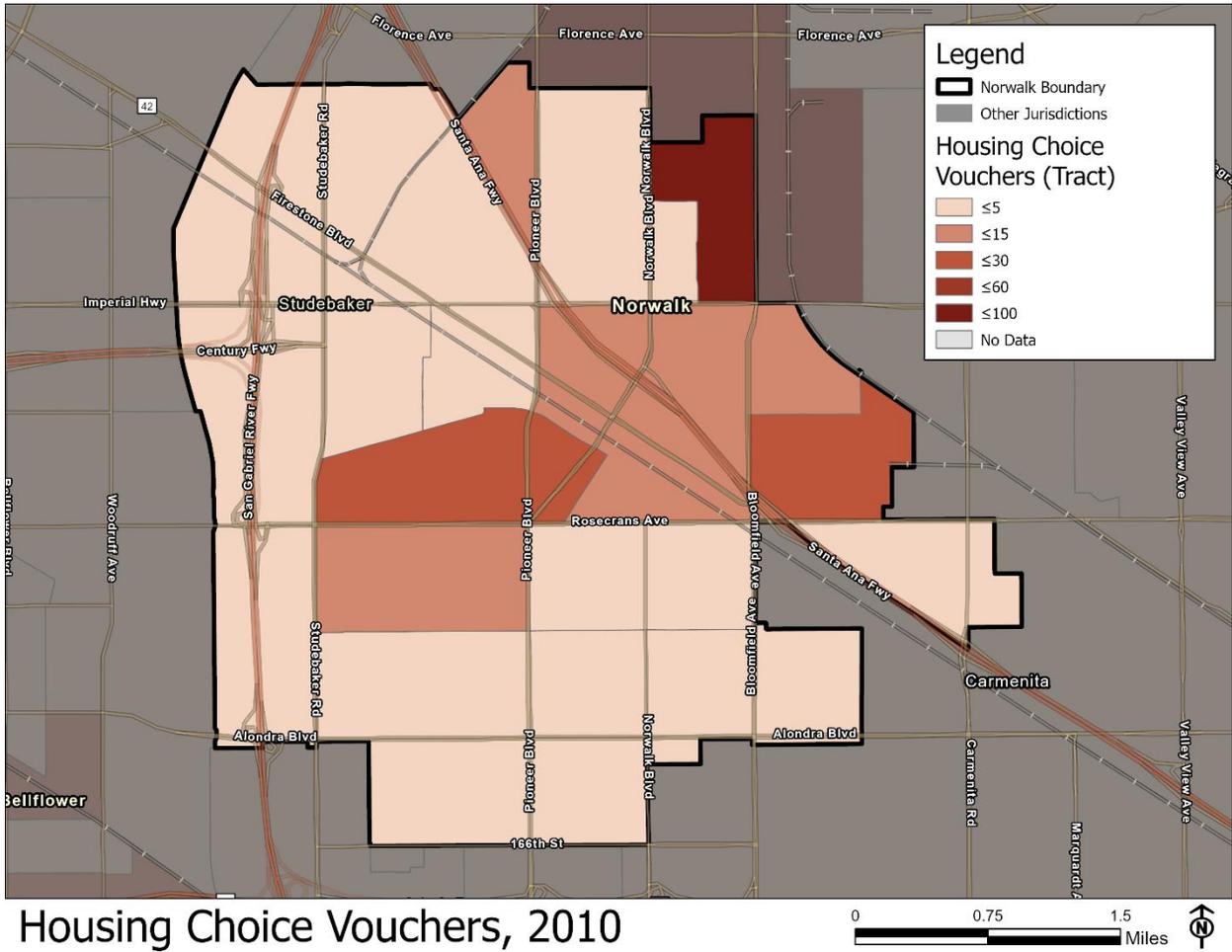
Figure 20: Population with Incomes Below Poverty Level



Source: HCD AFFH Data Viewer

Figure 21 displays the distribution of housing choice vouchers in the City. The HCV program is a 100% federally funded rental subsidy for low-income households living in privately owned rental units. The highest concentration of HCV use is in the tract containing the Metropolitan State Hospital where there is the heaviest concentration of poverty.

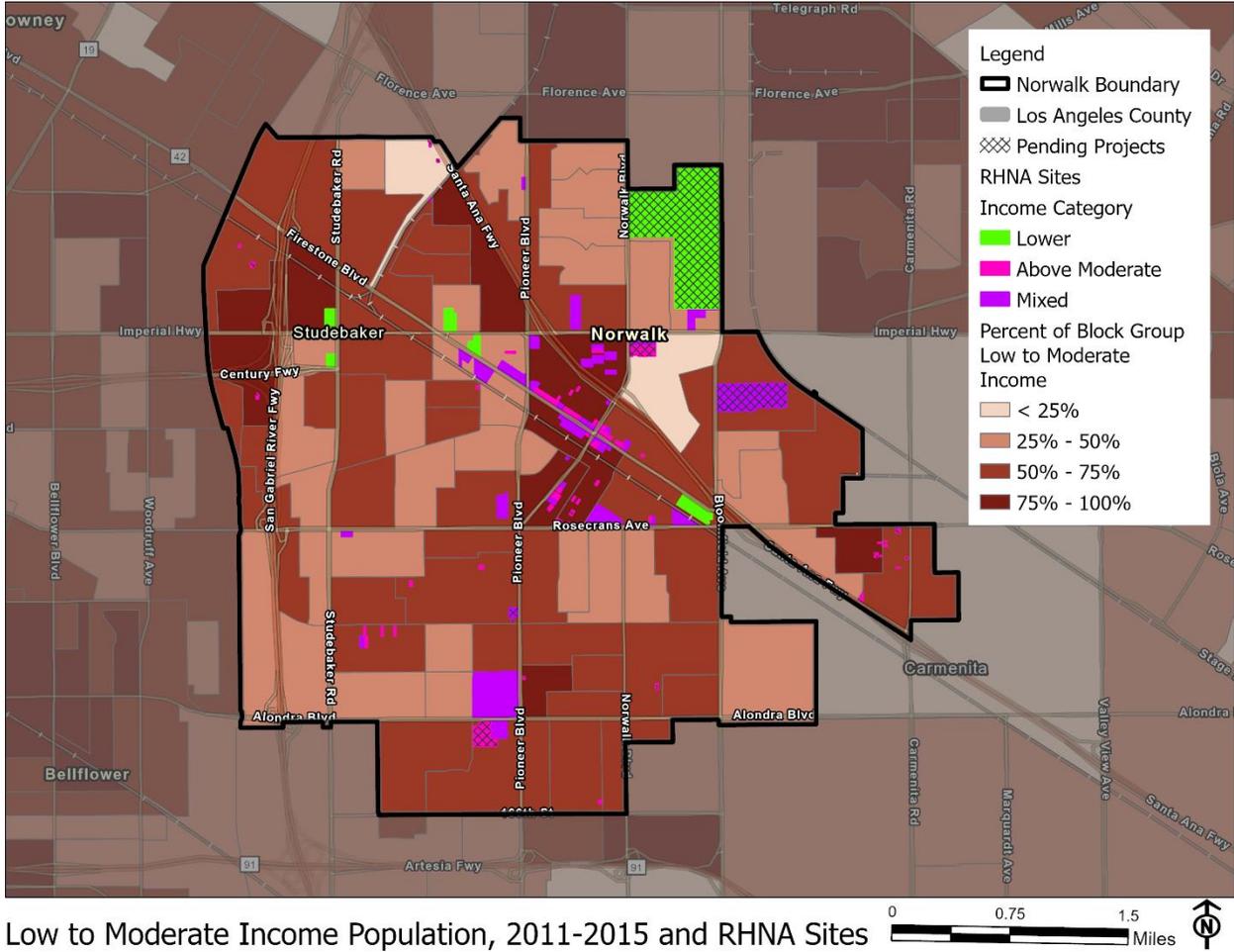
Figure 21: Housing Choice Vouchers



Source: HCD AFFH Data Viewer

As shown in Figure 22, the majority of the City contains high percentages of low- to moderate-income households. Concentrations are distributed throughout the City, with a slightly higher concentration in the central area of the City near the cross-section of Norwalk Boulevard and the Santa Ana Freeway. Only 15 percent of RHNA sites are located in an area where more than 75 percent of the population is low to moderate income.

Figure 22: Low to Moderate Income Population and RHNA Sites



Low to Moderate Income Population, 2011-2015 and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 23 shows the percentage of RHNA units compared to the percent of each block group that is in the low-to moderate-income category. Sites are distributed proportionately throughout the City and are not expected to impact fair housing concerns based on income. The majority of the City is 25 to 75 percent low- to moderate-income, so the majority of the sites are in these areas. The pattern shown in 3 reflects the distribution of the low- to moderate-income population by block group.

Figure 23: Low to Moderate Income Population Comparison of RHNA Units by Income Category

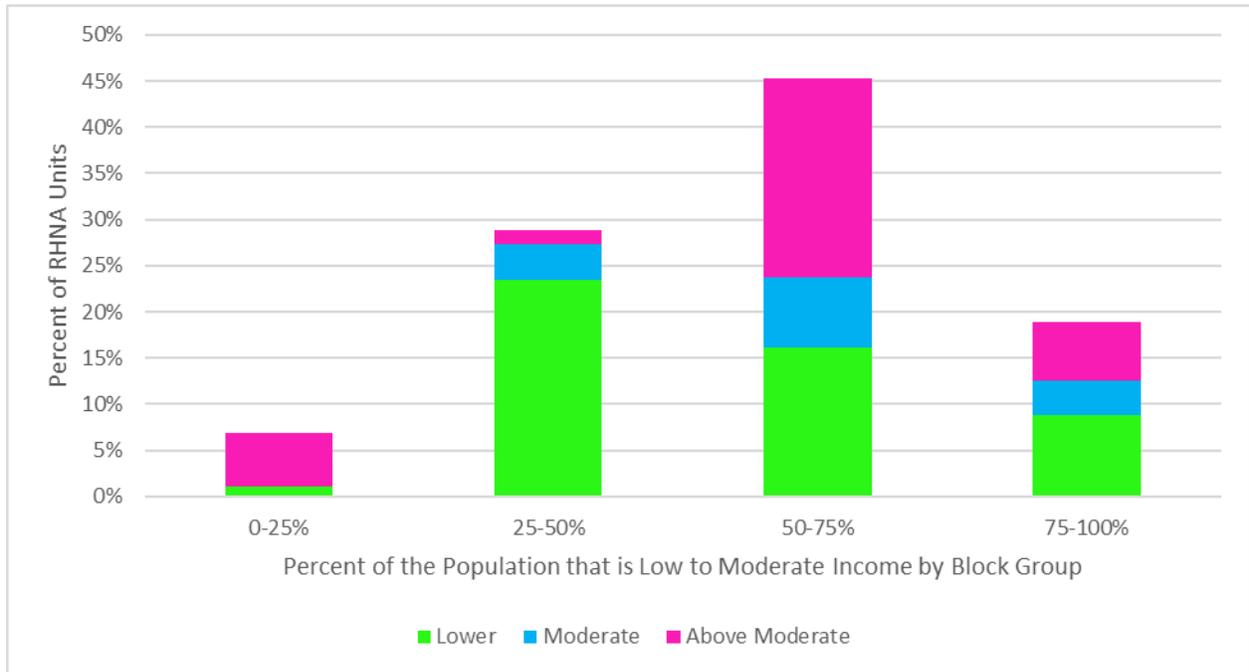
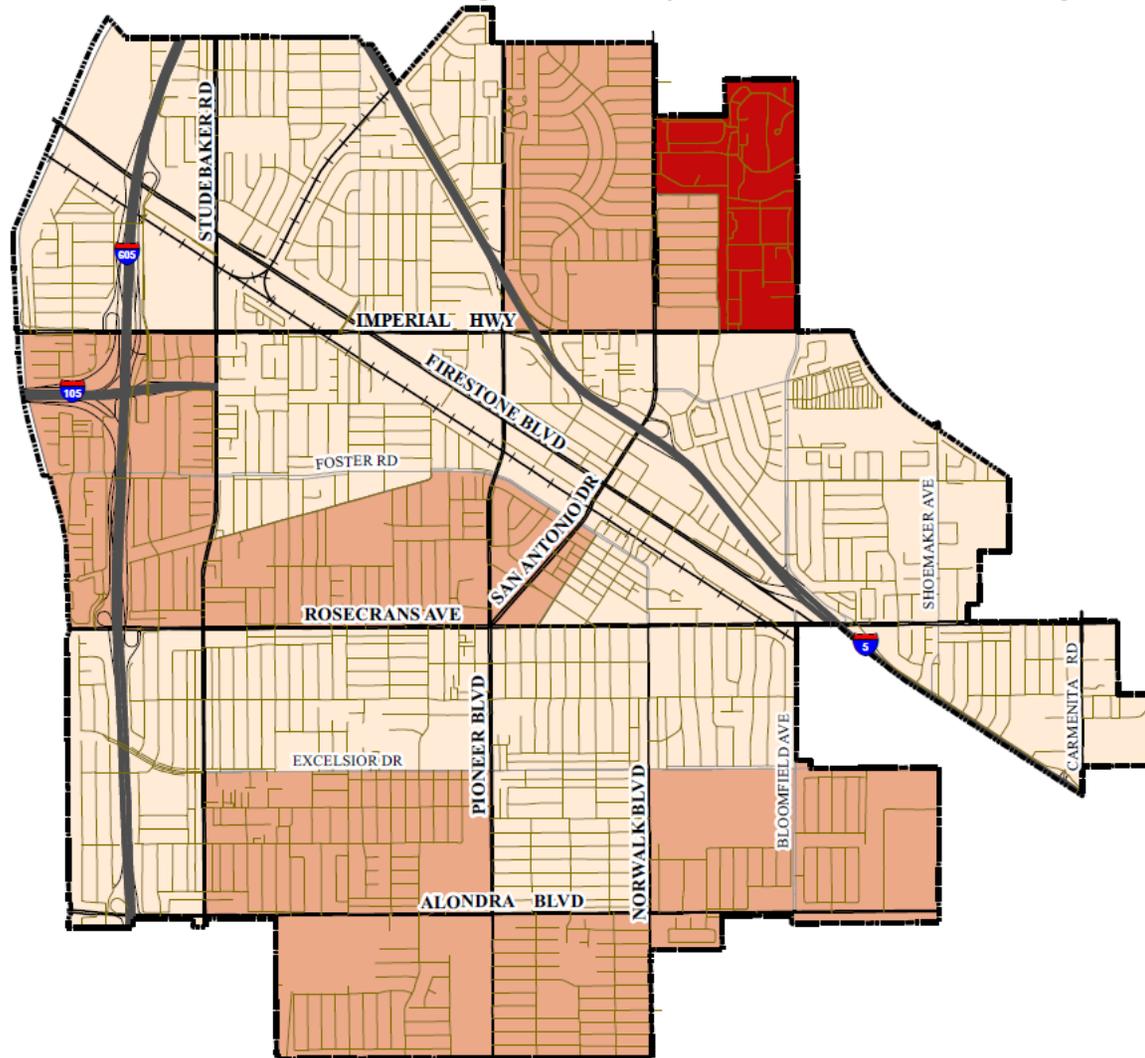
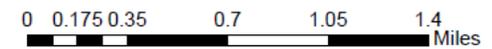
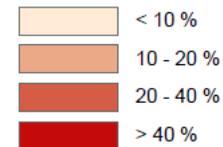


Figure 7 - Population with a Disability



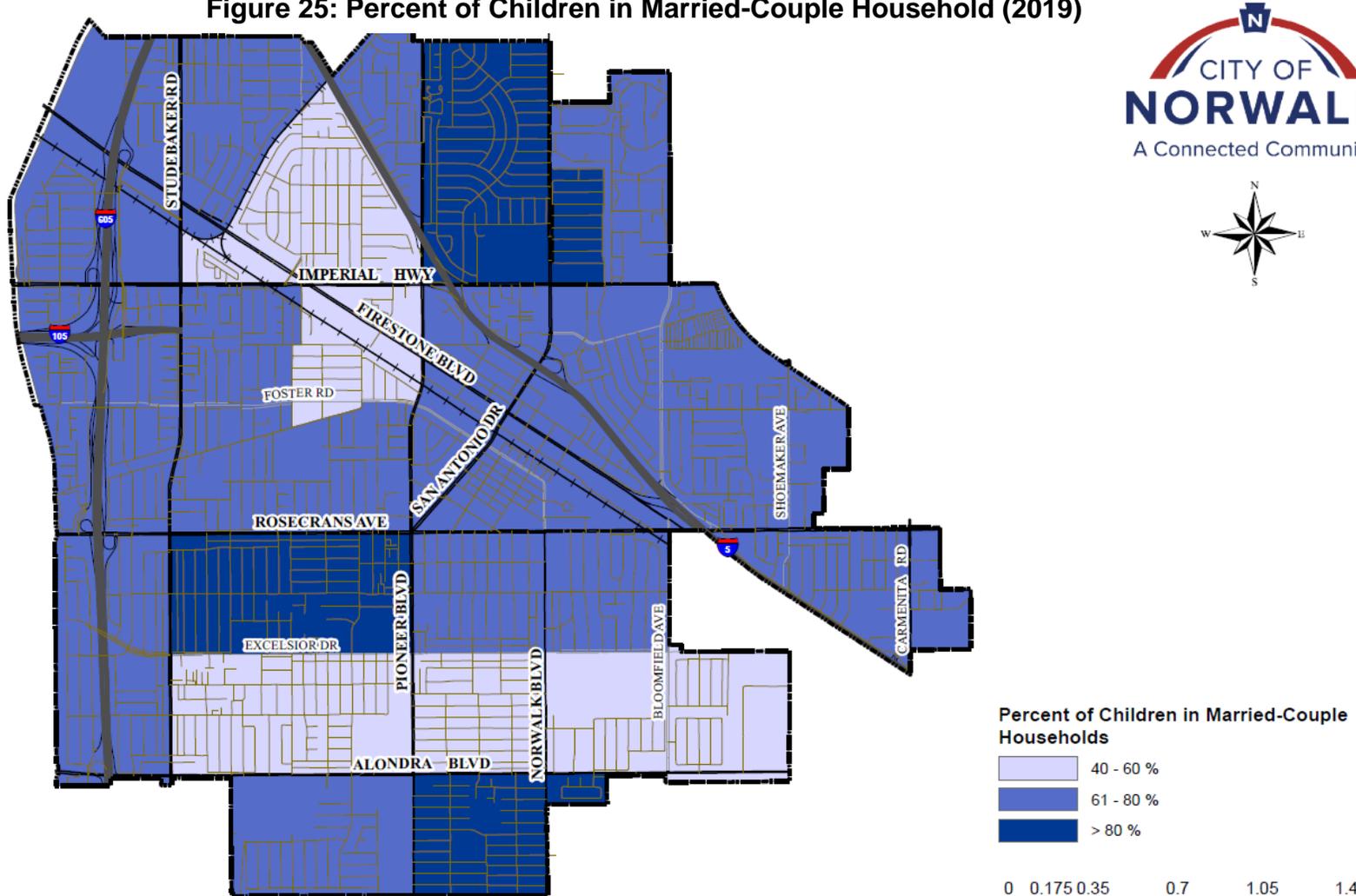
Percent of Population with a Disability



Date: 10/12/2021

Source: <https://affh-data-resources-cahcd.hub.arcgis.com/search?tags=hub%20affh%20datasets>

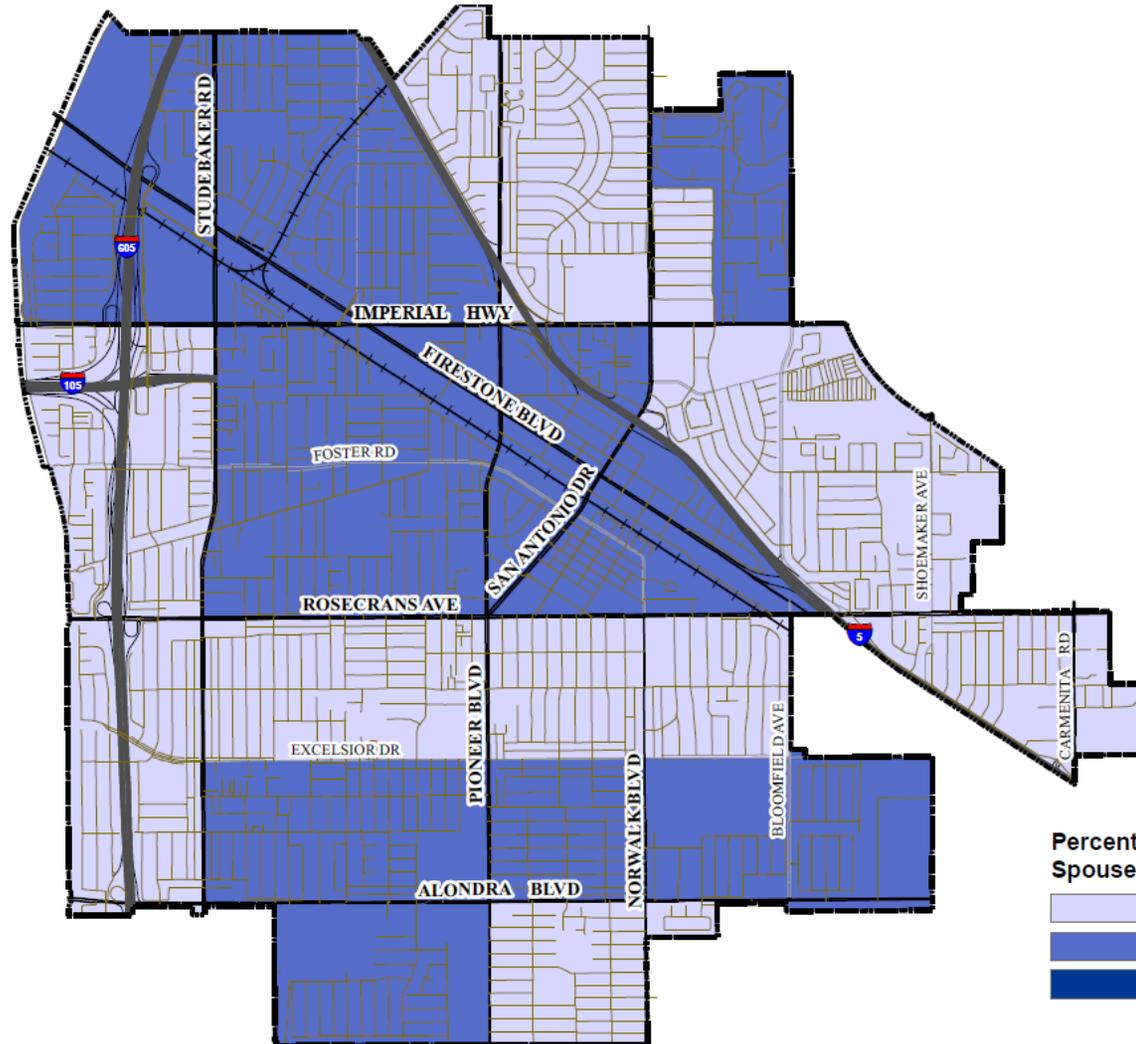
Figure 25: Percent of Children in Married-Couple Household (2019)



Date: 10/12/2021

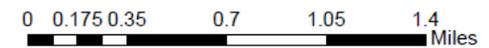
Source: <https://affh-data-resources-cahcd.hub.arcgis.com/search?tags=hub%20affh%20datasets>

Figure 26: Percent of Children in Female headed Household (2019)



Percent of Children in Female Householder, No Spouse/Partner Present Households

- Upto 20 %
- 21 - 40 %
- > 40 %

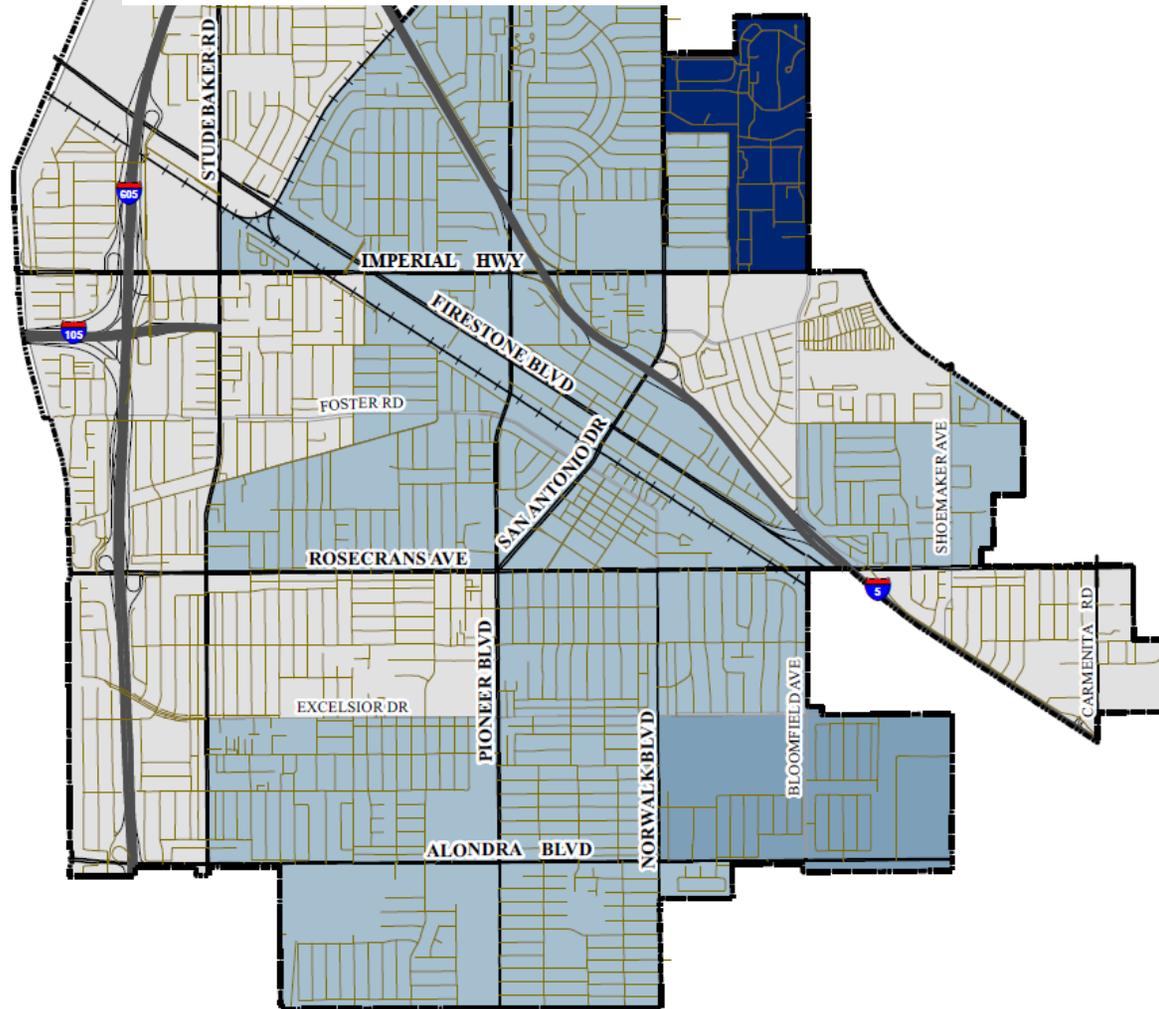


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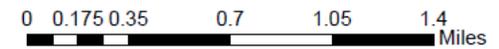
Figure 11 - Population with Incomes Below Poverty Level (2019)

Figure 28: Population with Incomes Below Poverty Level (2019)



Percent of Population whose income in the past 12 months is below poverty level

- < 10 %
- 10 - 20 %
- 20 - 30 %
- 30 - 40 %
- > 40 %



Date: 10/12/2021

Source: <https://affh-data-resources-cahcd.hub.arcgis.com/search?tags=hub%20affh%20datasets>

An area of the City bounded by Excelsior Drive to the north, Alondra Boulevard to the south, Shoemaker Avenue to the east and Pioneer Boulevard to the west has poverty between 20 to 30 percent. Only one area in the City has a major concentration of poverty that is more than 40 percent of the census tract. Similar to the area where there is a concentration of people with disabilities, the Metropolitan State Hospital is the site of the heaviest concentration of poverty which is not unexpected given that individuals who are at the Metropolitan State Hospital generally have disabilities that necessitate intense treatment and would not typically have high incomes.

Racially/Ethnically Concentrated Areas of Poverty (R/ECAP)

HUD defines a Racially or Ethnically Concentrated Area of Poverty (R/ECAP) as a census tract where: (1) the non-White population comprises 50 percent or more of the total population, and (2) the percentage of individuals living in households with incomes below the poverty rate is either (a) 40 percent or above or (b) three times the average poverty rate for the metropolitan area, whichever is lower.

There are no R/ECAPs in the City of Norwalk per HCD's AFFH Data Viewer Tool. The nearest R/ECAP is 10 miles away from Norwalk, in the City of Compton. There are no RHNA sites that are in R/ECAPs and the site selections will not create conditions that lead to a R/ECAP.

Racially/Ethnically Concentrated Areas of Affluence

HUD defines Racially Concentrated Areas of Affluence (RCAs) as areas where the percentage of the population in a tract that is White is over 1.25 times the average percentage of the population that is White in the given Council of Governments (COG) region and median income is 1.5 times higher than the COG or State AMI, whichever is lower. As mentioned previously, there are no concentrations of non-Hispanic White residents in Norwalk. The City has a similar racial demographic makeup as the surrounding region. Norwalk is in an area of the county with no concentrations of non-Hispanic White residents. In Norwalk, the highest median household incomes are located at the northern City boundary, southwest of Interstate 5. These areas do not have any concentration of non-Hispanic White residents. There are no RCAs in the City and thus no RHNA sites located in RCAs. The nearest RCA is 7 miles away from Norwalk, in the City of Lakewood. RHNA site locations will not create conditions that lead to an RCA.

Disparities in Access to Opportunity/Fair Housing Issues

Through the 2020 AI, ten areas were identified as disparities in access to opportunity that are fair housing issues, with their contributing factors as detailed below based on community surveys:

- Affordable Housing was deemed a high priority that the City needs to address through supporting a land use plan that locates affordable housing opportunities near services, parks and transit, supporting collaborations to build transitional and supportive housing, work to create a larger amount of affordable homes, institute local financial and tax incentives to for new affordable housing, build positive support for affordable housing development proposals, high land values, parking requirements, and high construction and materials costs, increase salaries that have remained stagnant compared to housing costs, increase senior housing availability including amenities, and create larger home (3+ bedroom) opportunities.
- Employment was identified as a concern as there are a low number residents (16 percent) with higher educational attainment, lack of household financial stability, lack of programs for those experiencing or nearing homelessness to seek both work and housing, lack of training for the workforce to meet market needs, and lack of access to work, daycare services and shopping.
- Education represents another disparity in access to opportunity due to the increasing number of at-risk youth and the low percent (16 percent) of residents with higher education.

- Neighborhood Amenities are lacking in the City including safe neighborhoods, safe routes and connections to parks and recreation spaces, and land use planning for inclusive of neighborhoods.
- Low income neighborhoods' access to services was a concern including the lack of skills to maintain existing homes, lack of neighborhood employment and job placement services, lack of neighborhood transit options, and disconnect between service providers and developers.

Access to Opportunities Regional Comparison

HUD has developed a series of indices for fair housing analysis to assist cities in identifying disparities in access to opportunity. The index scores provided by HUD are based on nationally available data sources and are shown by race and ethnicity for Norwalk and Los Angeles County in Table 49. The indicators are scored on a scale from zero to 100. The following indicators are provided:¹

- **Low Poverty Index:** The low poverty index captures poverty at the census tract level. The higher the score, the less exposure to poverty.
- **School Proficiency Index:** The school proficiency index uses the performance of fourth grade students on state exams to describe which areas have higher and lower performing schools. The higher the score, the higher the school system quality.
- **Labor Market Index:** The labor market index measures the relative intensity of labor market engagement and human capital. The index is calculated using employment levels, labor force participation, and education attainment. The higher the score, the higher the labor market participation in a neighborhood.
- **Transit Index:** The transit index is based on estimates of transit trips taken by a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the more likely that the residents use public transit.
- **Low Transportation Cost Index:** The low transportation cost index is calculated based on estimates for a three-person, single-parent family with income at 50 percent of the median income for renters for the region. The higher the index, the lower the cost of transportation.
- **Jobs Proximity Index:** The jobs proximity index quantifies the accessibility of a given residential neighborhood as a function of its distance to all job locations within a region. Larger employment centers are more heavily weighted. The higher the index, the better access to employment opportunities.
- **Environmental Health Index:** The environmental health index summarizes potential exposure to a variety of toxins that are harmful to human health. The higher the index, the less exposure to toxins.²

In the City, there is little variation in scores between the different ethnicities. Compared to the wider Los Angeles-Long Beach-Anaheim region, Norwalk scores lower in the low poverty index for all groups except Black and Hispanic, and much lower in the school proficiency index for all groups. This means the Norwalk schools are

1 HUD Affirmatively Furthering Fair Housing Data and Mapping Tool (AFFH-T) Data Documentation

2 HUD AFFH Data Documentation Guidelines

generally low performing compared to the region. Environmental health is also much lower in the City than regionally. The transit index and low transportation cost index have high scores in the City and regionally, indicating that transportation is accessible and used by Norwalk residents and regionwide.

Table 49: Opportunity Indicators

	Low Poverty Index	School Proficiency Index	Labor Market Index	Transit Index	Low Transportation Cost Index	Jobs Proximity Index	Environmental Health Index
NORWALK							
White	49.6	26.6	34.3	89.2	75.7	42.6	3.9
Black	45.9	24.9	33.8	88.9	76.6	44.3	4.0
Hispanic	49.7	25.7	33.6	89.4	75.5	43.5	4.0
Asian or Pacific Islander	44.4	24.5	33.9	88.8	76.4	43.6	4.0
Native American	48.4	25.2	32.7	89.3	75.9	43.8	4.0
LOS ANGELES-LONG BEACH-ANAHEIM							
White	65.2	68.0	67.4	77.6	73.1	54.6	21.4
Black	36.1	33.8	35.3	87.3	79.0	40.7	11.9
Hispanic	35.5	39.7	35.7	86.5	77.8	43.7	12.4
Asian or Pacific Islander	55.0	61.9	57.6	85.1	76.0	51.1	13.1
Native American	48.4	50.7	48.6	81.0	75.4	45.9	17.7

Source: Decennial Census; American Community Survey; Great Schools; Common Core of Data; School Attendance Boundary Information System; Local Affordability Index; Longitudinal Employer Household Dynamics; National Air Toxics Assessment

Transportation

Access to adequate transportation and a variety of transit options can help illustrate disparities in access to opportunities. Norwalk is served by the Norwalk Transit System (NTS) Los Angeles Metropolitan Transportation Authority (Metro), Long Beach Transit, and Metrolink. NTS offers service to Norwalk and the surrounding communities, including Artesia, Bellflower, Cerritos, La Habra, La Mirada, Santa Fe Springs, Whittier, and unincorporated areas of Los Angeles County. Metro operates several bus lines, including one that provides service to and from downtown Los Angeles. The Metro C (Green) light rail line terminates in Norwalk, and provides access to multiple regional employment hubs via the Metro rail system. NTS has seven routes, while Metrolink has two commuter rail lines that provide service to the Norwalk/Santa Fe Springs Metrolink Station. NTS also has a dial-a-ride program. While transit coverage is good throughout the City, most transit runs at low frequencies, with most bus headways 40 minutes or more. Transit frequency may make it difficult for Norwalk residents to access employment and educational facilities without a car.

Homelessness

The 2020 Greater Los Angeles Homeless Count reported an estimated 63,706 homeless people in Los Angeles County, and 4,586 people for Service Planning Area 7, which includes Norwalk. Table 50 summarizes the Point-in-Time Homeless Count done by the Los Angeles County Homeless Services Authority (LAHSA), which includes both sheltered and unsheltered individuals. Over a three-year period, it was observed that the homeless count in Norwalk has decreased. According to the 2020 Greater Los Angeles Homeless Count, LAHSA reported that 89 percent of the homeless population are individuals, while 11 percent are families; furthermore, 79 percent of the population is unsheltered, while 21 percent is sheltered.

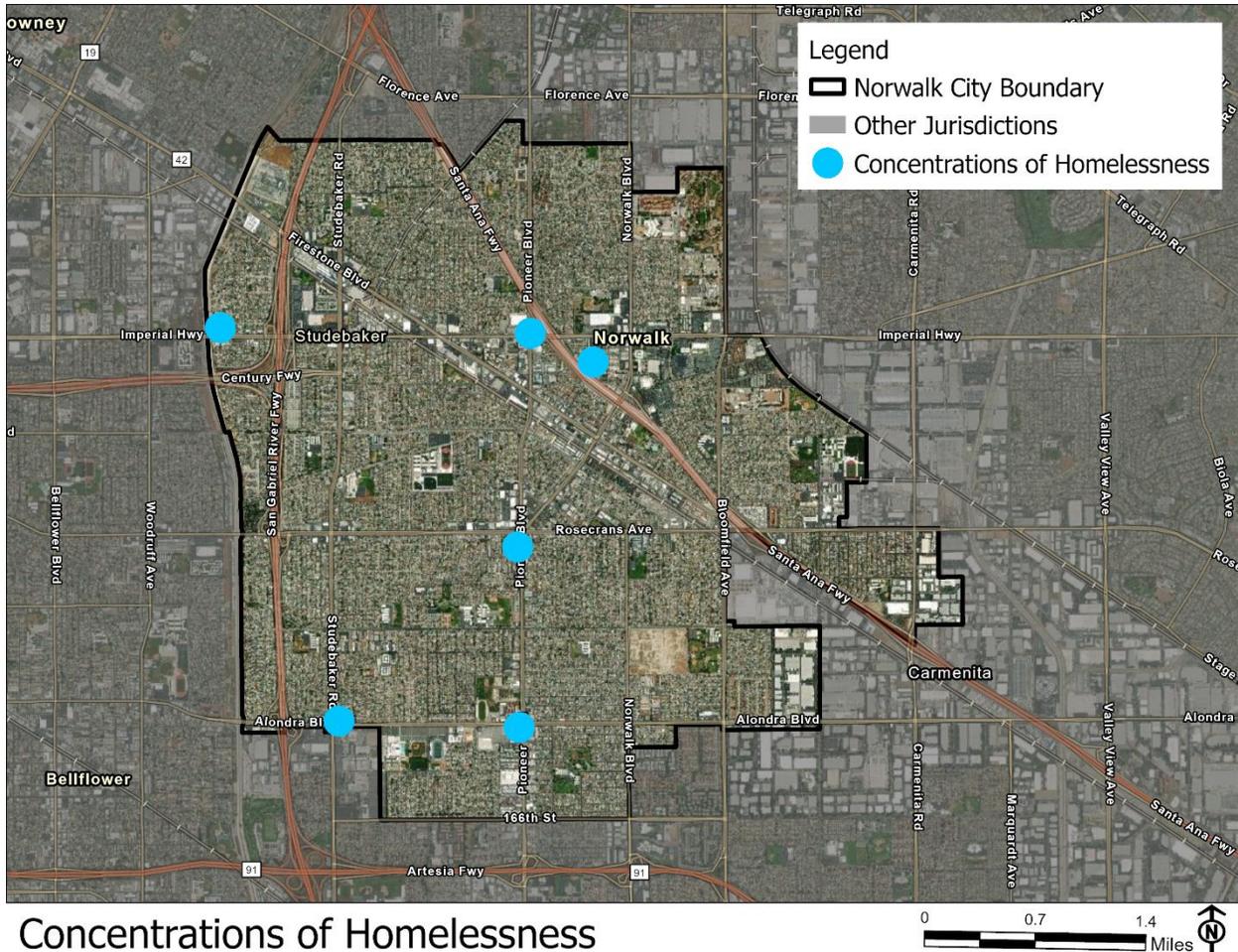
Table 50: Point in Time Count			
Jurisdiction	2018	2019	2020
Bellflower	135	148	242
Carson	469	326	158
Compton	342	424	652
Downey	180	174	258
Lakewood	103	135	77
Lynwood	146	112	85
Paramount	107	114	85
South Gate	259	357	399
Norwalk	262	200	168
Los Angeles County Total	52,765	58,936	66,436

Source: Los Angeles Almanac; 2020-2024 Analysis of Impediments

Homelessness concentrations are not limited to one area of the City, and encampments are distributed throughout. Areas with higher concentrations of the homeless population have little correlation with other fair housing concerns in the City. There are encampments in areas designated as having both the highest and lowest median incomes in the City. There is some concentration in central Norwalk where median income is generally

lower than the rest of the City. Specifically, the concentrations of the unsheltered population are shown in Figure 29.

Figure 29: Concentrations of Homelessness



Source: City of Norwalk Code Enforcement, 2023

The City is including Program 2.1 to address the needs of those experiencing homelessness by giving priority to development projects that include a component for special needs groups in addition to other lower-income households. The City is also including Program 2.5 to:

- Better understand the homeless populations and impacts, and to educate the community about homelessness;
- Improve coordination of housing and services among the City and key stakeholders;
- Explore the creation of immediate and short-term solutions;
- Develop new strategies to increase income through employment and public benefits attainment; and
- Create new supportive and affordable housing opportunities.

The City has been working hard to address the homelessness issue through two key departments: the City Department of Social Services and the Norwalk Housing Authority. Although these two departments are primarily tasked with addressing homelessness in the City, many other City departments directly address homelessness, including Public Safety, Public Services, and Recreation and Parks Services. The City also works closely with various nonprofits, the faith-based community, schools, business sector, healthcare partners, and advocates on this issue.

R/ECAPS were acknowledged as a disparity in access to opportunity in high number of loan denials and low number of applications for low- and moderate-income families, and the high number of low- and moderate-income households.

Financing for homeownership was a key issue due to the low number of home purchases, lack of information in language other than English, and the inconsistency of lending institutions for the risk, credit and assistance linked to housing the financing of housing.

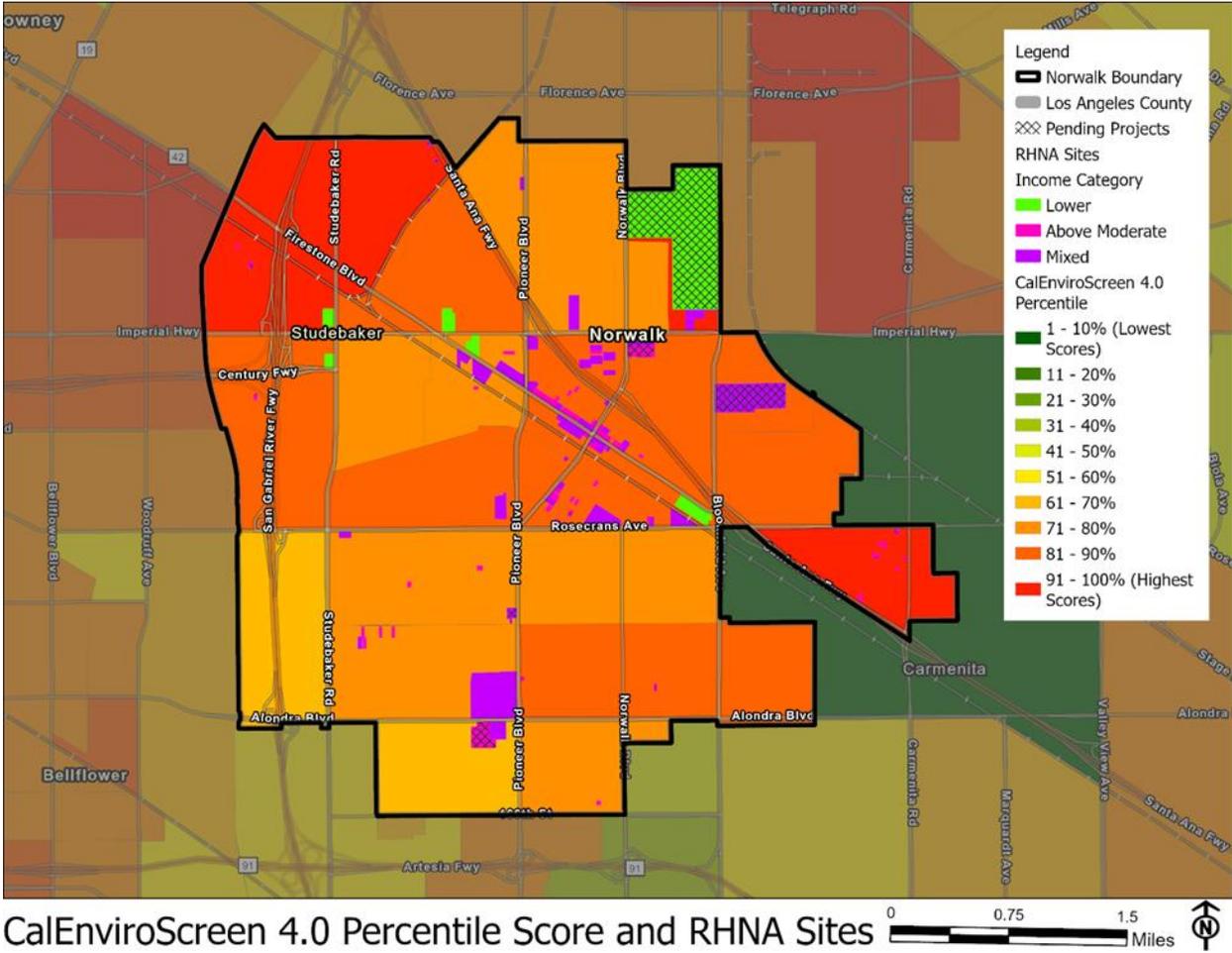
State and federal policies have identified issues that limit opportunity due to the lack of state or county implementation of rent control policies, lack of specific mandates for affordable housing on development, and land use policies that hinder affordable housing development.

Environmental Justice

Environmental justice is another area related to fair housing. The California Office of Environmental Health Hazard Assessment developed a screening methodology, the California Communities Environmental Health Screening Tool (CalEnviroScreen), to help identify California communities disproportionately burdened by multiple sources of pollution. In addition to environmental factors (pollutant exposure, groundwater threats, toxic sites, and hazardous materials exposure) and sensitive receptors (seniors, children, persons with asthma, and low birth weight infants), CalEnviroScreen takes into consideration socioeconomic factors. These factors include educational attainment, linguistic isolation, poverty, and unemployment. Research has shown a heightened vulnerability of people of certain ethnicities and lower socioeconomic status to environmental pollutants. Figure 30 shows CalEnviroScreen 4.0 results for Norwalk. In CES, higher scores indicate greater risk for pollution exposure and vulnerability.

The CES scores for the City of Norwalk show that the scores are relatively similar citywide, with most of the City falling between scores of 70 and 90, with some higher concentration of risk in tracts in the northeast, northwest, and southeast. Tracts in the northwest and southeast may be affected by pollutants due to the highway bisecting these areas. The northeast tract includes the Metropolitan State Hospital, where the heavy concentration of poverty may greatly affect the CES score.

Figure 30: CalEnviroScreen 4.0 Percentile Score

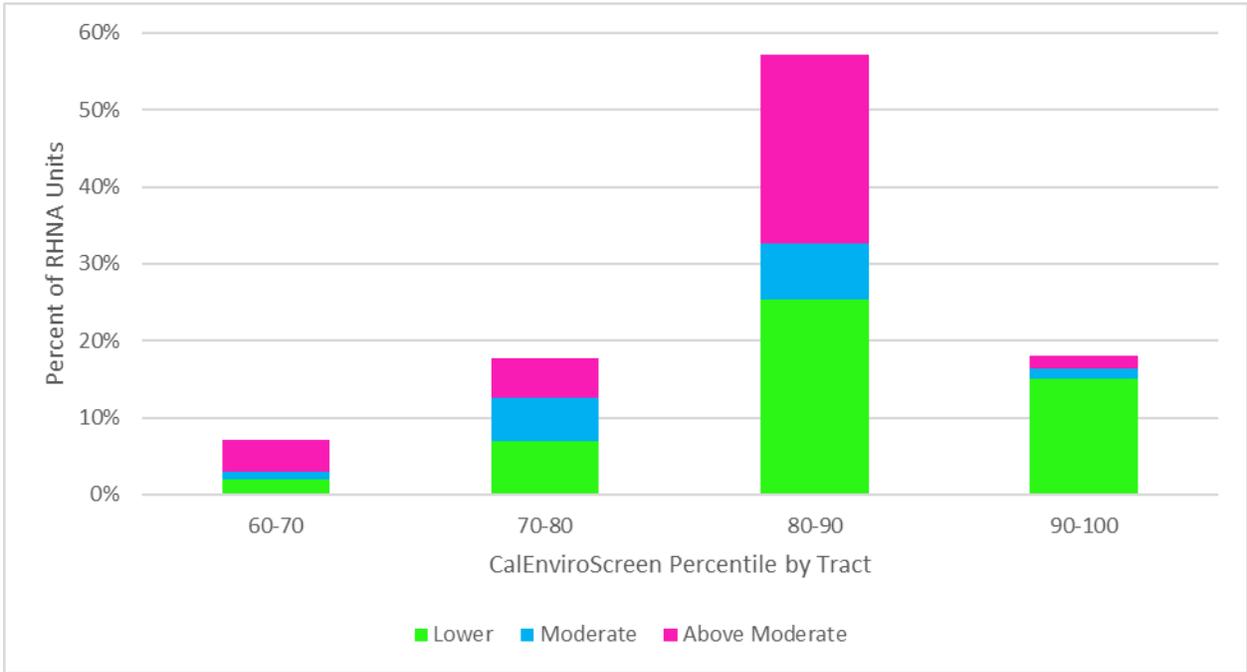


CalEnviroScreen 4.0 Percentile Score and RHNA Sites

Source: HCD AFFH Data Viewer

Figure 31 shows that the RHNA sites are distributed proportionately throughout the City and are not expected to impact fair housing concerns based on income.

Figure 31: CalEnviroScreen 4.0 Percentile Score Comparison of RHNA Units by Income Category



CES scores in Norwalk are generally higher than the statewide average, and in some instances, are among the highest scoring tracts in the state. Of particular concern are pollution scores, with five census tracts ranking in the top 10% of the state. Air pollution, including fine particulate matter (PM 2.5), diesel particulate matter, toxic facility releases, and lead from housing are the most prominent pollution issues in Norwalk. High pollution scores appear to be related to proximity to freeways, including I-105, I-605, and I-5.

Tract 603-755-24-00 (northwest corner of the City) has an overall pollution percentile score of 99.26 , and tract 603-755-24-00 (southeast corner of the City) has a pollution percentile score of 95.63. Other tracts, particularly those in central Norwalk have scores above 70, indicating relatively high risk for pollution exposure.

Additionally, many tracts in the City have high scores for sensitive populations and socioeconomic factors. Many tracts have high scores for cardiovascular disease, linguistic isolation, and educational attainment.

Based on the CES Scores, nearly all of Norwalk (18 out of 20 tracts) are considered “Disadvantaged Communities” under SB 535. As a result, Norwalk program has increased priority for funding through California’s Climate Investments Program.

Disparities in Access to Opportunity

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583[c][10]). Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element sites inventory, this means that sites identified to accommodate lower-income needs are not concentrated in Low Resource areas (for example, lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

One tool that can be used to analyze disparities in access to opportunities is the California Tax Credit Allocation Committee's (TCAC) Opportunity Area scores. These were prepared by a task force commissioned by TCAC and HCD to identify areas statewide whose economic, educational, and environmental characteristics support positive outcomes for low-income families. The map is updated annually. Opportunity maps are made for three domains: economic, environmental, and education. Each map uses categorical indicators to determine its individual score. A composite score and resource designation combining all three designations is then assigned to each block group.

To determine the final resource category, the top 20 percent of overall scores in a county are labeled as highest resource and the next 20 percent of scores are labeled as high resource. Then, any area that is considered segregated and that has at least 30 percent of the population living below the federal poverty line is labeled as an area of High Segregation and Poverty. Any remaining uncategorized areas in the County are evenly divided between moderate resource and low resource areas. The rationale and metric for each indicator is described in more detail in current guidance documents for the California TCAC program³. Additional information regarding these indicators in Norwalk are provided on the following pages.

HCD and the TCAC coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families.

The TCAC/HCD Opportunity Maps are intended to display the areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The primary function of the TCAC is to oversee the Low-Income Housing Tax Credit (LIHTC) Program, which provides funding to developers of affordable rental housing. The opportunity maps play a critical role in shaping the future distribution of affordable housing in areas with the highest opportunity.

The environmental domain utilizes CalEnviroScreen (CES) 3.0 pollution indicators and values. The TCAC scores show in Figure 32 below reveal the majority of the City has relatively positive scores, with the exception of a tract in the southwest corner of the City. This tract does not have particularly high CES scores compared to the region, so the less positive score in this area may indicate a high pollution risk in this area. Toxic releases and lead are among the predominate indicators of pollution in the City.

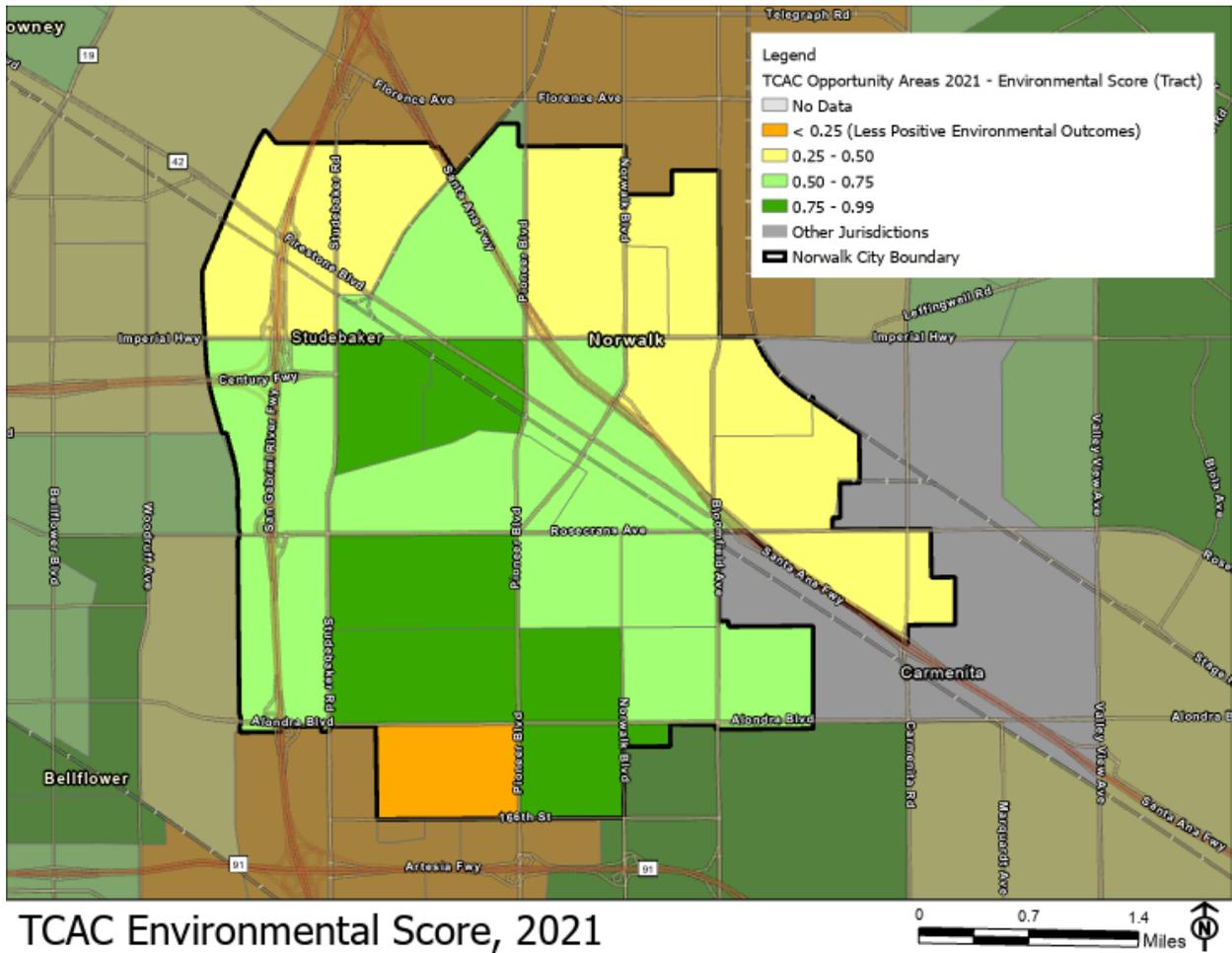
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³ <https://www.treasurer.ca.gov/ctcac/opportunity/2022/2022-hcd-methodology.pdf>

Figure 32: TCAC Environmental Score, 2021



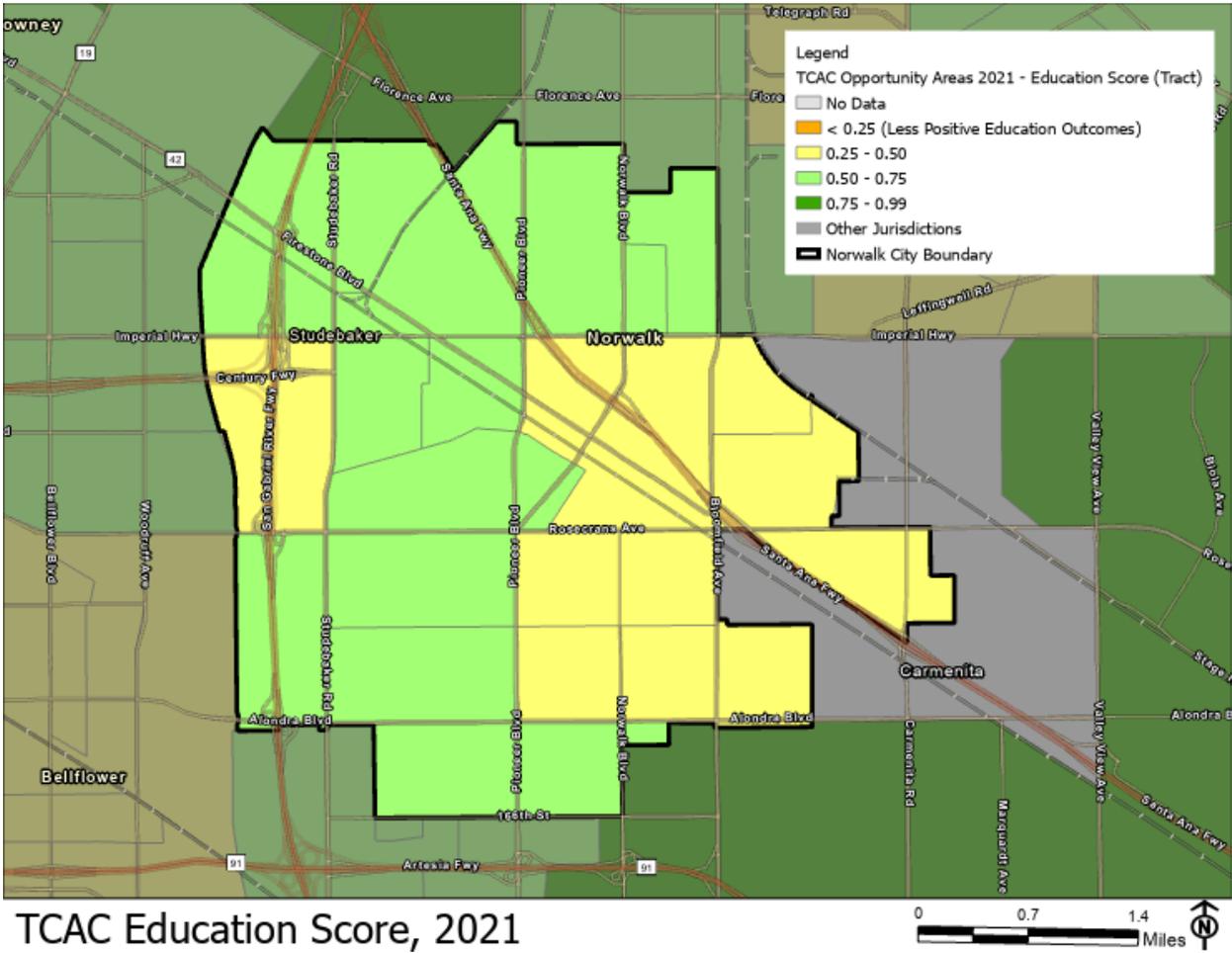
TCAC Environmental Score, 2021

Source: HCD AFFH Data Viewer

Education indicators include math and reading proficiencies of fourth graders, high school graduation rates, and the student poverty rate. Education scores are relatively consistent throughout the City as shown in Figure 33. Areas in the southwest with slightly less positive scores contain a higher quantity of renter-occupied households. According to GreatSchools data, schools in the lower scoring tracts have lower test scores, as well as a high percentage of lower-income and non-White students.⁴ Schools in Norwalk have similar scores to schools countywide. However, test scores and the school proficiency index are much lower in Norwalk than in the region as a whole.

4 GreatSchools <https://www.greatschools.org/california/norwalk/schools/>

Figure 33: TCAC Education Score, 2021

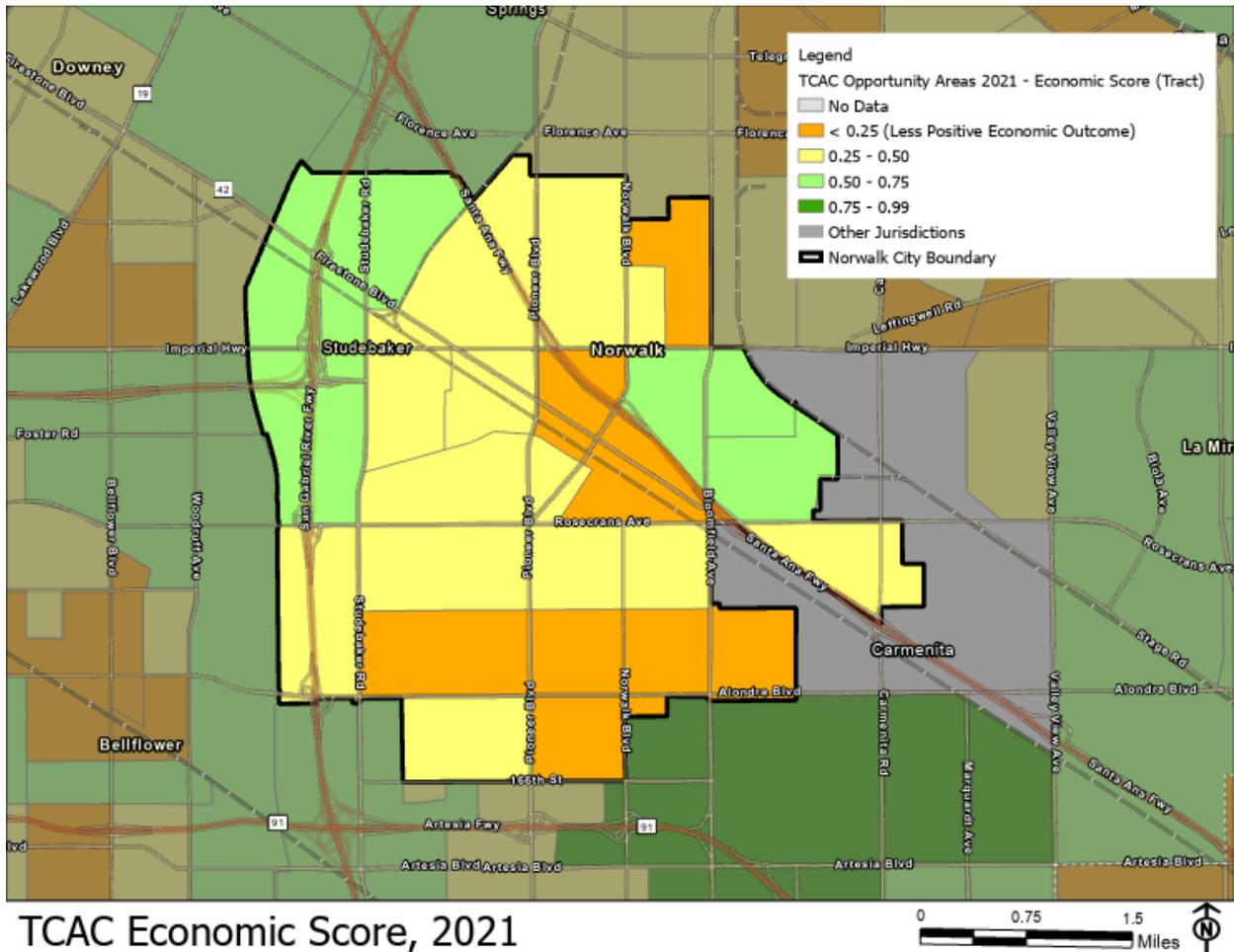


TCAC Education Score, 2021

Source: HCD AFFH Data Viewer

Economic indicators include poverty, adult education, employment, job proximity, and median home value. Areas with less positive scores contain a higher percentage of renter-occupied households. Economic opportunity is less positive in areas where renter-occupied households are more prevalent. The scores may be associated with lower incomes or home values in these areas. The scores are shown in Figure 34 below.

Figure 34: TCAC Economic Score, 2021

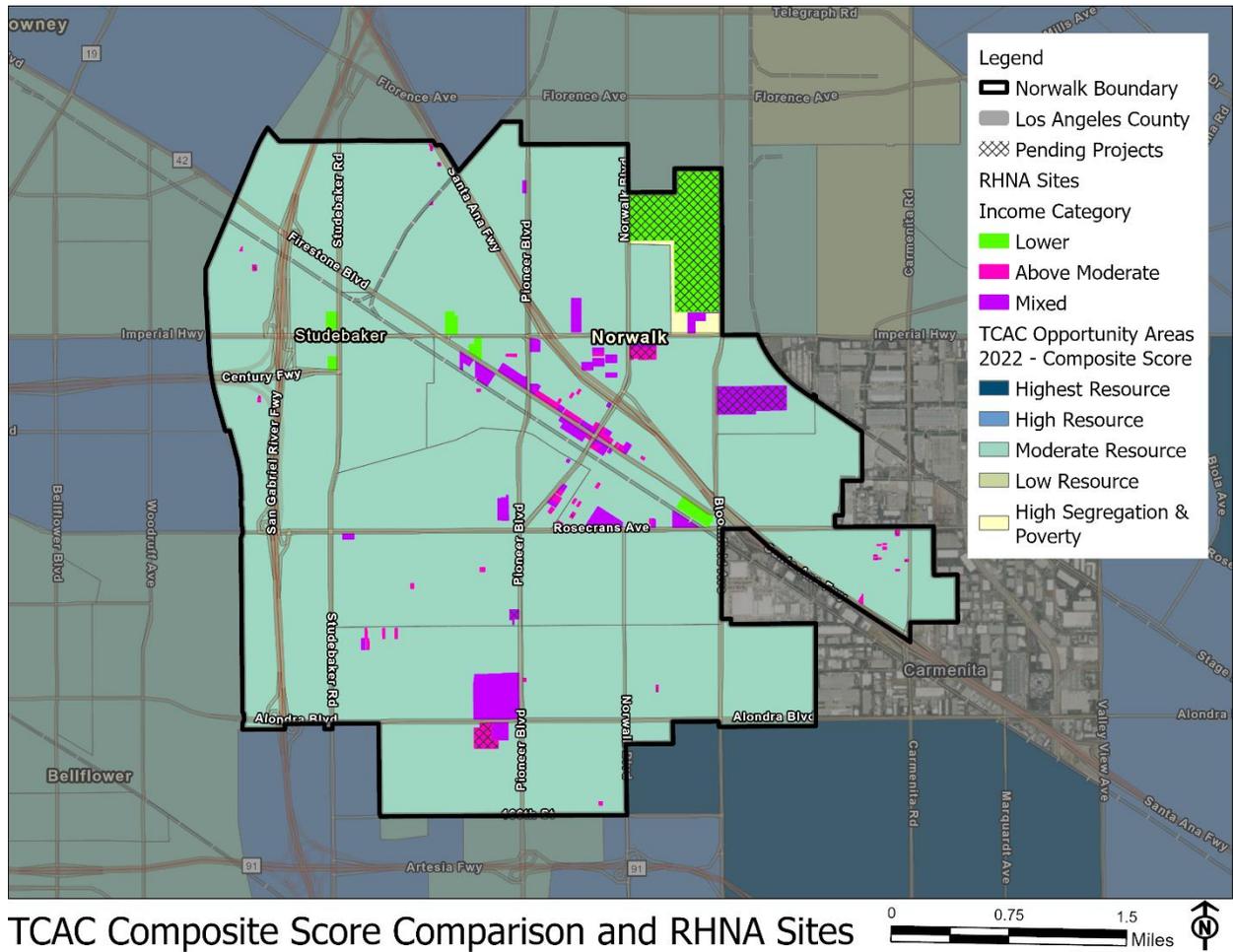


Source: HCD AFFH Data Viewer

Based on TCAC opportunity areas, almost the entire City is in the Moderate Resource category. Only one area in the City is considered Low Resource, which is the northeast tract that include the Metropolitan State Hospital, which treats patients with mental health disorders, patients under conservatorships, persons deemed incompetent to stand trial, and people found guilty by reason of insanity. Further, the Metropolitan State Hospital campus houses five permanent supportive housing facilities. This tract is an area of High Segregation and Poverty. There are concentrations of the low income population in this area due to the demographics of its residents. As shown in Figure 35, most sites selected for housing in Norwalk are in the Moderate Resource area, but there is a pending project encompassing the northeast tract.

Shown in Figure 35, most TCAC opportunity areas in Norwalk are a mix of High, Moderate, and Low Resource areas. The areas designated as High Resource areas are generally built-out areas of single-family residential housing, limited general commercial uses that include larger developments held by a limited number of entities, and small portions of industrial areas that are not likely to turn over to other uses, such as the Southern California Edison transmission lines and peaker station.

Figure 35: TCAC Opportunity Map and Sites Inventory



TCAC Composite Score Comparison and RHNA Sites

Source: California Tax Credit Allocation Committee, CTCAC/HCD Opportunity Area Maps

The Moderate Resource areas make up the largest portion of the City and contains most of the multifamily zoning, smaller commercial properties that are a majority of the commercial uses within the City, and the balance of the industrial land uses which are contained within the easterly portion of the City. While the included map shows data from 2021, the 2022 TCAC map illustrates that the low resource area is now considered a moderate resource area.

The Low Resource area of the City is a half-mile square at the southwest corner. One quarter of this area has the local community college, Cerritos College, with the remainder of the area composed of single-family residential, multifamily residential units, including three mobile home parks, and other small industrial uses.

The areas designated as High Resource areas are generally built-out areas of single-family residential housing, limited general commercial uses that include larger developments held by a limited number of entities, and small portions of industrial areas that are not likely to turn over to other uses, such as the Southern California Edison transmission lines and peaker station. Only a small amount of sites in this area have been listed in the sites inventory for availability for housing units, most of them having small vacant parcels or underutilized parcels of land.

As shown in Figure 36, RHNA sites are distributed throughout the City and are not expected to impact fair housing concerns. The Low Resource area of the City is a half-mile square at the southwest corner. One quarter of this area has the local community college, Cerritos College, with the remainder of the area composed of single-family residential, multifamily residential units, including three mobile home parks, and other small industrial uses. One site, which is currently a vacant commercial development and a parking lot, was identified in the housing inventory to accommodate lower-income housing, and equates to 393 units due to the default density of 30 units per acre. The site would not result in the loss of existing single or multifamily units. A greater number of sites for lower-income housing categories were selected for the sites inventory within the central part of the City.

Figure 36: TCAC Composite Score Comparison of RHNA Units by Income Category

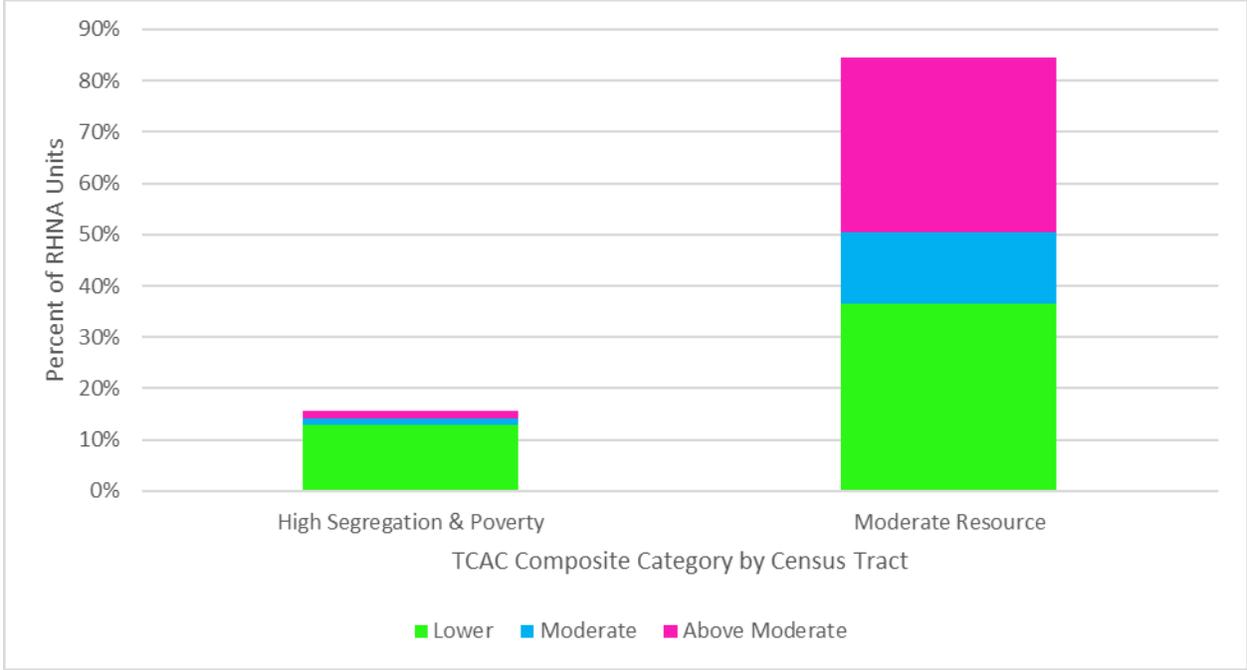
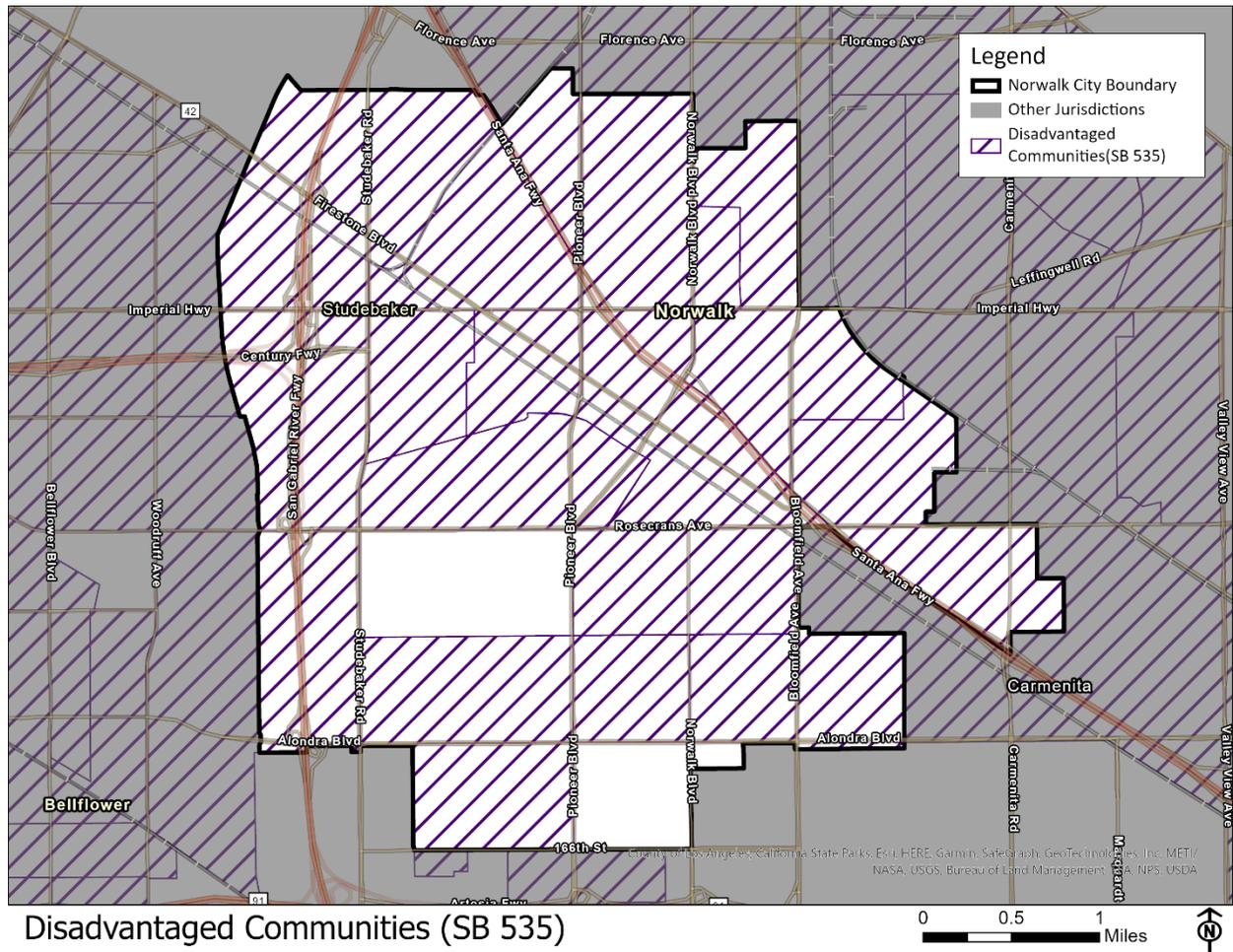


Figure 37 displays areas of the City that are considered “disadvantaged communities” by SB 535. This constitutes 18 of the 20 census tracts in the City. These tracts are eligible for increased priority for funding through California’s Climate Investments Program (AB 32).

Figure 37: SB 535 Disadvantaged Communities



Disadvantaged Communities (SB 535)
 Source: California Office of Environmental Health Hazard Assessment

The distribution of identified sites improves fair housing and equal opportunity conditions in Norwalk because almost all sites lie within Moderate to High Resource areas. This is positive, considering that these sites today do not support residential uses but instead represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and distance from industrial uses, and not be concentrated in existing low poverty areas. The sites inventory also improves fair housing conditions through the future adoption of a specific plan that allows for mixed-use residential development along some of the City’s major corridors.

Disproportionate Need/Displacement Risk

Disproportionate housing need generally refers to a condition in which there are significant disparities in certain groups of residents experiencing a category of housing need when compared to the total population experiencing that category of housing need in the applicable geographic area. The disproportionate housing need analysis looks at cost burden, overcrowding, and environmental justice.

Cost burden or overpayment of housing is when households spend more than 30 percent of gross annual income on housing. If housing is greater than 30 percent of income, then a smaller share of income is available for necessities such as food and healthcare. According to the 2020 AI, 42 percent of occupied housing are cost burdened, most of which are renter occupied households (53.2 percent).

Substandard Housing

Disproportionate housing needs are determined by finding trends in housing problems in the population by race, household size, or household age. A household is considered substandard or having a housing problem if it has one or more of the following housing problems:

- Housing unit lacks complete kitchen facilities
- Housing unit lacks complete plumbing facilities
- Housing unit is overcrowded
- Household is cost burdened

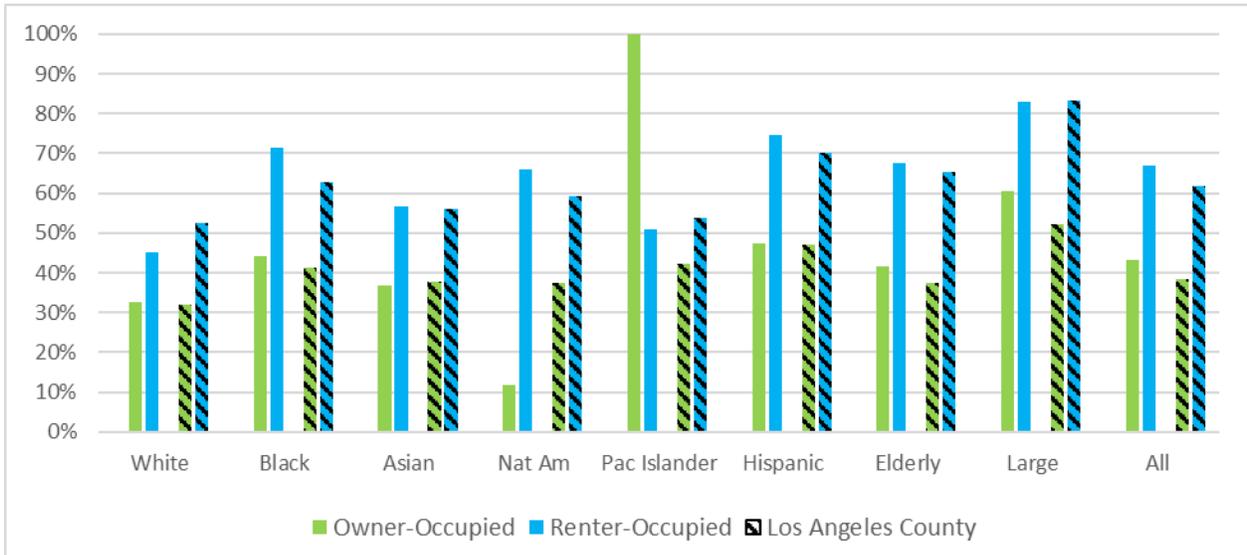
Figure 38 shows trends in housing problems, specifically cost burden, as they relate to race, age, and housing size. A large household is a household with three or more children, but it is also often calculated as a household with five or more people. Large and elderly households are often more likely to experience housing problems. Large households have more costs to support more people and may experience cost burden or no excess of funds to amend housing problems. Elderly households may be on a fixed income in a home bought before retirement, which can affect excess funds necessary for housing maintenance.

In Norwalk, housing problems are present at a similar rate to the County, also occurring at a higher rate in renter-occupied households than in owner-occupied households. Large discrepancies in the Pacific Islander and Native American percentages are due to the small size of the overall population.

Areas with higher rates of cost burden for renters moderately correlate with block groups with higher concentrations of the non-White population. However, as there are no census block groups in the City with a non-White population less than 61 percent, and the majority of the City's block groups have a non-White population over 81 percent, there is minimal variation in racial composition between tracts. Opportunity Sites are distributed throughout the City and are not concentrated in areas with higher rates of cost burden.

The City is including Program 5.3 to facilitate place-based improvements in the areas with more predominant non-White populations and higher rates of substandard housing. These improvements include streetscape and infrastructure improvements, as well as the One-ways Neighborhood Revitalization Program to provide grants to cover the cost of select house repairs to eliminate blight and enhance safety.

Figure 38: Housing Problems by Tenure/Race/Age/Size of Household



Source: HUD CHAS data, 2018

Figure 39 shows trends in housing problems, as they relate to disability status. In Norwalk, housing problems for those with disabilities are present at a similar rate as in the County. Housing problems also occur at a higher rate in renter-occupied households than in owner-occupied households across all disability types. There is little disparity in rates of housing problems between the different disability types, as well as between those with a disability and those without a disability. There is little correlation between locations with high rates of cost burden and areas with higher rates of the population with a disability. Sites are not concentrated in areas with high concentrations of the disabled population.

Figure 39: Housing Problems by Tenure/Disability Status

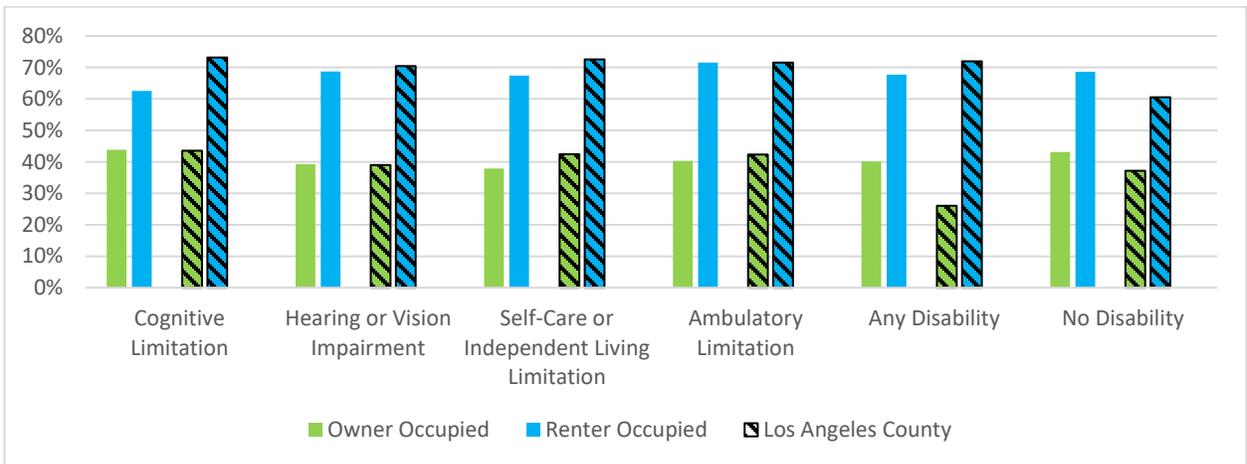
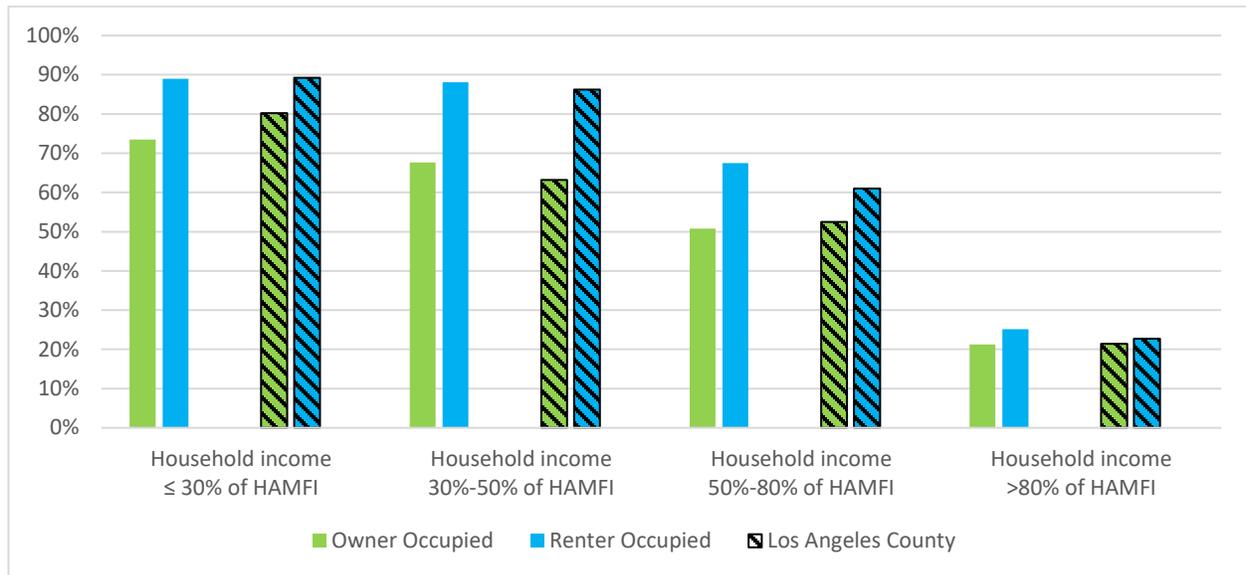


Figure 40 shows trends in housing problems, as they relate to income category. In Norwalk, rates of housing problems by each income level decrease as incomes increase. Housing problems also occur at a higher rate in renter-occupied households than in owner-occupied households across all income levels. Lower income households may not have the excess funds necessary for housing maintenance.

Figure 40: Housing Problems by Tenure/Income Category



Norwalk’s code enforcement noted concentrations of substandard housing, or housing in need of repair or replacement in the areas noted in Figure 41. Substandard housing, or housing in need of repair or replacement, concentrations are not limited to one area of the city, and neighborhoods with high percentages of substandard housing are distributed throughout Norwalk.

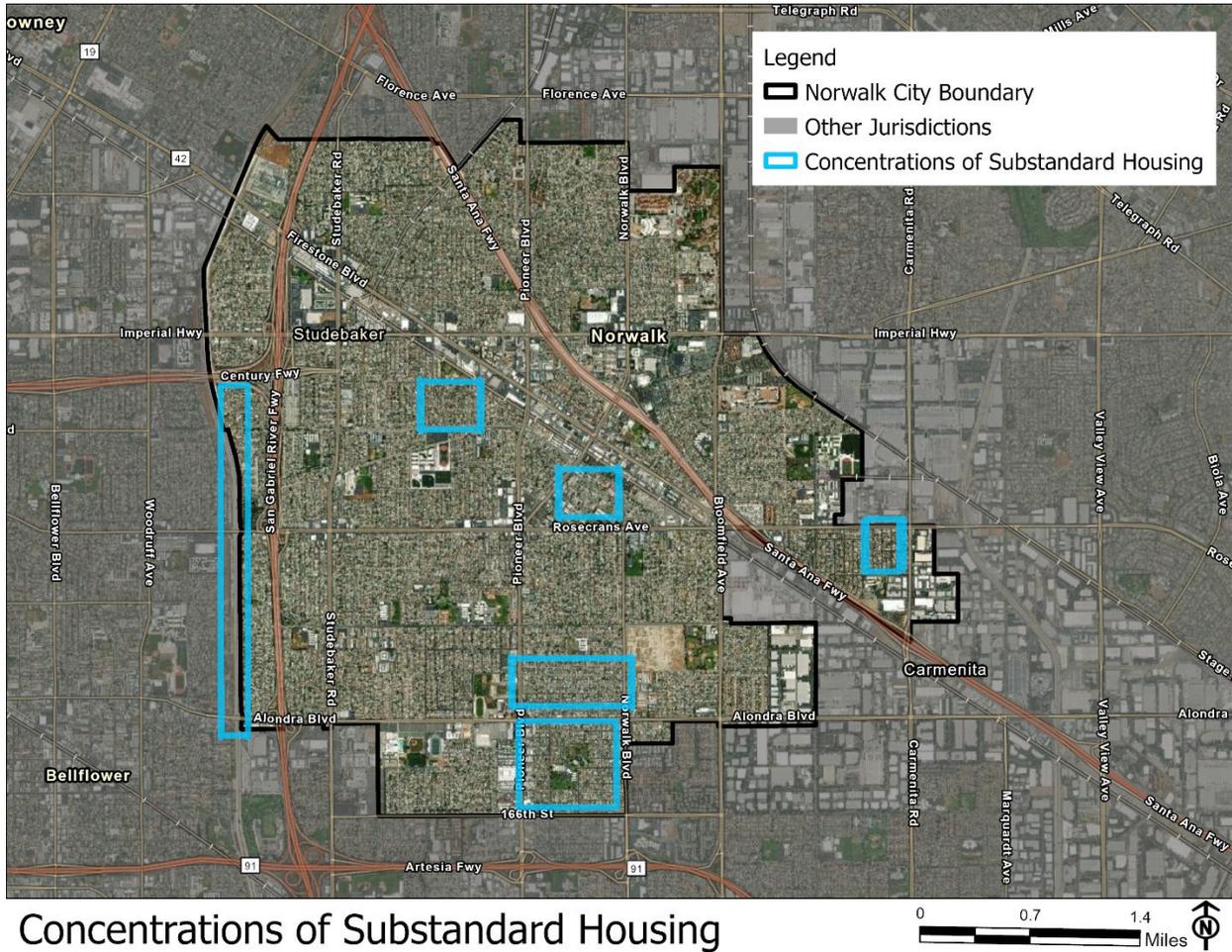
Based upon observations and experiences of the Code Enforcement Division, the City estimates that in 2020, approximately 153 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions. These units, for example, may be suffering from neglect, be structurally unsound, and have nonexistent maintenance. This does not include homes or structures that need more traditional rehabilitation, such as repairs to maintain a safe and healthy living environment.

Figure 41 shows that there are concentrations of substandard housing in areas where overpayment for renters is prevalent. In California, areas that encourage the development of ADUs correlate with lower rates of substandard housing. The City is including Program 1.4 to promote the development of accessory dwelling units, including permit streamlining processes and fees assessment.

The City is also addressing rates of substandard housing by including Programs 4.1, 4.2, and 4.3 to:

- Provide financial incentives and assistance to rehabilitate single-family dwelling, mobile homes, and rental structures up to four units,
- Use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues
- Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents, and
- Provide grants and loans to homeowners of single-family homes and condominiums for low- to moderate-income residents to make home improvements.

Figure 41: Concentrations of Substandard Housing

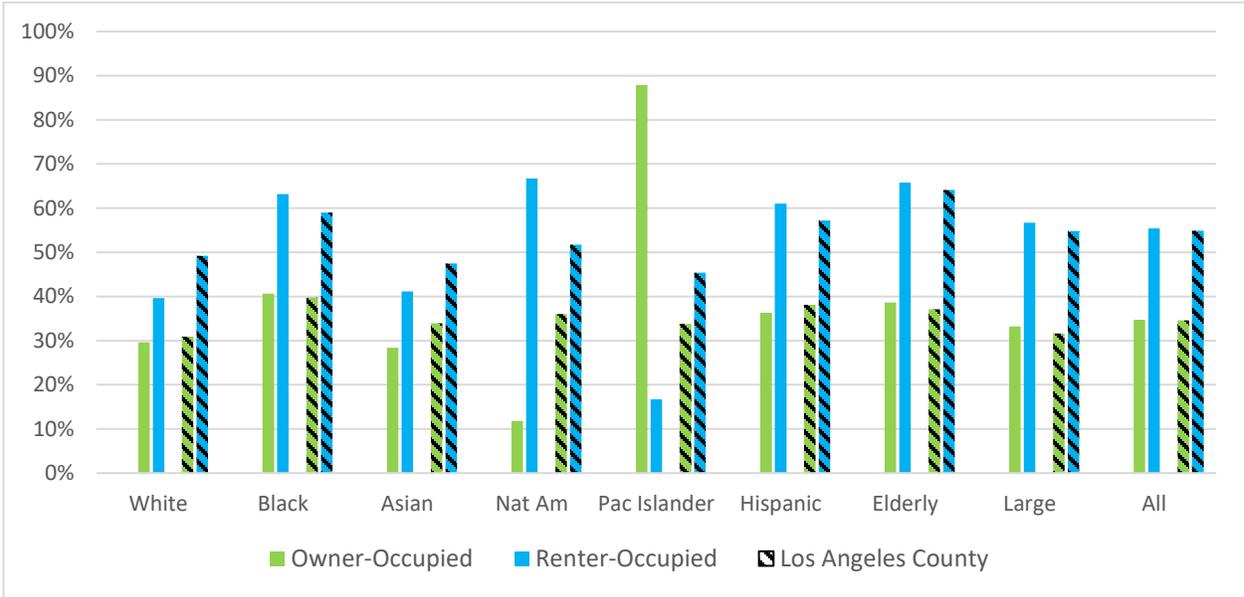


Concentrations of Substandard Housing

Source: City of Norwalk Code Enforcement

Cost burden is when a household spends more than 30 percent of its monthly income on housing costs like rent, mortgage, or utilities. Cost burden is considered one of the four main housing problems and occurs at a similar rate as the overall presence of housing problems, indicating that most households experiencing housing problems are also cost burdened. Large discrepancies in the Pacific Islander and Native American percentages are due to the small size of the overall population.

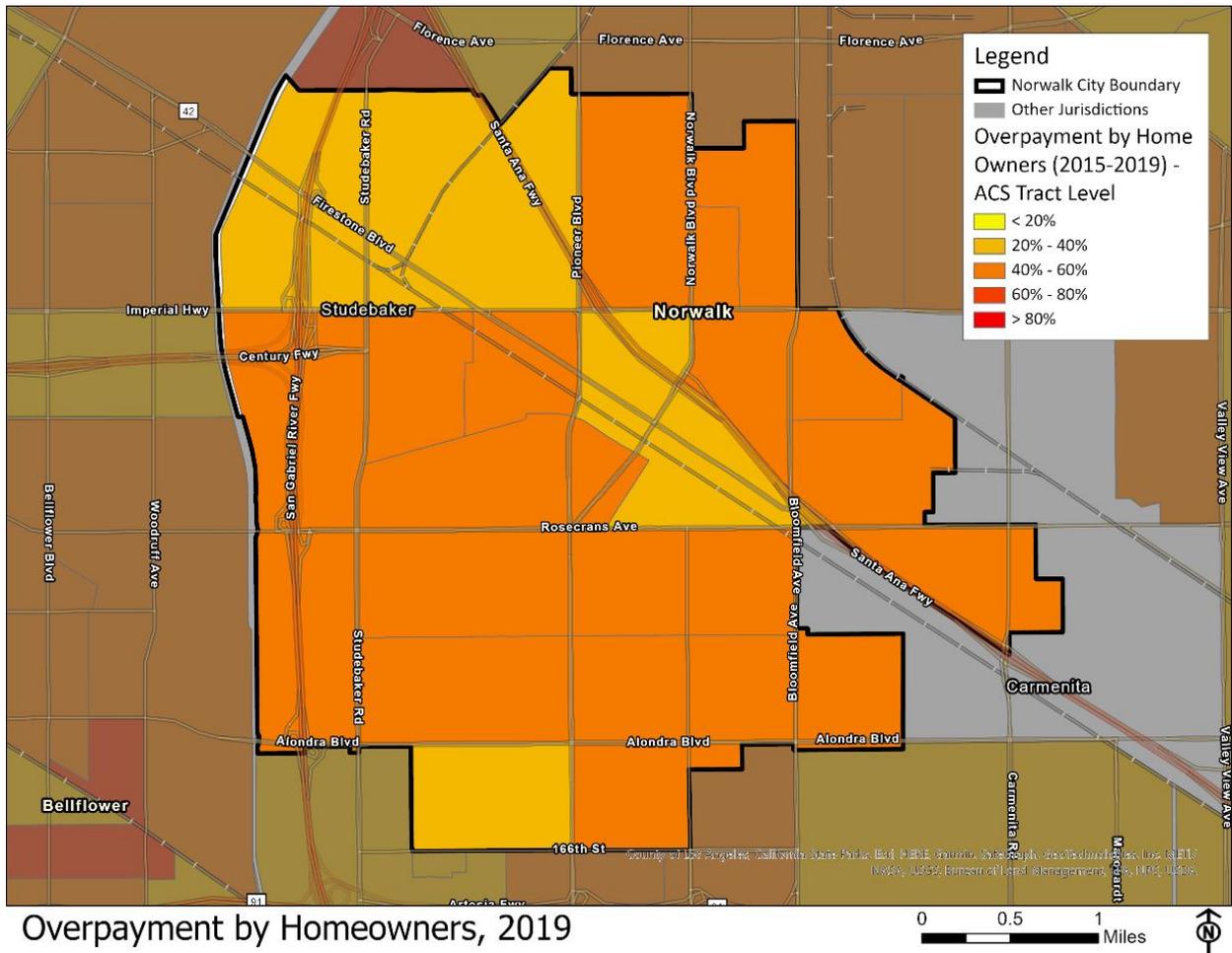
Figure 42: Cost Burden by Tenure/Race/Age/Size of Household



Source: HUD CHAS data, 2018

Figure 43 and Figure 44 show housing overpayment for homeowners and for renters. In general, overpayment is more prevalent for renter households. Figure 39 shows there is a mix of overpayment throughout the City ranging from 40 percent to 60 percent and 60 percent to 80 percent for owner households. Figure 40 shows that in most areas of the City, 60 to 80 percent of renters are overpaying for housing. These areas are located throughout the City. However, two areas in the City show either a high concentration of renters who overpay or a low concentration of renters who overpay. The census tract with the lowest proportion of overpayment includes the Metropolitan State Hospital campus, which has several facilities that cater to special needs housing, including disabled and low income individuals. The one area of Norwalk that has more than 80 percent of renters with overpayment is at the southeast portion of the City bounded by Excelsior Drive to the north, Alondra Boulevard to the south, Shoemaker Avenue to the east, and Norwalk Boulevard to the west.

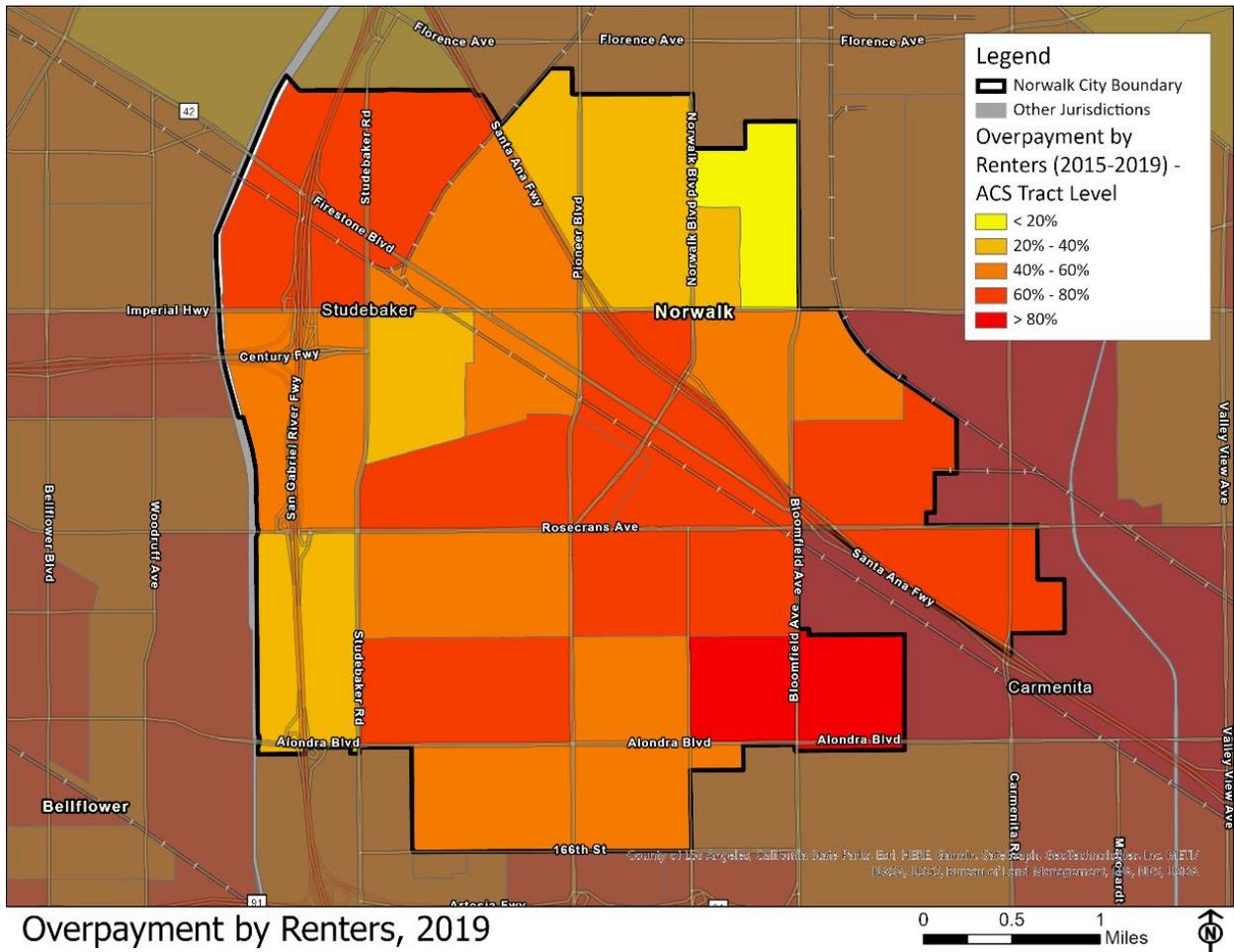
Figure 43: Overpayment by Homeowners, 2019



Overpayment by Homeowners, 2019

Source: HCD AFFH Data Viewer

Figure 44: Overpayment by Renters, 2019



Source: HCD AFFH Data Viewer

Overcrowding of residential units, in which there is more than one person per room, can be a potential indicator that households are experiencing economic hardship and are struggling to afford housing. In Norwalk, 17.3 percent of housing units are overcrowded. Overcrowding is more prevalent in rental units (26.7 percent) than owner-occupied units (12 percent). These percentages are almost identical to the regional average. Overcrowding is much more prevalent in Norwalk than in the County as a whole. Homeowners are about twice as likely to experience overcrowding in the City than countywide. The City of Los Angeles is the most comparable in terms of overcrowding to Norwalk. Throughout the County, overcrowding is more prevalent in areas with more rental units.

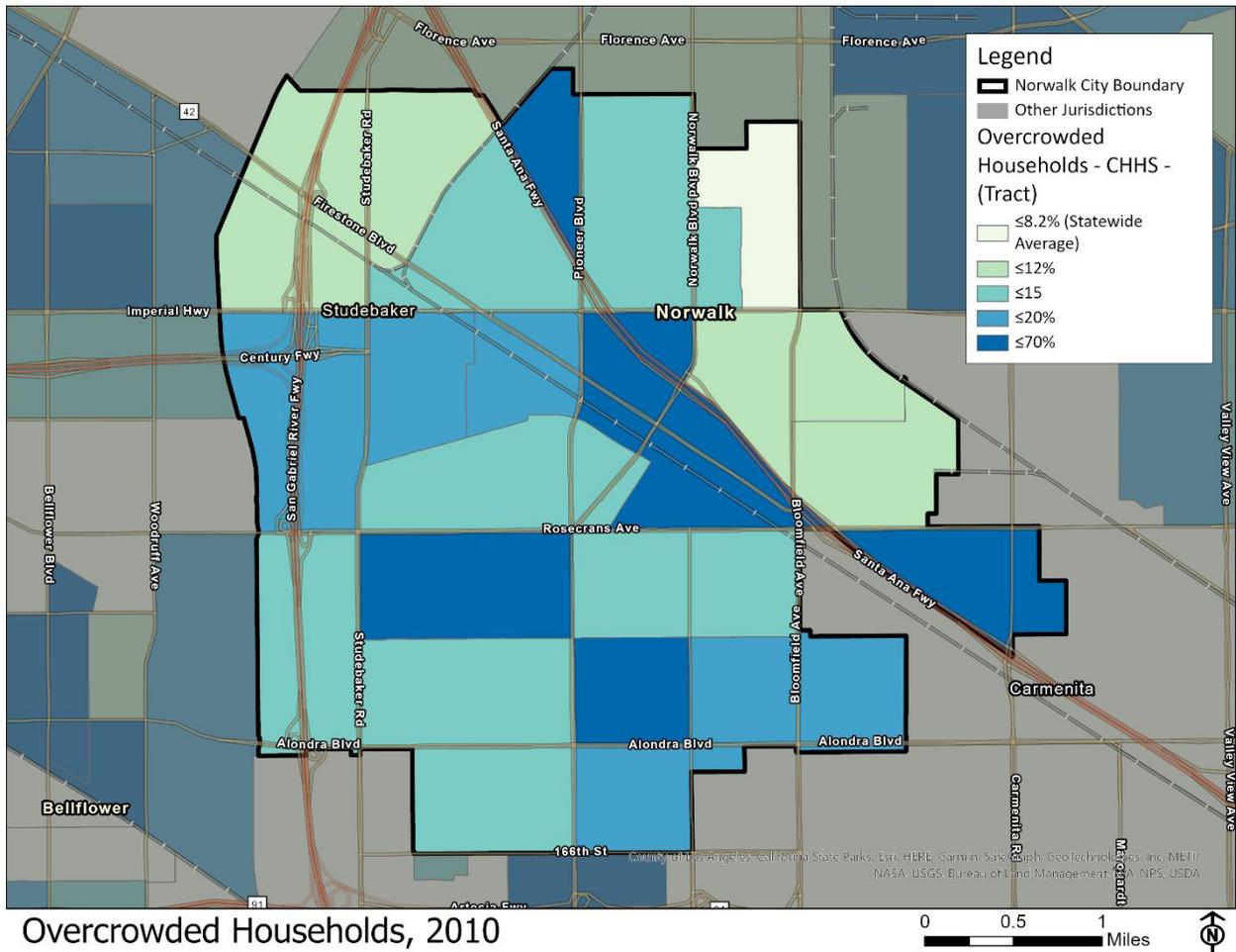
Table 51: Overcrowding by Tenure, 2018

Tenure	NORWALK			LOS ANGELES COUNTY		
	Total	Number Overcrowded	Percent Overcrowded	Total	Number Overcrowded	Percent Overcrowded
Owner-Occupied	17,329	2,084	12.0%	1,514,615	84,460	5.6%
Renter-Occupied	9,844	2,624	26.7%	1,791,475	293,810	16.4%
All Households	27,173	4,708	17.3%	3,306,090	378,270	11.4%

Source: HUD CHAS Data, 2018

As shown in Figure 45, overcrowding is most prevalent in areas surrounding the intersection of Firestone Boulevard and San Antonio Drive. Based upon observations and experiences of the Code Enforcement Division, the City estimates that in 2020, approximately 153 housing units were in severe need of replacement or substantial rehabilitation due to housing conditions. These units, for example, may be suffering from neglect, be structurally unsound, and have nonexistent maintenance. This does not include homes or structures that need more traditional rehabilitation, such as repairs to maintain a safe and healthy living environment.

Figure 45: Overcrowded Households, 2020



Source: HCD AFFH Data Viewer

Displacement Risk

Displacement refers to instances where a household is forced or pressured to move from their home against their wishes, which can occur due to physical displacement and economic displacement. Areas with high demand for homes drives up housing costs and increases pressure for redevelopment, resulting in the potential for displacement. The displacement risk in Norwalk can be evaluated based on physical and economic displacement.

Physical displacement is the result of eviction, acquisition, rehabilitation, or demolition of property; the expiration of covenants on rent- or income-restricted housing; or the rising cost of housing. Tenure and displacement are closely tied as renters are at higher risk of displacement from rising rental prices.

The Urban Displacement Project at University of California, Berkeley, developed a map of communities where residents may be particularly vulnerable to displacement in the event of increased redevelopment and drastic shifts in housing cost; these are known as sensitive communities. Sensitive communities are defined based on the following set of criteria:

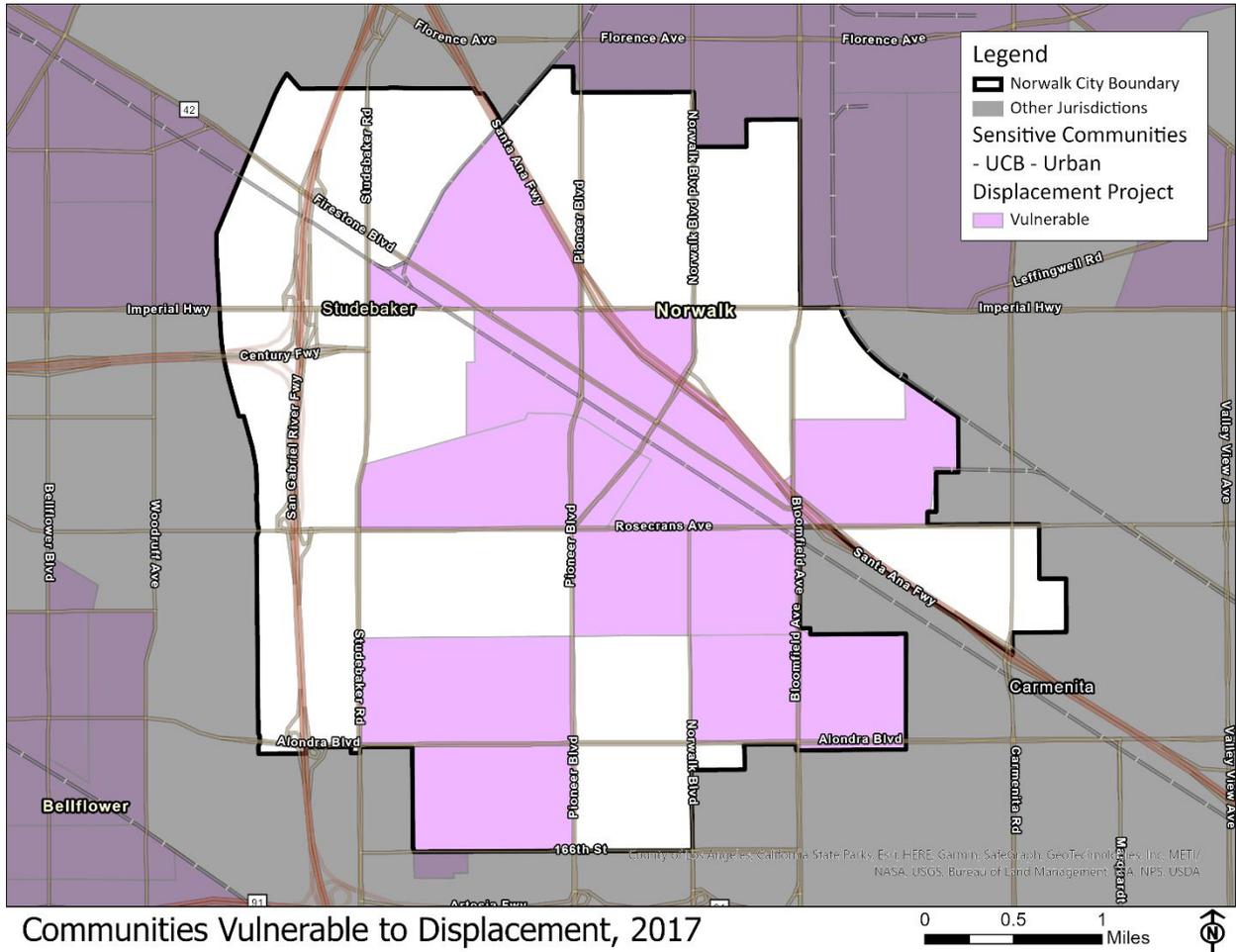
The share of very low-income residents is above 20 percent.

The tract must also meet two of the following criteria:

- The share of renters is above 40 percent.
- The share of people of color is above 50 percent.
- The share of very low-income households (50 percent AMI or below) that are severely rent burdened is above the county median.
- They or areas in close proximity have been experiencing displacement pressures. Displacement pressure is defined as:
 - The percentage change in rent above county median for rent increases OR
 - The difference between tract median rent and median rent for surrounding tracts above median for all tracts in county (rent gap).

As shown in Figure 46, displacement vulnerability is higher in areas with more renters than homeowners, as well as in areas where overpayment is prevalent. Households that are overpaying are more vulnerable to displacement due to price increases and unexpected costs. The City is attempting to meet its RHNA without displacing existing residents by identifying vacant and underutilized sites that do not have existing residential uses. Therefore, the City's RHNA strategy is not anticipated to exacerbate risk of displacement.

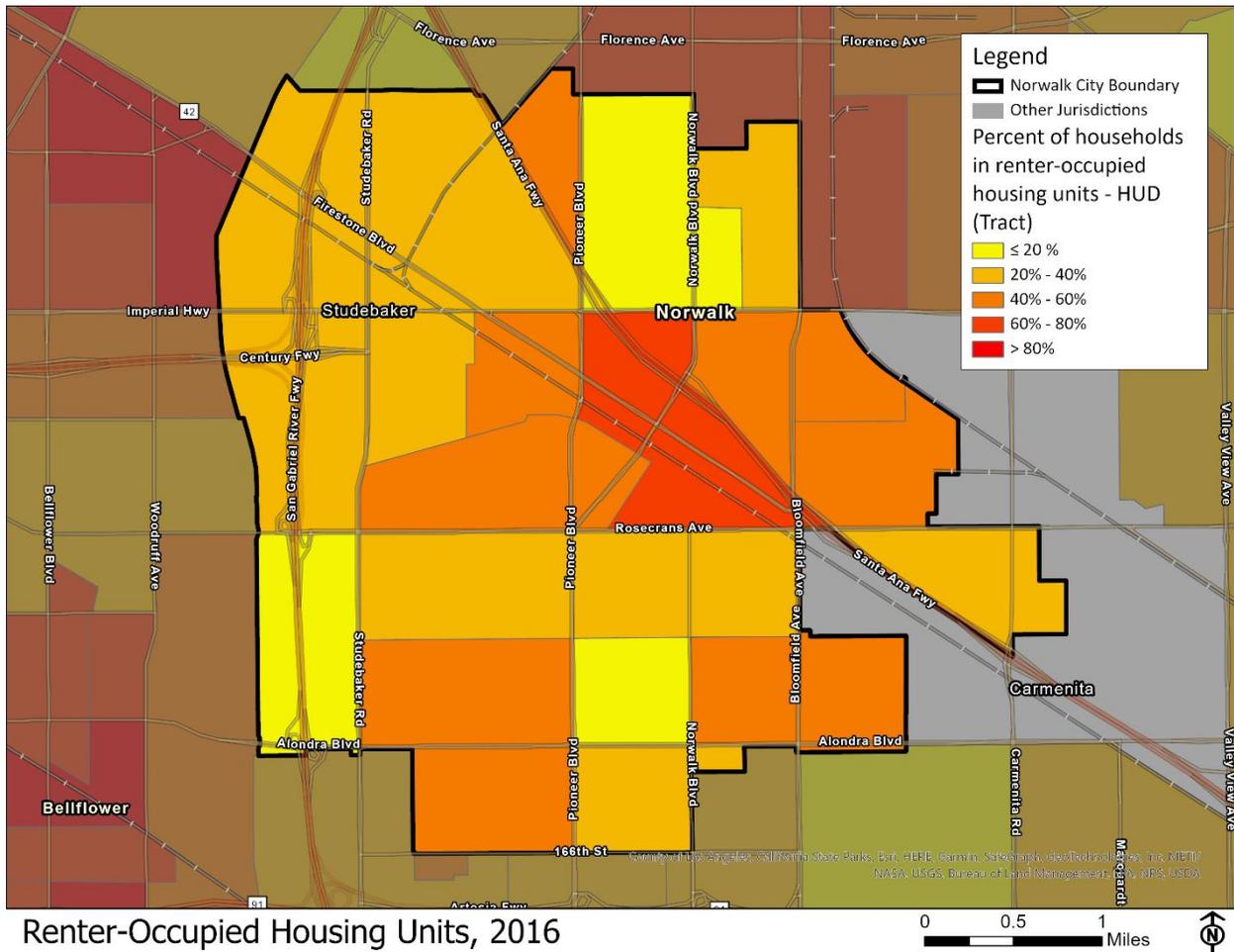
Figure 46: Communities Vulnerable to Displacement, 2017



Source: HCD AFFH Data Viewer

The tenure distribution in Norwalk skews higher for owner-occupied households, which constituted 63.8 percent of all households in 2020, while households that are renter-occupied constitute 36.2 percent of all households. Figure 47 shows areas with higher proportions of households in renter-occupied housing units. Several areas of the City are susceptible to displacement because of the high proportion of households that are renters and lower income. In the central area of the City, there is one census tract where renter households make up more than 60 percent of all households. This area has many industrial uses and multifamily residential properties. The City complies with the requirements of Section 104(d) of the Housing and Community Development Act of 1974 with respect to the prevention and minimization of residential displacement because of the expenditure of HUD assistance.

Figure 47: Renter-Occupied Housing Units



Source: HCD AFFH Data Viewer

Displacement can also occur from the loss of affordable housing. Housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market-rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or payoffs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation and City records, in the next 10 years (2021-2031) no assisted units have expiring affordability covenants.

Also, as a local government policy in order to limit the displacement of minorities or persons living with a disability, the City has a reasonable accommodation ordinance in the Municipal Code and makes exceptions to the regulations of the development standards in order to help provide fair housing options.

Economic displacement is due to the inability to afford rising rents or costs of homeownership like property taxes. The overall average market rent for Norwalk is \$1,600, which is lower than the Los Angeles County overall average, at \$1,901 per month.

Figure 48: Overpayment by Homeowners (2019)

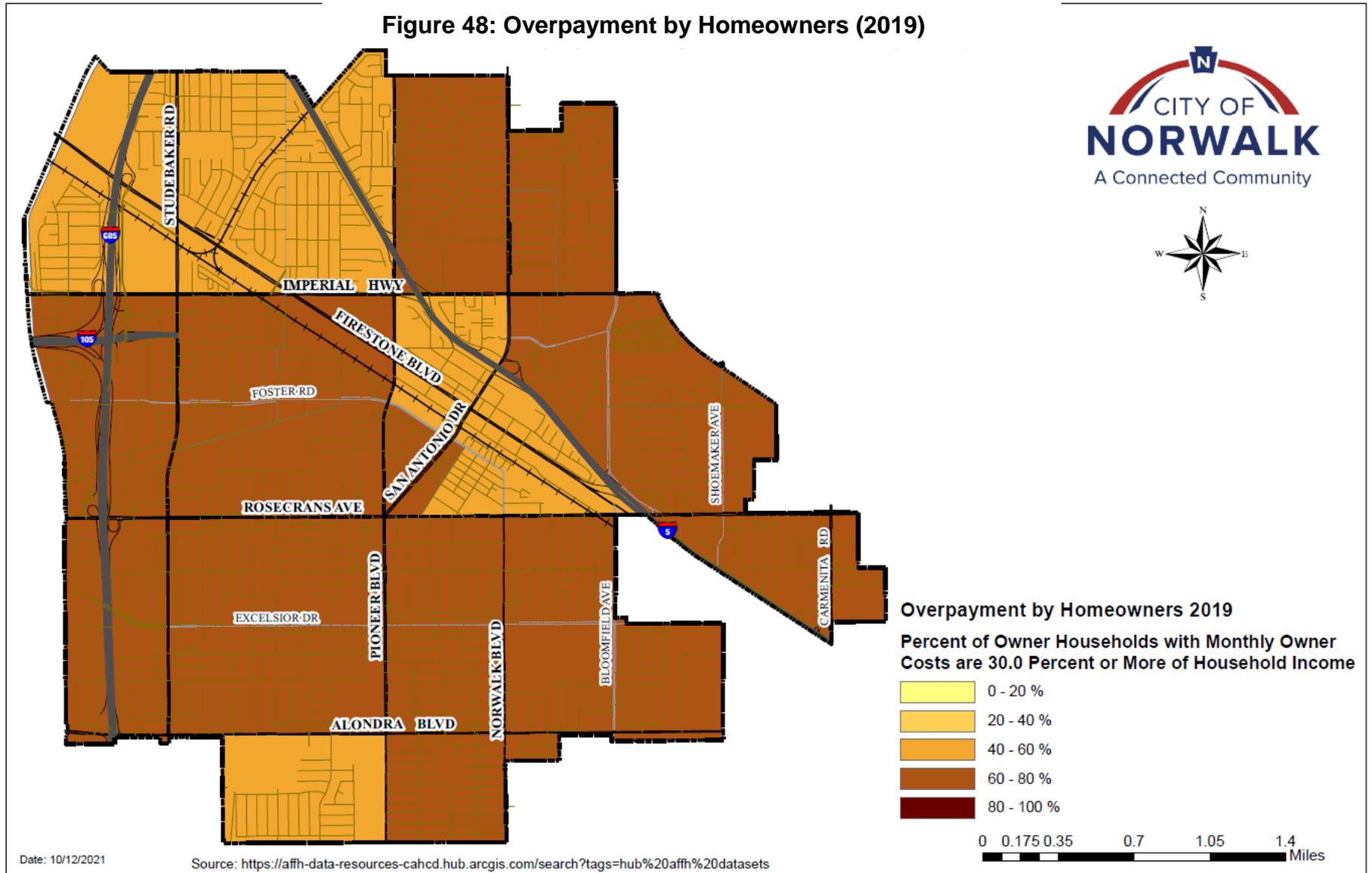


Figure 49: Overpayment by Renters (2019)

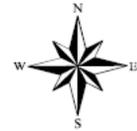
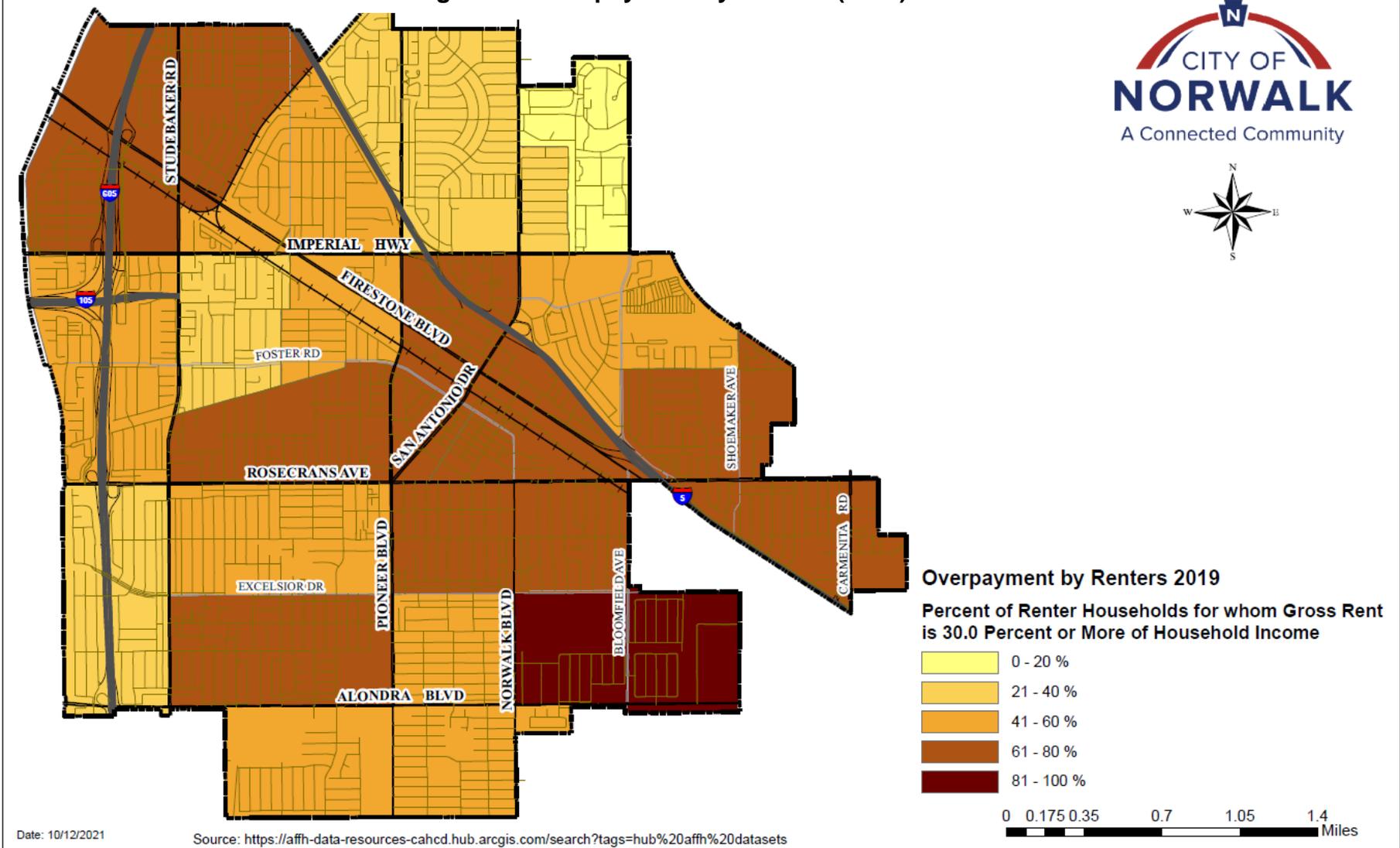


Figure 50: Overcrowded Households (2020)

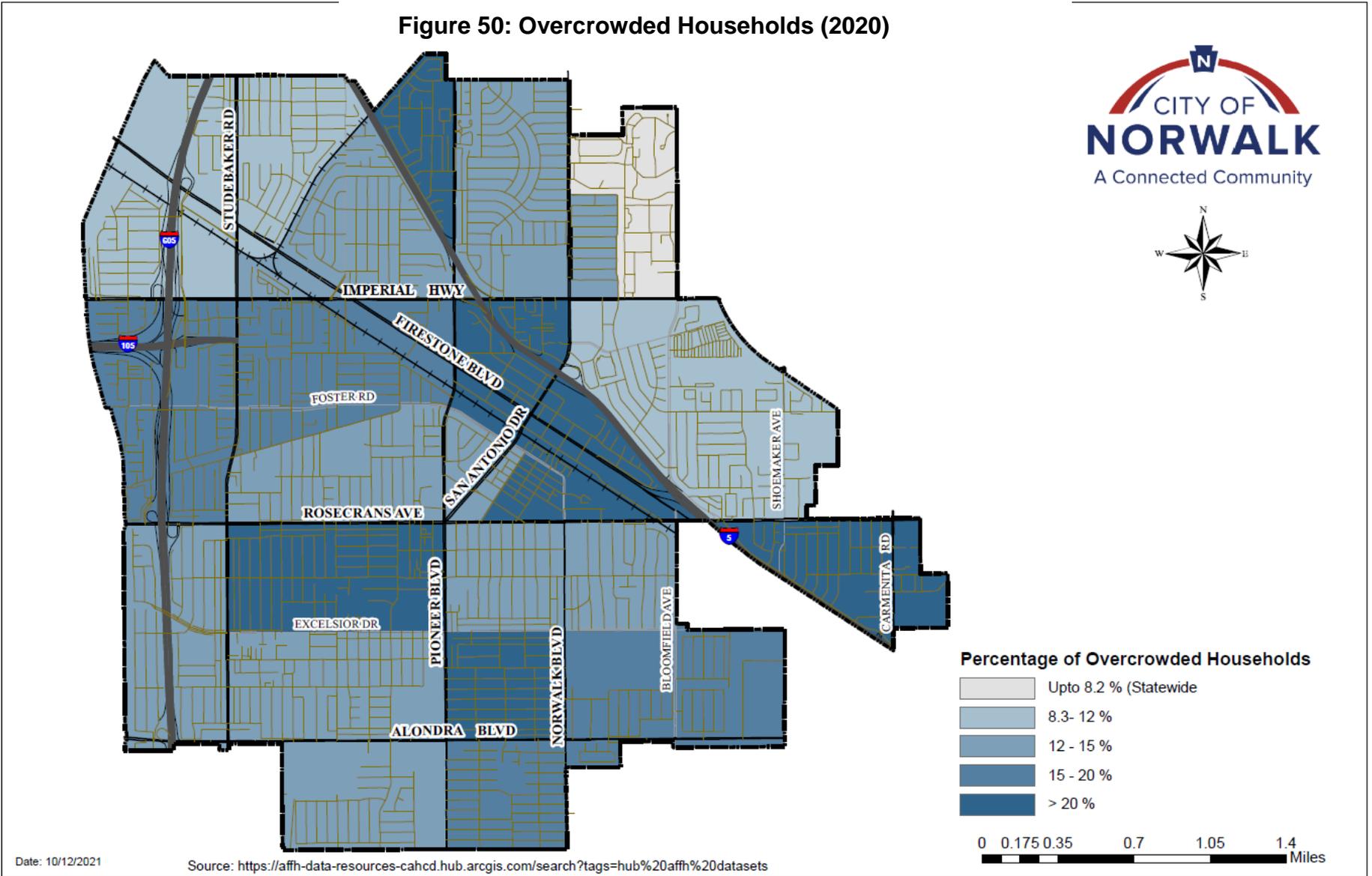
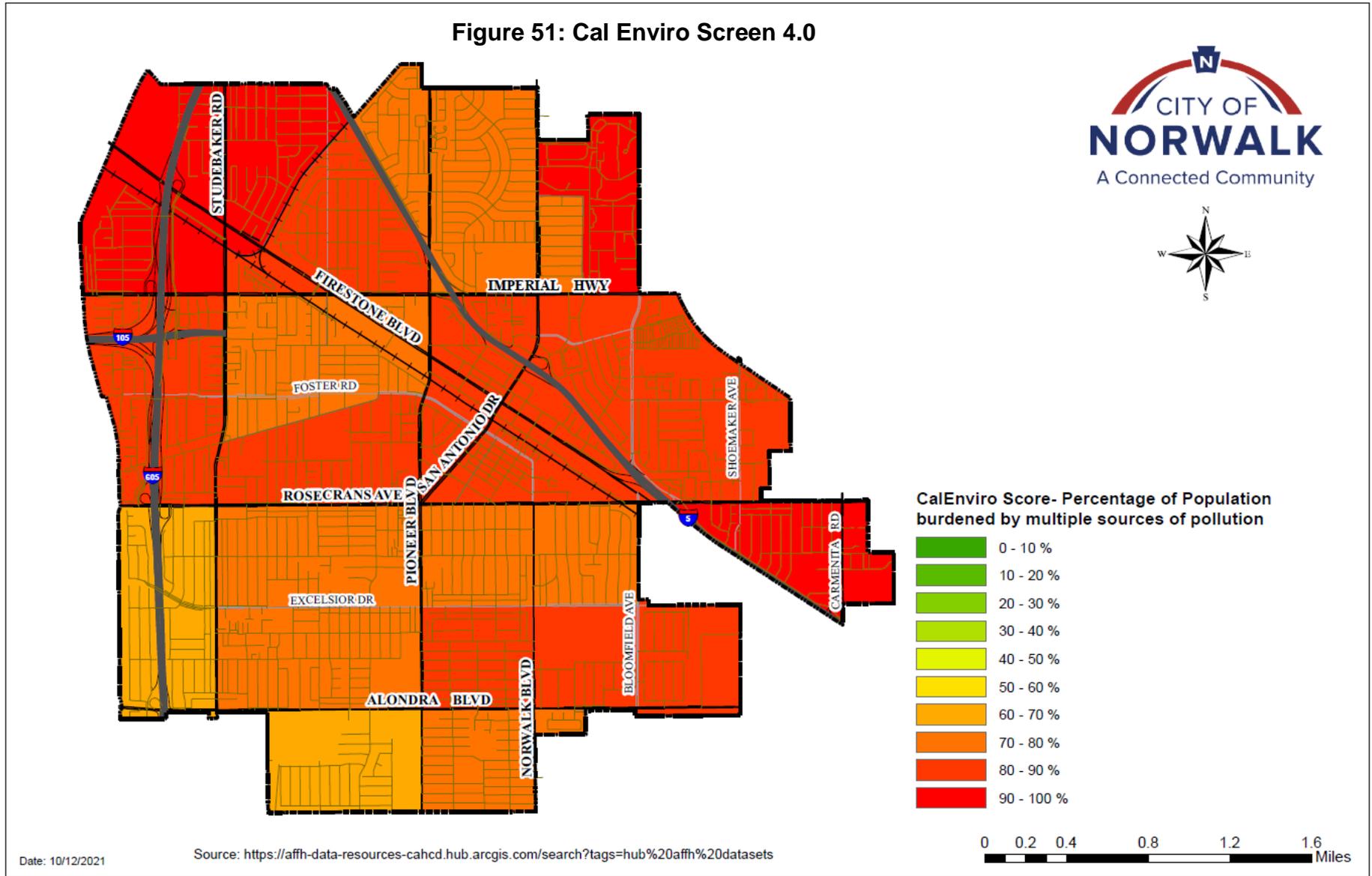


Figure 51: Cal Enviro Screen 4.0



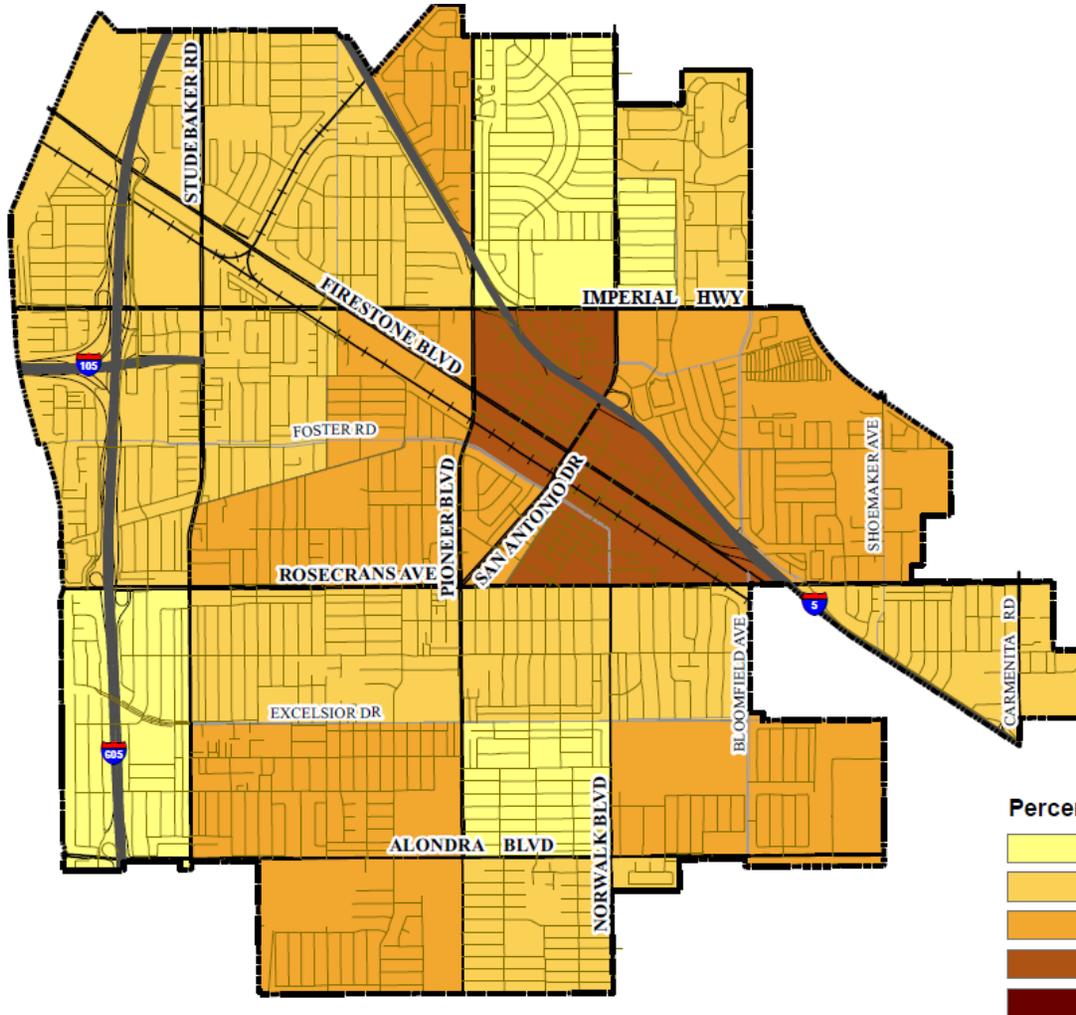
The tenure distribution in Norwalk skews higher for owner-occupied households which constituted 63.8 percent of all households in 2020, while households that are renter occupied constitute 36.2 percent of all households. Figure 52 shows areas with higher proportion of households in renter-occupied housing units. Several areas of the City are susceptible to displacement because of the high proportion of households that are renters and lower income. In the central areas of the City there is one census tract where renter households make up more than 60 percent of all households. This area has many industrial uses and multi-family residential properties. The City complies with the requirements of Section 104(d) of the Housing and Community Development Act of 1974 with respect to the prevention and minimization of residential displacement because of the expenditure of HUD assistance.

Displacement can also occur from the loss of affordable housing. Housing law requires an inventory and analysis of government-assisted dwelling units eligible for conversion from lower-income housing to market rate housing during the next 10 years. Reasons for this conversion may include expiration of subsidies, mortgage pre-payments or pay-offs, and concurrent expiration of affordability restrictions. Based on City records and information from the California Housing Partnership Corporation and City records, in the next 10 years (2021-2031) no assisted units have expiring affordability covenant.

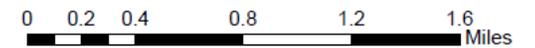
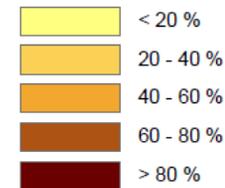
Also, as a local government policy that helps limit the displacement or affect representation of minorities or persons living with a disability; the City has a reasonable accommodation ordinance which d disabled person in the Municipal Code and makes exceptions to the regulations of the development standards that help provide fair housing options.

Economic displacement is due to inability to afford rising rents or costs of homeownership like property taxes. The overall average market rent for Norwalk is \$1,600, which is lower than the Los Angeles County overall average which is \$1,901 per month.

Figure 52: Renter-Occupied Housing Units



Percent of Households in Renter-Occupied housing units



Date: 10/13/2021

Source: <https://affh-data-resources-cahcd.hub.arcgis.com/search?tags=hub%20affh%20datasets>

Sites Inventory Consistency with Affirmatively Furthering Fair Housing (AFFH)

State law requires that for housing elements due on or after January 1, 2021, sites must be identified throughout the community in a manner that affirmatively furthers fair housing opportunities (Government Code Section 65583(c)(10)). Affirmatively furthering fair housing means taking meaningful actions that address significant disparities in housing needs and in access to opportunity. For purposes of the Housing Element site inventory, this means that sites identified to accommodate the lower-income need are not concentrated in low-resourced areas (for example, lack of access to high performing schools, proximity to jobs, location disproportionately exposed to pollution or other health impacts) or areas of segregation and concentrations of poverty.

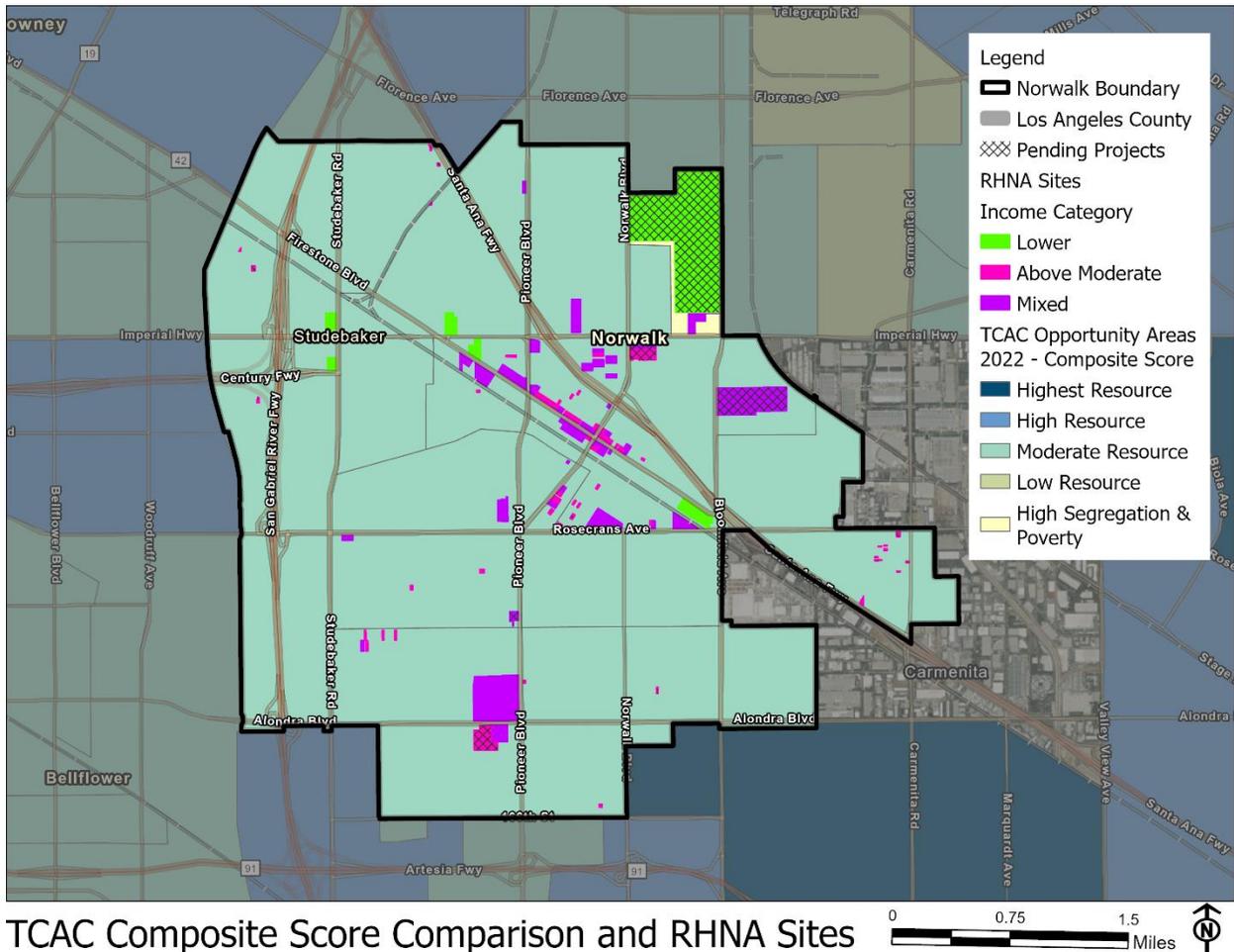
HCD and the California Tax Credit Allocation Committee (TCAC) coordinated efforts to produce opportunity maps that evaluate specific economic, environmental, and educational characteristics that have been shown by research to support positive economic, educational, and health outcomes for low-income families. Based on TCAC opportunity areas, the areas of the City, generally north of Imperial Highway are high resource areas, with those areas generally south of Imperial Highway and the City's southerly boundary have Moderate Resources (Rapidly Changing). Only one area within the City is considered Low Resource, which is the southwest area of Norwalk, bounded by Alondra to the north, Pioneer Boulevard to the east, and the City's western and southern jurisdictional boundaries. As shown in Figure 53, most sites selected for housing in Norwalk are in the Moderate Resources (Rapidly Changing) located on the central portion of the city.

The areas designated as High Resource areas are generally built-out areas of single-family residential housing, limited general commercial uses that include larger developments held by a limited number of entities, and, and small portions of industrial areas that are not likely to turn over to other uses, such as the Southern California Edison transmission lines and peeker station. Only a small amount of sites in this area have been listed within the sites inventory for availability for housing units, most of them having small vacant parcels or underutilized parcels of land.

The Moderate Resource (Rapidly Changing) areas makes up the largest portion of the City and contains most of the multi-family zoning, smaller commercial properties that are a majority of the commercial uses within the City, and the balance of the industrial land uses which are contained within the easterly portion so the City. A majority of the sites inventory are located within the Moderate Resource (Rapidly Changing) area, since these areas also contain the study area for the Heart of Norwalk Plan and thus a majority of the sites identified for residential growth occur within the Heart of Norwalk project area.

The Low Resource area of the city is a half-mile square at the southwest corner of the City. One quarter of this area is comprised of a portion of the local community college – Cerritos College, with the remainder of the area composed of single family residential, multi-family residential units, including 3 mobile home parks, and other small industrial uses. One site was identified in the housing inventory to accommodate the lower-income housing, which equates to 393 units due the default density of 30 units per acre for a site of mixed use at a vacant commercial development and parking lot. The site selected as part of the housing inventory within the low resource area would not result in the loss of existing single or multi-family units. However, a greater amount of sites for lower income housing categories were selected in the sites inventory within the central part of the City.

Figure 53: TCAC Opportunity Map & Sites Inventory



TCAC Composite Score Comparison and RHNA Sites

Source: California Tax Credit Allocation Committee, CTCAC/HCD Opportunity Area Maps

The distribution of identified sites improves fair housing and equal opportunity conditions in Norwalk because almost all sites lie within Moderate to High Resources areas. This is positive, considering that these sites today do not support residential uses but represent locations where new higher-density housing can be provided and residents will have access to good schools, diverse jobs, and distant from industrial uses—and not concentrated in existing low poverty areas. The sites inventory also improves fair housing conditions through the future adoption of a specific plan that allows for mixed use residential development along some of the City’s major corridors.

Fair Housing Issues, Contributing Factors, and Meaningful Action

Other Contributing Factors

Metropolitan State Hospital

One tract in the northeast of the City is entirely encompassed by Metropolitan State Hospital, which treats patients with mental health disorders, patients under conservatorships, persons deemed incompetent to stand trial, and people found guilty by reason of insanity. Further, the

Metropolitan State Hospital campus houses five permanent supportive housing facilities. There are concentrations of the disabled and low income population in this area due to the demographics of its residents. This tract also contains a pending RHNA site.

Historic Land Use

The City has a property previously use by the United States Air Force, to store aboveground tanks and associated equipment. The parcel is located on Excelsior Drive and Norwalk Blvd. This neighborhood, commonly referred as the “one ways”, is located just west of the tank farm. It is predominately a low income neighborhood. The property is currently undergoing both ground water and soil remediation treatment to remove contamination. It is anticipated that some underground pipes and above ground facilities operated by a private company will remain within the specific plan area.

The City’s racial demographics have also changed throughout the years since incorporation. Specifically, construction of major freeways, caused a change in population demographics and displacement of neighborhoods. The areas bisected by the major freeways maintain a high concentration of renters, overcrowding, and less positive economic opportunity.

Racial Covenants and Lending Patterns

The County of Los Angeles has a history of racial covenants and redlining throughout the region. In the 1930s, the Federal Housing Administration (FHA) commissioned the Home Owners Loan Corporation (HOLC) to create a survey of neighborhoods in 239 cities and rank them by security and desirability. The survey ranked neighborhoods with a grade rating, from A to D, and color-coded each grade. An A-rated neighborhood was coded green and deemed the most “desirable,” a D neighborhood was coded red and deemed “least desirable” and therefore a higher loan risk. This was a practice that mirrored the practice of restrictive land covenants, which made it impossible for a person of color to live in a green zone or get an FHA backed loan in a red area.⁵

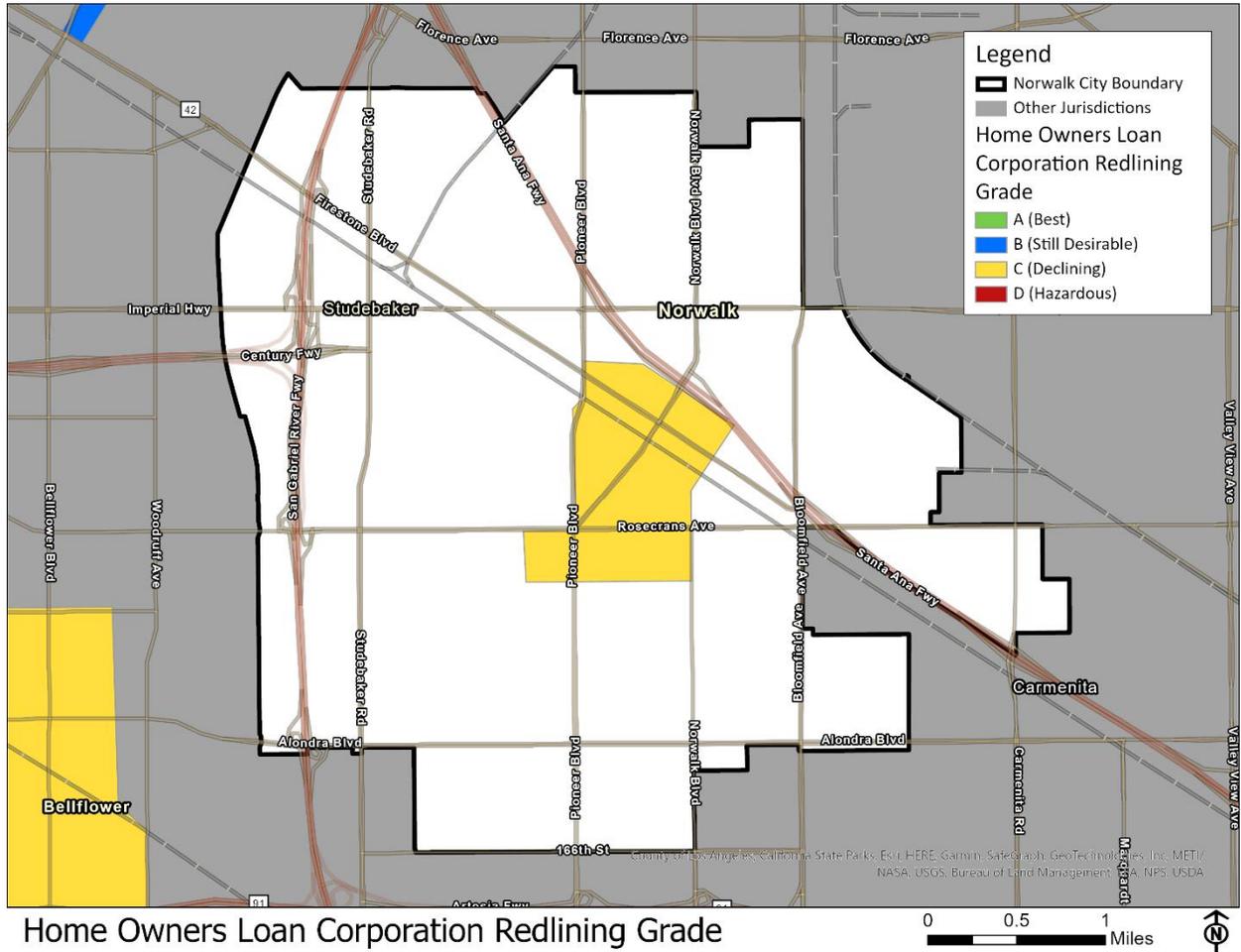
Before incorporation, in 1939, a portion of the Norwalk was classified within the C “Definitely Declining” category.⁶ As C neighborhoods were characterizes by “obsolescence [and] infiltration of lower grade population”, mortgage lenders were more conservative and held commitments under the lending ratio for the A and B areas. The area was located in the central portion of the City, southwest of the I-5, east of Pioneer Boulevard, north of Mapledale Street, and west of Norwalk Boulevard. As shown in

5 Los Angeles Land Covenants <https://lapl.org/collections-resources/blogs/lapl/los-angeles-land-covenants-redlining-creation-and-effects>

6 Mapping Inequality <https://dsl.richmond.edu/panorama/redlining/#loc=12/33.918/-118.257&city=los-angeles-ca>

Figure, this area remains an area with a high concentration of renters, overcrowding, and less positive economic opportunity.

Figure 54: Home Owners Loan Corporation Redlining Grade



Source: HUD AFFH Data Viewer

Meaningful Actions

Table 52 displays the identified fair housing issue, contributing factor, actions taken to address the contributing factor, and priority level for each issue. Contributing factors shown were identified through both the Analysis of Impediments and the AFFH analysis. Per Government Code Section 65583(c)(10)(A)(iv), higher priority is given to factors that limit fair housing choice and/or negatively impact fair housing. In Norwalk, the highest priority is given to disproportionate housing needs and access to opportunity, with integration and segregation given moderate and outreach capacity given low priority.

The subsequent Table 53 outlines specific AFFH actions in the programs that are included in the housing element, broken down by their identified fair housing issue. The matrix the specific actions, timeline, and quantified objectives for the program.

Table 52: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
Fair Housing Outreach and Enforcement	<ul style="list-style-type: none"> Lack of positive support for affordable housing development proposals Lack of public awareness of fair housing laws and affordable housing advocacy 	<ul style="list-style-type: none"> Program 5.1 – Fair Housing Outreach and Education 	Low
New Opportunities in High Resource Areas	<ul style="list-style-type: none"> Availability of affordable housing in high resource areas Low number of higher education residents Loan denials and low number of applicants for low and moderate income families High land values, parking requirements, and high construction and material costs 	<ul style="list-style-type: none"> Program 1.1 - Site Availability Program 1.3 - Land Use Policy Changes Program 1.4 – Accessory Dwelling Units Program 3.1 – Lot Consolidation Program 3.2 – Development Process Streamlining Program 3.3 – Objective Design Standards Program 3.4 – Planning and Development Fees 	Moderate
Housing Mobility	<ul style="list-style-type: none"> Lack of housing options for special housing needs households Lack of variety of housing stock affordable to lower income households Lack of housing options for large households 	<ul style="list-style-type: none"> Program 1.1 - Site Availability Program 1.3 - Land Use Policy Changes Program 1.4 – Accessory Dwelling Units Program 1.5 – Density Bonus Program 2.1 – Special Needs Housing Program 2.2 – Affordable Housing Assistance Program 2.3 – First Time Homebuyer Assistance Program 2.6 – Housing Choice Vouchers Program 3.2 – Development Process Streamlining Program 3.3 – Objective Design Standards Program 3.5 – Special Needs Housing Program 3.6 – Definition of Family Program 3.7 – Remove Development Constraints 	High
Place-Based Improvements	<ul style="list-style-type: none"> Lack of homeless programs designed to seek out both work and housing opportunities 	<ul style="list-style-type: none"> Program 3.8 – Energy Conservation Program 4.1 – Code Enforcement 	Moderate

Table 52: Contributing Factors

Identified Fair Housing Issue	Contributing Factor	Action	Priority
	<ul style="list-style-type: none"> • Regional racial and income segregation • Lack of household financial stability/household ability to be financially stable 	<ul style="list-style-type: none"> • Program 4.2 – CDBG Residential Rehabilitation Program • Program 4.3 – HOME Housing Improvement Program • Program 5.1 – Fair Housing Outreach and Education 	
Displacement Prevention	<ul style="list-style-type: none"> • Lack of variety of housing stock affordable to lower income households • Lack of household financial stability/household ability to be financially stable 	<ul style="list-style-type: none"> • Program 1.2 – No Net Loss and Replacement Housing • Program 1.5 – Density Bonus • Program 2.2 – Affordable Housing Assistance • Program 2.3 – First Time Homebuyer Assistance • Program 2.4 – Tenant Based Rental Assistance • Program 2.5 – Addressing Homelessness • Program 2.6 – Housing Choice Vouchers • Program 2.7 – COVID Pandemic Emergency Rental Assistance • Program 3.7 – Remove Development Constraints 	Moderate

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Fair Housing Outreach and Enforcement				
<p>Program 5.1 – Fair Housing Outreach and Education</p>	<p>The City will continue to contract with and refer fair housing complaints to the Fair Housing Foundation (or other qualified service providers) whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by:</p> <ul style="list-style-type: none"> • Creating informational, multi-lingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City’s website and other social media platforms (Facebook, Instagram, Twitter, etc.) • Through the CDBG and HOME programs, conduct neighborhood meetings annually. • By the end of 2023, develop a Fair Housing Factsheet to be included in ADU and SB 9 applications to educate homeowners who may potentially act as landlords when renting out the ADU or SB 9 units. • Annually conduct targeted outreach for the City’s Code Enforcement and residential rehabilitation programs in neighborhoods with older housing stock and substandard housing conditions. 	<p>Ongoing</p>	<p>Target outreach to census tracts with older housing stock and census tracts with disproportionate housing needs</p>	<p>Assist approximately 100 residents per year with fair housing services.</p> <p>Conduct at least two annual neighborhood and community meetings to discuss housing and community development issues</p>
New Opportunities in High Resource Areas				
<p>Program 1.1 - Site Availability</p>	<p>The City has been allocated a RHNA of 5,034 units for the 2021-2029 planning period. Housing units for which building permits have been issued or are in plan check and for which applications have been approved since July 1, 2021 are eligible to credit toward this RHNA. In addition, ADU construction based on a projected trend would likely add 454 units to the City’s housing inventory. Therefore, as of January 2023, 2,880 units can count toward the City’s RHNA, with a remaining RHNA of 2,154 units.</p> <p>The City is able to accommodate 3,055 units on vacant and underutilized sites that are appropriately zoned.</p> <p>CYA Facility – Units estimated for this site range from 800-1200 units, with 770 units indicated on the sites inventory analysis as a realistic estimate. Work on the project, its Specific Plan, environmental clearance will be on-going throughout the 6th Cycle,</p>	<ul style="list-style-type: none"> • By February of 2024, complete zoning code amendments for the C-3 zone and rezone 16.5 acres within the Heart of Norwalk Vision Plan area, as shown in Appendix B, to accommodate the RHNA shortfall of lower-income units. The code amendments will include the following provisions of Government Code Section 65583.2(h) and (i) for sites accommodating lower incomes: (1) by-right development of multi-family developments in which 20 percent or more of units are affordable to lower income households; (2) accommodation of at least 16 units per site; (3) minimum density of 	<p>Lower-income households</p>	<p>Increase new housing units in High Resource Areas by 500 units</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>with the entitlement and construction occur projected towards the end of the cycle. City will have a better understanding of final count of housing units for the project as the sale deadline, established in AB 518 of January 2025 nears. The City will revisit the element by the sales deadline in order to adjust its sites strategy to accommodate any gap in the RHNA. Strategies to be explored include additional remnant properties of the I-5 widening that have not been included in the sites analysis since they have been de-mapped at the time of the writing of this Housing Element and increasing densities in mixed use and other commercial corridors that allow for residential uses.</p> <p>Norwalk Entertainment District – Units estimated for this site range from 180 units to 210 units according to market studies performed by the developer under the exclusive negotiating agreement. The lower number of units was included as part of the pending projects in the sites analysis for a conservative estimate. The entitlement of this site is projected to be complete by the end of 2022. The City will monitor the project with its residential component and re-visit the element within the first 3 years to ensure that residential units resulting from the project are as reported in the sites analysis. Any changes to the project that lowers the number of residential units that affects the overall sites inventory analysis will result in re-evaluation of areas where the City can make up shortfalls as described under the CYA project.</p> <p>Adopt development standards for the mixed use developments that will allow residential development at a density of at least 30 units per acre.</p> <p>Create regulations for transit-oriented development that allow mixed uses including residential at a density of at least 60 units per acre.</p> <p>Norwalk is not responsible for the actual construction of housing units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.</p>	<p>20 units per acre, with a maximum density of no less than 30 units per acre; (4) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project. The code amendments for properties within the Heart of Norwalk plan area will consist of interim zoning regulations for housing and mixed-use development in the C-3 zone until the City completes the Heart of Norwalk Specific Plan, which has a projected adoption date by summer of 2024.</p> <ul style="list-style-type: none"> • Annually outreach to developers to explore development opportunities and promote incentives available. • Post Housing Element sites inventory on City website and update inventory annually. • Review of progress for CYA project will occur in late 2024 just prior to the sale deadline as indicated in AB 518. • Review of progress for the Norwalk Entertainment District will occur within the first three years of the housing cycle to ensure adequate capacity are maintained for housing adjacent to City Hall. 		
<p>Program 1.3 - Land Use Policy Changes</p>	<p>The sites inventory analysis that accounts for pending and approved projects, ADU projection, and currently available sites meets the 2021-2029 RHNA without the</p>	<p>Zoning Code amendments by end of 2024</p>	<p>Citywide</p>	<p>Facilitate the development of at 3,000 new housing units (including 250 very</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>need to re-zone sites. However, there are still certain land use parameters that must be met to facilitate the development of RHNA units.</p> <ul style="list-style-type: none"> Amend the Zoning Code to include development standards to implement mixed uses currently conditionally permitted in most commercial zoning districts. Standards will include minimum densities, and design guidelines for mixed uses or TOD. The City will move forward with adoption of mixed-use standards and in the process, review and revise parking standards to ensure removals of constraint for the construction of housing. A minimum base density of 30 units an acre is the intended density for mixed use and 60 units an acre for TODs. Develop and adopt a final Heart of Norwalk Specific Plan that focuses development of commercial, residential, or a mix of uses within the project area. Development standards, design guidelines, base densities will be developed under this plan at densities at least 30 units an acre where residential uses are permitted. Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes at least 20 percent of the units as housing affordable to lower-income households. These provisions will apply only to sites being used to meet the sixth cycle lower-income RHNA that were previously identified in the fourth and fifth cycle Housing Elements as housing sites. These “reuse” sites are specifically identified in the Housing Element appendix. Review and revise parking standards to ensure that parking is not a constraint on housing development. In particular, consider removing the requirement for covered parking for multi-family development. Amend the Zoning Code to eliminate the sliding scale for maximum allowable density based on lot size in the R-2 and R-3 zones. The sliding scale can potentially limit the ability of a property owner to achieve the maximum density. 			<p>low/extremely low income, 250 low income, 500 moderate income, and 2,000 above moderate income units; see Table 59).</p>
<p>Program 1.4 – Accessory Dwelling Units</p>	<p>Promote the development of accessory dwelling units (ADUs) by the adoption of an ADU ordinance that reflects current State law, including permit streamlining</p>	<ul style="list-style-type: none"> Update City website on ADU information and resources by July 2023. 	<p>Single-family neighborhoods</p>	<p>Pursue the development of 296 ADUs, with the goal of achieving 10</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>processes and fees assessment. Facilitate and encourage ADU development as follows:</p> <ul style="list-style-type: none"> • Update City website to provide technical assistance and resources available to assist in the development of ADUs. • Establish a streamlined process for reviewing and processing ADU applications. Streamlined process may include a one-stop assistance center or other mechanisms such as designated staff and office hours. • Develop ADU prototype or standard plans to support ADU development and streamline the plan check process. • Pursue funding to implement a program for City assistance in creating ADUs with deed restricts to create guaranteed affordable housing in ADU production for a set number of years. • Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate to ensure adequate sites during the planning period 	<ul style="list-style-type: none"> • Establish a streamlined process by the end of 2023. • Develop prototype or standard plans by the end of 2023. • Beginning in 2023 and annually thereafter, pursue State funding available to facilitate the development of affordable ADUs. • Monitor ADU production in 2024 to ensure production of ADUs is meeting the City’s projection as identified in this Housing Element. Should ADU production fall behind the projection, within six months the City will develop addition incentives and tools to encourage the construction of ADUs. 		<p>percent as affordable ADUs.</p>
<p>Program 3.1 – Lot Consolidation</p>	<p>Encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites through provisions in the Zoning Code. To facilitate lot consolidation, the City will:</p> <ul style="list-style-type: none"> • Continue to process lot line adjustments ministerially. • Develop incentives, which may include density bonus and/or flexibility in development standards. • Outreach to developers to promote incentives and development opportunities (see also Programs 2.1 and 2.2). 	<ul style="list-style-type: none"> • Develop incentives for lot consolidation by the end of 2023. • Annually outreach to developers. 	<p>Citywide</p>	<p>Facilitate the development of 200 new units through lot consolidation</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
<p>Program 3.2 – Development Process Streamlining</p>	<p>Continue to monitor permit processing times and investigate ways to continue to streamline the process. Continue to digitize information, including building permits, to better understand timelines. Expedite permit processing and reduce unnecessary delays by completing upgrades to the City’s existing online permitting and licensing program. Upgrade to technologies that allow for electronic plan submittal and review, for both Planning and Building Divisions.</p> <p>Ensure that the City complies with CEQA requirements and timelines for identifying whether a project is exempt from CEQA or requires an Initial Study.</p> <p>As of July 17, 2020, HCD determined that the City of Norwalk was subject to SB 35 streamlining for proposed developments with 50 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Norwalk and provides SB 35 eligibility information.</p>	<ul style="list-style-type: none"> • Electronic plan check system to be in place by 2023 • SB 35 informational material within one year of Housing Element adoption 	<p>Citywide</p>	<p>Facilitate the development of at least 3,000 new housing units</p>
<p>Program 3.3 – Objective Design Standards</p>	<p>Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design</p>	<p>Within two years of Housing Element adoption</p>	<p>Citywide</p>	<p>Facilitate the development of at least 3,000 new housing units</p>
<p>Program 3.4 – Planning and Development Fees</p>	<p>Undergo comprehensive fee study for all City fees including planning and development fees, and then continue to conduct annual reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. Pursue additional streamlining opportunities to minimize costs for services as well as those assumed by the project applicant</p>	<p>Comprehensive fee study shall be complete by 2023, with ongoing monitoring and evaluation</p>	<p>Citywide</p>	<p>Facilitate the development of at least 3,000 new housing units</p>
<p>Housing Mobility</p>				
<p>Program 1.1 - Site Availability</p>	<p>The City has been allocated a RHNA of 5,034 units for the 2021-2029 planning period. Housing units for which building permits have been issued or are in plan check and for which applications have been approved since July 1, 2021 are eligible to credit toward this RHNA. In addition, ADU construction based on a projected trend would</p>	<ul style="list-style-type: none"> • By February of 2024, complete zoning code amendments for the C-3 zone and rezone 16.5 acres within the Heart of Norwalk Vision Plan area, as shown in Appendix B, to accommodate the RHNA shortfall of 	<p>Citywide</p>	<p>Increase new housing units in High Resource Areas by 500 units</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>likely add 454 units to the City’s housing inventory. Therefore, as of January 2023, 2,880 units can count toward the City’s RHNA, with a remaining RHNA of 2,154 units.</p> <p>The City is able to accommodate 3,055 units on vacant and underutilized sites that are appropriately zoned.</p> <p>CYA Facility – Units estimated for this site range from 800-1200 units, with 770 units indicated on the sites inventory analysis as a realistic estimate. Work on the project, its Specific Plan, environmental clearance will be on-going throughout the 6th Cycle, with the entitlement and construction occur projected towards the end of the cycle. City will have a better understanding of final count of housing units for the project as the sale deadline, established in AB 518 of January 2025 nears. The City will revisit the element by the sales deadline in order to adjust its sites strategy to accommodate any gap in the RHNA. Strategies to be explored include additional remnant properties of the I-5 widening that have not been included in the sites analysis since they have been de-mapped at the time of the writing of this Housing Element and increasing densities in mixed use and other commercial corridors that allow for residential uses.</p> <p>Norwalk Entertainment District – Units estimated for this site range from 180 units to 210 units according to market studies performed by the developer under the exclusive negotiating agreement. The lower number of units was included as part of the pending projects in the sites analysis for a conservative estimate. The entitlement of this site is projected to be complete by the end of 2022. The City will monitor the project with its residential component and re-visit the element within the first 3 years to ensure that residential units resulting from the project are as reported in the sites analysis. Any changes to the project that lowers the number of residential units that affects the overall sites inventory analysis will result in re-evaluation of areas where the City can make up shortfalls as described under the CYA project.</p> <p>Adopt development standards for the mixed use developments that will allow residential development at a density of at least 30 units per acre.</p> <p>Create regulations for transit-oriented development that allow mixed uses including residential at a density of at least 60 units per acre.</p> <p>Norwalk is not responsible for the actual construction of housing units. The City is, however, responsible for creating a regulatory environment in which the private</p>	<p>lower-income units. The code amendments will include the following provisions of Government Code Section 65583.2(h) and (i) for sites accommodating lower incomes: (1) by-right development of multi-family developments in which 20 percent or more of units are affordable to lower income households; (2) accommodation of at least 16 units per site; (3) minimum density of 20 units per acre, with a maximum density of no less than 30 units per acre; (4) at least 50 percent of the lower-income need must be accommodated on sites designated for residential use only or on sites zoned for mixed uses that accommodate all of the very low and low-income housing need, if those sites: allow 100 percent residential use, and require residential use occupy 50 percent of the total floor area of a mixed-use project. The code amendments for properties within the Heart of Norwalk plan area will consist of interim zoning regulations for housing and mixed-use development in the C-3 zone until the City completes the Heart of Norwalk Specific Plan, which has a projected adoption date by summer of 2024.</p> <ul style="list-style-type: none"> • Annually outreach to developers to explore development opportunities and promote incentives available. • Post Housing Element sites inventory on City website and update inventory annually. 		

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of un.</p>	<ul style="list-style-type: none"> Review of progress for CYA project will occur in late 2024 just prior to the sale deadline as indicated in AB 518. Review of progress for the Norwalk Entertainment District will occur within the first three years of the housing cycle to ensure adequate capacity are maintained for housing adjacent to City Hall. 		
<p>Program 1.3 - Land Use Policy Changes</p>	<p>The sites inventory analysis that accounts for pending and approved projects, ADU projection, and currently available sites meets the 2021-2029 RHNA without the need to re-zone sites. However, there are still certain land use parameters that must be met to facilitate the development of RHNA units.</p> <p>Amend the Zoning Code to include development standards to implement mixed uses currently conditionally permitted in most commercial zoning districts. Standards will include minimum densities, and design guidelines for mixed uses or TOD. The City will move forward with adoption of mixed-use standards and in the process, review and revise parking standards to ensure removals of constraint for the construction of housing. A minimum base density of 30 units an acre is the intended density for mixed use and 60 units an acre for TODs.</p> <p>Develop and adopt a final Heart of Norwalk Specific Plan that focuses development of commercial, residential, or a mix of uses within the project area. Development standards, design guidelines, base densities will be developed under this plan at densities at least 30 units an acre where residential uses are permitted.</p> <p>Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes at least 20 percent of the units as housing affordable to lower-income households. These provisions will apply only to sites being used to meet the sixth cycle lower-income RHNA that were previously identified in the fourth and fifth cycle Housing Elements as housing sites. These “reuse” sites are specifically identified in the Housing Element appendix.</p>	<p>Zoning Code amendments by end of 2024</p>	<p>Citywide</p>	<p>Facilitate the development of at 3,000 new housing units (including 250 very low/extremely low income, 250 low income, 500 moderate income, and 2,000 above moderate income units; see Table 59).</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>Review and revise parking standards to ensure that parking is not a constraint on housing development. In particular, consider removing the requirement for covered parking for multi-family development.</p> <p>Amend the Zoning Code to eliminate the sliding scale for maximum allowable density based on lot size in the R-2 and R-3 zones. The sliding scale can potentially limit the ability of a property owner to achieve the maximum density.</p>			
<p>Program 1.4 – Accessory Dwelling Units</p>	<p>Promote the development of accessory dwelling units (ADUs) by the adoption of an ADU ordinance that reflects current State law, including permit streamlining processes and fees assessment. Facilitate and encourage ADU development as follows:</p> <p>Update City website to provide technical assistance and resources available to assist in the development of ADUs.</p> <p>Establish a streamlined process for reviewing and processing ADU applications. Streamlined process may include a one-stop assistance center or other mechanisms such as designated staff and office hours.</p> <p>Develop ADU prototype or standard plans to support ADU development and streamline the plan check process.</p> <p>Pursue funding to implement a program for City assistance in creating ADUs with deed restricts to create guaranteed affordable housing in ADU production for a set number of years.</p> <p>Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate to ensure adequate sites during the planning period</p>	<ul style="list-style-type: none"> Update City website on ADU information and resources by July 2023. Establish a streamlined process by the end of 2023. Develop prototype or standard plans by the end of 2023. Beginning in 2023 and annually thereafter, pursue State funding available to facilitate the development of affordable ADUs. Monitor ADU production in 2024 to ensure production of ADUs is meeting the City’s projection as identified in this Housing Element. Should ADU production fall behind the projection, within six months the City will develop addition incentives and tools to encourage the construction of ADUs. 	<p>Single-family neighborhoods</p>	<p>Pursue the development of 296 ADUs, with the goal of achieving 10 percent as affordable ADUs.</p>
<p>Program 1.5 – Density Bonus</p>	<p>Update the City’s density bonus ordinance to remain in compliance with Government Code §65915. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.</p>	<p>Update of a density bonus ordinance will occur within 2 years of adoption of Housing Element</p>	<p>Citywide</p>	<p>Gain 50 affordable units with the use of density bonus</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
<p>Program 2.1 – Special Needs Housing</p>	<p>Provide housing opportunities to meet the needs of special needs residents— including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness— by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.</p> <p>Expand incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. Provide additional regulatory incentives and concessions to projects targeted for special needs groups.</p> <p>Annually outreach to developers (market-rate and affordable housing) to explore development opportunities in the City and the promote incentives available</p>	<p>Ongoing program</p>	<p>Citywide</p>	<p>Facilitate the development of 500 lower income units, including 100 units for special needs households</p>
<p>Program 2.2 – Affordable Housing Assistance</p>	<p>Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.</p> <p>Annually outreach to developers (market-rate and affordable housing) to explore development opportunities in the City and the promote incentives available, including density bonus and letters of support for grant applications. Consult with local affordable housing developers, advising on local zoning and code compliance and facilitating partnerships.</p> <p>Annually pursue funding available through County, State, and federal housing programs for affordable housing development.</p> <p>Promote density bonus provisions for transit-oriented development, encouraging multi-family housing development near transit routes.</p> <p>Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) loan programs and refer the program to builders or corporations interested in developing housing in the City.</p> <p>Annually conduct community education on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support</p>	<p>Annually</p>	<p>Citywide</p>	<p>Facilitate the development of 500 lower income units, including 100 units for special needs households</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Program 2.3 – First Time Homebuyer Assistance	Support first-time, low- and moderate-income home buyers in Norwalk through the City’s First Time Homebuyer Program for down payment and closing costs assistance through zero interest loans to help low income households obtain their first home within the City of Norwalk	Ongoing program	Citywide	Assist 16 households between 2021-2029 (two households annually)
Program 2.6 – Housing Choice Vouchers	<p>Implement the City’s rental assistance program operated by the Norwalk Housing Authority (NHA), and provide rental assistance for up to 705 voucher recipients, but due to insufficient federal funding, the City can only support 677 families. During the 2021-2029 planning period, the NHA will:</p> <ul style="list-style-type: none"> • Maintain high voucher utilization levels • Market program to landlords as needed • Affirmatively market the program to special needs populations that have disproportional housing needs • Project basing vouchers to assist with the preservation and development of affordable housing • Continue to monitor and assess housing conditions for those participating in Section 8 housing 	Ongoing program	Targeted outreach to High Resource areas to promote acceptance of HCVs by including program information and fair housing information in ADU and SB 9 application materials	<p>Assist a minimum of 600 households annually</p> <p>Increase the use of HCVs in single-family neighborhoods by 5 percent from 2023 level.</p>
Program 3.2 – Development Process Streamlining	<p>Continue to monitor permit processing times and investigate ways to continue to streamline the process. Continue to digitize information, including building permits, to better understand timelines. Expedite permit processing and reduce unnecessary delays by completing upgrades to the City’s existing online permitting and licensing program. Upgrade to technologies that allow for electronic plan submittal and review, for both Planning and Building Divisions.</p> <p>Ensure that the City complies with CEQA requirements and timelines for identifying whether a project is exempt from CEQA or requires an Initial Study.</p> <p>As of July 17, 2020, HCD determined that the City of Norwalk was subject to SB 35 streamlining for proposed developments with 50 percent or greater affordability. To</p>	Electronic plan check system to be in place by 2023; SB 35 informational material within one year of Housing Element adoption	Citywide	Facilitate the development of at least 3,000 new housing units

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Norwalk and provides SB 35 eligibility information.			
Program 3.3 – Objective Design Standards	Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design	Within two years of Housing Element adoption	Citywide	Facilitate the development of at least 3,000 new housing units
Program 3.5 – Special Needs Housing	<p>Review the Zoning Ordinance and other pertinent documents such as Specific Plans to make any necessary changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).</p> <p>The City will revise the Zoning Code to remove the requirement of locating emergency shelters with one-quarter mile from a transit stop. State law allows only a 300-foot separation between two shelters. Additionally, The City will establish definition(s) and provisions for group homes in the Zoning Code, permitting small group homes (for six or fewer persons) as a residential use to be permitted by right where residential uses are permitted. For licensed large group homes (for seven or more persons), these uses will be conditionally permitted in residential zones, subject to objective standards that facilitate certainty in outcomes</p>	Within one year of Housing Element adoption	Citywide	Facilitate the development of 100 units for special needs households
Program 3.6 – Definition of Family	Evaluate the Zoning Ordinance definition of “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory. Modify/replace the definition as appropriate	Within one year of Housing Element adoption	Citywide	Equal access to housing
Program 3.7 – Remove Development Constraints	Review development standards periodically to ensure that they do not constrain development of affordable housing and housing for special needs groups, such as individuals with disabilities. Revise development regulations and processes where it is needed and appropriate to address any identified constraints. Further evaluate	Ongoing, annual review	Citywide	Facilitate the development of 500 lower income units, including 100 units for special needs households

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	adequate cross-referencing within the land use matrix to facilitate the development of housing			
Place-based Improvements				
Program 3.8 – Energy Conservation	<p>Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.</p> <p>Encourage maximum utilization of federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures.</p> <p>Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design (see Program 4.2: CDBG Residential Rehabilitation Program and Program 4.3: HOME Housing Improvement Program).</p> <p>Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.</p> <p>Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.</p>	Ongoing	Target outreach to census tracts with older housing stock through Code Enforcement activities	Assist 360 households with home improvement loans between 2021 and 2029 (45 households, including one renter-household annually) through the CDBG and HOME programs
Program 4.1 – Code Enforcement	Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents.	Ongoing	Census tracts with older housing stock	Pursue code correction for 80 housing units between 2021 and 2029 (or 10 units annually).
Program 4.2 – CDBG Residential	CDBG funds provide financial incentives and assistance to rehabilitate single-family dwelling, mobile homes, and rental structures up to four (4) units. No interest and low	Ongoing	Target outreach to census tracts with older housing	Assist 320 households with home improvement

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
Rehabilitation Program	interest loans, grants, and rebased are offered to lower income families. Room additions to alleviate overcrowding is an eligible activity and the CDBG Division.		stock through Code Enforcement activities	loans between 2021 and 2029 (40 households, including one renter-household annually).
Program 4.3 – HOME Housing Improvement Program	HOME funds provide grants and loans to homeowners of single-family homes and condominiums for low- to moderate-income residents to make home improvements. No interest and low interest loans, grants, and based are offered to low- and moderate-income families.	Ongoing	Target outreach to census tracts with older housing stock through Code Enforcement activities	Rehabilitate five units per year of lower households Assist 40 households with home improvement loans between 2021 and 2029 (five households annually).
Program 5.1 – Fair Housing Outreach and Education	<p>The City will continue to contract with and refer fair housing complaints to the Fair Housing Foundation (or other qualified service providers) whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by:</p> <ul style="list-style-type: none"> • Creating informational, multi-lingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City’s website and other social media platforms (Facebook, Instagram, Twitter, etc.) • Through the CDBG and HOME programs, conduct neighborhood meetings annually. • By the end of 2023, develop a Fair Housing Factsheet to be included in ADU and SB 9 applications to educate homeowners who may potentially act as landlords when renting out the ADU or SB 9 units. <p>Annually conduct targeted outreach for the City’s Code Enforcement and residential rehabilitation programs in neighborhoods with older housing stock and substandard housing conditions.</p>	Ongoing	Target outreach to census tracts with older housing stock and census tracts with disproportionate housing needs	Assist approximately 100 residents per year with fair housing services. Conduct at least two annual neighborhood and community meetings to discuss housing and community development issues

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
<p>Program 5.2</p>	<p>The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. This includes prioritization of place-based improvements, such as investments in the public right of way, in areas identified as having lower access to opportunity, and areas identified as Disadvantaged Communities under SB 535.</p> <p>Specific actions include the One-ways Neighborhood Revitalization Program to provide grants to cover the cost of select house repairs to eliminate blight and enhance safety. This program specifically provides funding to homeowners in a neighborhood in southeast Norwalk where there is a larger non-White population and lower economic opportunity.</p> <p>Additionally, the City utilizes CDBG funding to promote housing mobility and improve infrastructure in southern and central Norwalk. Projects anticipated to receive funding in the 2023 – 2024 Fiscal Year include: Infrastructure, roads, and sidewalk improvements</p> <p>Homebuyer assistance</p> <p>Façade improvement</p>	<p>Streetscape and infrastructure improvements will be completed pursuant to the City’s CIP schedule.</p> <p>The City will update the CIP annually and will seek grant funds annually or as otherwise available.</p>	<p>Target census tracts with older housing stock and census tracts with disproportionate housing needs. One-ways neighborhood.</p>	<p>Completed infrastructure projects</p>
<p>Displacement Prevention</p>				
<p>Program 1.2 – No Net Loss and Replacement Housing</p>	<p>Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.</p>	<p>Ongoing project-by-project monitoring; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations. Within one year of the adoption of the Housing Element, establish a policy and procedure requiring replacement of existing lower income or affordable housing on site consistent with Government Code Section 65583.2.</p>	<p>Citywide</p>	<p>No net loss of unit capacity and 100 percent replacement of demolished affordable units</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.</p> <p>Furthermore, development of housing and mixed-use projects on sites with existing residential uses must be subject to the replacement requirements set forth in Government Code Section 65583.2.</p>			
<p>Program 1.5 – Density Bonus</p>	<p>Update the City’s density bonus ordinance to remain in compliance with Government Code §65915. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.</p>	<p>Update of a density bonus ordinance will occur within 2 years of adoption of Housing Element</p>	<p>Citywide</p>	<p>Gain 50 affordable units with the use of density bonus</p>
<p>Program 2.2 – Affordable Housing Assistance</p>	<p>Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.</p> <p>Annually outreach to developers (market-rate and affordable housing) to explore development opportunities in the City and the promote incentives available, including density bonus and letters of support for grant applications. Consult with local affordable housing developers, advising on local zoning and code compliance and facilitating partnerships.</p> <p>Annually pursue funding available through County, State, and federal housing programs for affordable housing development.</p> <p>Promote density bonus provisions for transit-oriented development, encouraging multi-family housing development near transit routes.</p>	<p>Annually</p>	<p>Citywide</p>	<p>Facilitate the development of 500 lower income units, including 100 units for special needs households</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<p>Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) loan programs and refer the program to builders or corporations interested in developing housing in the City.</p> <p>Annually conduct community education on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support</p>			
<p>Program 2.3 – First Time Homebuyer Assistance</p>	<p>Support first-time, low- and moderate-income home buyers in Norwalk through the City’s First Time Homebuyer Program for down payment and closing costs assistance through zero interest loans to help low income households obtain their first home within the City of Norwalk</p>	<p>Ongoing program</p>	<p>Citywide</p>	<p>Assist 16 households between 2021-2029 (two households annually)</p>
<p>Program 2.4 – Tenant Based Rental Assistance</p>	<p>Support first-time, low- and moderate-income renters who are Section 8 voucher holders and the homes to assist with security deposits for acquiring rental housing within the City</p>	<p>Ongoing program</p>	<p>Citywide</p>	<p>Assist 144 households between 2021-2029 (12 households annually)</p>
<p>Program 2.5 – Addressing Homelessness</p>	<p>Implement the City’s Plan to Prevent and Combat Homelessness, which includes the following goals:</p> <ul style="list-style-type: none"> • Better understand the homeless populations and impacts, and to educate the community about homelessness • Improve coordination of housing and services among the City and key stakeholders • Explore the creation of immediate and short-term solutions • Develop new strategies to increase income through employment and public benefits attainment • Create new supportive and affordable housing opportunities <p>In addition, the City will:</p>	<p>Ongoing program for services; for code amendments, by February, 2024</p>	<p>Citywide</p>	<p>Assist five homeless transitional age (18-24) youth per year, twenty-five domestic violence survivors per year (per City’s Annual Action Plan and 2020-2025 Consolidated Plan).</p> <p>Pursue one Project Homekey with the goal of creating 20 affordable units with supportive services.</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
	<ul style="list-style-type: none"> • Continue to partner with service providers of other non-profit organizations that aid residents experiencing homelessness and provided technical support or case management as needed • Support and promote local housing opportunities for Norwalk residents by seeking space for local veterans experiencing homelessness at Mercy Housing Norwalk, a 60-unit veterans’ housing project with 20 units dedicated to transitional housing. • Annually, as funding remains available, consider Project HomeKey opportunities. <p>Activities included under these programs include coordination with partner agencies and services providers such as LAHSA, Los Angeles Drug and Alcohol, People Assisting the Homeless (PATH), Jovenes, and The Whole Child to assess homeless individuals.</p> <p>The City will also amend its zoning code to comply with AB 2339 to allow emergency shelters up to 50 beds by right in the C-3 zone. This will expand the land use capacity for housing for persons who experience homelessness.</p>			
<p>Program 2.6 – Housing Choice Vouchers</p>	<p>Implement the City’s rental assistance program operated by the Norwalk Housing Authority (NHA), and provide rental assistance for up to 705 voucher recipients, but due to insufficient federal funding, the City can only support 677 families. During the 2021-2029 planning period, the NHA will:</p> <ul style="list-style-type: none"> • Maintain high voucher utilization levels • Market program to landlords as needed • Affirmatively market the program to special needs populations that have disproportional housing needs • Project basing vouchers to assist with the preservation and development of affordable housing 	<p>Ongoing program</p>	<p>Targeted outreach to High Resource areas to promote acceptance of HCVs by including program information and fair housing information in ADU and SB 9 application materials</p>	<p>Assist a minimum of 600 households annually</p> <p>Increase the use of HCVs in single-family neighborhoods by 5 percent from 2023 level.</p>

Table 53: AFFH Program Matrix

Program	Specific Commitment	Timeline	Geographic Targeting	2021 – 2029 Metric
<p>Program 2.7 – COVID Pandemic Emergency Rental Assistance</p>	<ul style="list-style-type: none"> Continue to monitor and assess housing conditions for those participating in Section 8 housing <p>In May of 2021, the City allocated \$450,000 to provide rental assistance to income eligible households adversely affected by the COVID-19 pandemic. As of June 2021, the City provided assistance to 19 Norwalk residents to cover up to 3 months of rent, mortgage, and utilities. The City updated the program guidelines to extend assistance from 1 month to 3 months of rental assistance to income eligible households, whose income was adversely affected by the COVID-19 pandemic.</p> <p>As funding remains available, continue to provide rental assistance to Norwalk residents suffering from income loss due to the COVID-19 pandemic.</p>	<p>Ongoing program/ Rental and mortgage assistance to residents during planning period, as funding permits</p>	<p>Citywide</p>	<p>Provide assistance to 12 households in need between 2023 and 2029</p>
<p>Program 3.7 – Remove Development Constraints</p>	<p>Review development standards periodically to ensure that they do not constrain development of affordable housing and housing for special needs groups, such as individuals with disabilities. Revise development regulations and processes where it is needed and appropriate to address any identified constraints. Further evaluate adequate cross-referencing within the land use matrix to facilitate the development of housing</p>	<p>Ongoing, annual review</p>	<p>Citywide</p>	<p>Facilitate the development of 500 lower income units, including 100 units for special needs households</p>

Goals and Actions

The highest priority Contributing Factors to Fair Housing are based on community engagement activities and data analysis.

- Support for a local land use plan that locates affordable housing opportunities near services, parks and transit.
- Low number of affordable homes
- High land values, parking requirements, and high construction and material costs
- Lack of local financial and tax incentives for new affordable housing
- Lack of positive support for affordable housing development proposals
- Homeownership may not be a reality in the future • Lack of larger home options (3 bedrooms)
- Lack of homeless programs designed to seek out both work and housing opportunities • Lack of household financial stability
- Low number of higher education residents (16 percent)
- Lack of a household's ability to become financial stable
- Safe neighborhoods
- Loan denials and low number of applicants for low and moderate income families
- Overwhelming number of low and moderate income households
- Lack of housing opportunities for special population needs
- Low number of home purchases
- Low approval numbers for low and moderate income home mortgages
- Smart decision-making – funds being spent on highest needs, spending on activities having the highest community benefit
- Land use policies that hinder the submission or approval of housing development projects that have an affordable housing component

The following goals and action steps were developed as a result of specific data capture, partner agency consultation, existing programs and policies, community engagement, outreach activities and issue prioritization. Through the AI process, the following five goals have been developed with associated action steps as shown in Table 54:

- Goal 1: Increase affordable housing opportunities.
- Goal 2: Increase homeownership.
- Goal 3: Create safe and integrated neighborhoods
- Goal 4: Create public awareness of fair housing laws and affordable housing advocacy.
- Goal 5: Increase training and employment opportunities.

Table 54: 2020 Analysis of Impediments - Goals & Action Steps		
Top Issue	Goals	Action Steps
Housing Needs		
Goal 1	Increase affordable housing opportunities	<ol style="list-style-type: none"> 1. Support integrated housing approaches near major employment areas/centers and transit. 2. Promote building new units containing 2 or 3 bedrooms. There is a large deficit of multifamily housing options in the City. Such units should be provided with an option to rent or own. 3. Encourage innovative low-cost housing materials. 4. Identify funding for transitional and supportive housing development. Priority should be given to Norwalk homeless and at risk residents. 5. Understand the specific redevelopment obstacles related to construction on the local level that can be changed. 6. Explore more ways to work with non-profit housing organizations to promote housing construction training. 7. Opportunities for the homeless.

Table 54: 2020 Analysis of Impediments - Goals & Action Steps

Top Issue	Goals	Action Steps
Goal 2	Increase homeownership	<ol style="list-style-type: none"> 1. Work with local banks and LACDA to begin a Down Payment Assistance Program for first-time home buyers. Partner with lenders to encourage lending to low income first time homebuyers. 2. Provide funding assistance to first-time homeowners for down payments, lease or mortgage arrangements, and homebuyer education. 3. Increase the number of FHA loans in the City. Only 39% of the loan applications in 2018 were FHA loans. 4. Incorporate: home ownership education, budgeting, and home maintenance education and skills into housing programs. 5. Explore the use of land trust agencies where a homeowner would own the building but not the land therefore reducing the overall housing costs. 6. Seek out new resources and provide additional programs for potential LMI homebuyers. 7. Retain existing homeowners by promoting its existing and future housing reinvestment programs and resources for property owners throughout the City. 8. Increase public investment to improve neighborhoods through streetscape amenities, safety and greening initiatives.
Safe Neighborhoods		
Goal 3	Create safe and integrated neighborhoods	<ol style="list-style-type: none"> 1. Continue to promote crime prevention and home security information. 2. Empower neighborhood residents to form block watch groups, and community based policing. 3. Review and amend zoning regulations in residential districts to be more inclusive promoting diversity in housing style, size and density.

Table 54: 2020 Analysis of Impediments - Goals & Action Steps

Top Issue	Goals	Action Steps
Advocacy for Fair Housing, Affordable Housing, Policy Change		
Goal 4	Create public awareness of fair housing laws and affordable housing advocacy	<ol style="list-style-type: none"> 4. Review current routes to school and park spaces to understand safety issues and solutions. <ol style="list-style-type: none"> 1. Work with major employers to develop incentives for new housing near their work. 2. United Way and the City to coordinate local outreach about the positive impacts of affordable housing. 3. Work with FHF, as part of its Fair Housing contract, to annually review and report on apartment rental advertisements released by private housing companies. Thirteen percent of survey respondents reported loan discrimination issues. 4. Enhance local land use and zoning laws. <ol style="list-style-type: none"> a. Create fair housing policies and align discriminatory or conflicting zoning and land use laws, practices and policies including: residential care facilities, emergency shelters and parking. b. Identify priority goals and target areas for new housing and or housing rehab where employment and transit opportunities exist. c. Create regulations conducive to affordable housing needs. Introduce appropriate building. 5. Envelope sizes for each zoning district and be inclusive with regards to unit size building height, reduced parking, transit and pedestrian connectivity.

Table 54: 2020 Analysis of Impediments - Goals & Action Steps

Top Issue	Goals	Action Steps
Increase Earning Capacity		
Goal 5	Increase training and employment opportunities	<ol style="list-style-type: none"> 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. <ol style="list-style-type: none"> a. 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. b. Increase training opportunities that target “Second Chance”, persons with disabilities. c. At-risk homeless individuals and job retraining program.

Sphere of Influence Planning

In 2011, Senate Bill 244 was passed requiring local governments to amend the land use element of their general plans to identify and describe “island communities,” “fringe communities,” and “legacy communities” and include an analysis of water, wastewater, storm water drainage, and structural fire protection needs or deficiencies for each of the identified communities. The general plan must include an analysis of potential funding mechanisms that could make the extension of services and facilities financially feasible. This action must occur on or before the next adoption of its housing element.

While there is a small pocket of unincorporated Los Angeles County, known as the Cerritos Island, that shares a border with the City’s southerly boundary, it is outside the City’s Sphere of Influence as established by the Los Angeles Local Agency Formation Commission. The City’s Sphere of Influence is co-terminus with the City’s jurisdictional boundaries; therefore no additional analysis is required.

6. HOUSING RESOURCES

State law requires that jurisdictions provide an adequate number of sites to allow for and facilitate the production of their regional share of housing. To determine whether a jurisdiction has enough land to accommodate its share of regional housing needs for all income groups, that jurisdiction must identify “adequate sites.” Under state law (California Government Code section 65583[c][1]), adequate sites are those with appropriate zoning and development standards—with services and facilities—needed to facilitate and encourage the development of a variety of housing for all income levels.

The resources available for the development, rehabilitation, and preservation of housing in Norwalk are addressed here. This section provides an overview of available sites for future housing development and evaluates how these resources can work toward satisfying future housing needs. Also discussed are the site infrastructure and environmental constraints. Financial and administrative resources available to support affordable housing are addressed in the following section (Section 7, Implementation Resources).

REGIONAL HOUSING NEEDS ASSESSMENT

California General Plan law requires each city and county to have land zoned to accommodate its fair share of the regional housing need. HCD allocates a numeric regional housing goal to SCAG, and SCAG is then mandated to distribute the numerical goal among the cities and counties in the region. This share for the SCAG region is known as the Regional Housing Needs Assessment (RHNA). The housing allocation targets are not building requirements; rather, they are planning goals for each community to accommodate through appropriate planning policies and land use regulations. Allocation targets are intended to ensure that zoning is in place and appropriately zoned sites are available to address anticipated housing demand during the Housing Element planning period.

The sixth cycle RHNA for the SCAG region covers an 8.3-year planning period (June 30, 2021 – October 15, 2029). To address a diversity of housing need the RHNA is divided into four income categories: very low, low, moderate, and above moderate. As determined by SCAG, the City of Norwalk’s allocation is 5,034 housing units during this planning cycle, with the units divided among the four income categories as shown in Table 55.

Table 55: 2021-2029 Regional Housing Needs Allocation		
Affordability Level (AMI: Area Median Income)	Housing Units	% Total
Very Low-Income (0-50% AMI)	1,546 ¹	30.8%
Low-Income (51-80% AMI)	759	15.1%
Moderate-Income (81-120% AMI)	658	13.0%
Above Moderate Income (121%+ AMI)	2,071	41.1%
Total	5,034	100%

Source: Southern California Association of Governments

Notes:

1. Pursuant to AB 2634, local jurisdictions are required to project the housing needs of extremely low-income households (0-30% AMI). In estimating the number of extremely low-income households, a jurisdiction can use 50% of the very low-income allocation or apportion the very low-income figure based on Census data. Therefore, the City’s very low-income RHNA of 1,546 units can be split into 773 extremely low-income and 773 very low-income units.

PROGRESS TOWARD THE RHNA

California law does not require cities to build housing, but it does require local jurisdictions to facilitate the development of housing. The following is an overview of Norwalk’s approach to addressing its 2021–2029 RHNA.

- **Projects in the Pipeline.** Approved and proposed residential development projects can be credited toward the 2021-2029 RHNA. Since the RHNA uses July 1, 2021, as the baseline for growth projections for the 2021-2029 Housing Element planning period, jurisdictions may claim units approved and proposed that are anticipated to be complete (have a Certificate of Occupancy) after July 1, 2021.
- **ADU Projections.** Since 2017, the State legislature has passed a series of laws that significantly increase the potential for the development of ADUs and Junior ADUs (JADUs) by removing development barriers, allowing ADUs through ministerial permits, and requiring jurisdictions to include programs in their housing element that incentivize ADU development.
- **Available Sites.** State law requires that jurisdictions demonstrate in the Housing Element that the land inventory is adequate to accommodate that jurisdiction’s share of the region’s projected growth. The City has various residential and mixed-use development opportunities with sufficient capacity to meet and exceed the identified housing need. Available sites identified in this inventory include sites currently available. Most of the available sites are concentrated within future Specific Plan areas and along major thoroughfares, where residential development is expected to continue throughout the planning period.

Projects in the Pipeline

Approved and proposed residential development projects credited toward the RHNA include a variety of affordable and market-rate projects in various stages of the development process. These projects are credited toward the RHNA based on the affordability and unit count of the development. Combined, a total of 2,425 units are expected to be completed within the planning period, as shown in Table 56.

Table 56: Projects in the Pipeline (Approved and Proposed)

Project Name and/or Status	Affordability Level				Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
2021-2029 RHNA	1,546	759	658	2,071	5,034
Norwalk Transit Village	154	154	-	462	770
Norwalk Entertainment District	26	26	-	297	349
Veterans Villas/Mercy Housing	20	39	-	1	60
The Views by Florence Homes	6	-	-	56	62
Carlow by Brandywine Homes	-	-	-	27	27
Alondra Maidstone Mixed Use	-	-	-	209	209
12025 ORANGE ST	-	-	-	5	5
12326 CHESHIRE ST	-	-	-	4	4
15406 - 15410 PIONEER BLVD	-	-	-	3	3
Metropolitan State Hospital	515	-	-	-	515

Table 56: Projects in the Pipeline (Approved and Proposed)

Project Name and/or Status	Affordability Level				Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
Norwalk Green Line (no APN)	-	101	152	152	405
Rosecrans/Marilla Single Family project	-	-	-	3	3
Single Family Homes	-	-	-	13	13
Total	721	320	152	1,232	2,425

Source: City of Norwalk, 2023

Approved and Proposed Projects

Approved residential development projects credited toward the 2021-2029 RHNA have been reviewed for compliance with applicable Codes and regulations and have received planning entitlement approval. These projects will proceed through the building permit application review, issuance, and construction process with anticipated completion and occupancy permits to be finalized on or after July 1, 2021.

Projects in various stages of planning review are being claimed as proposed projects. Although there is no absolute certainty that these units will be realized, due to the current project status, the City included these projects. The identified realistic capacity for these sites is the total units included in the preliminary proposals or reflective of conversations between the City and landowner(s). The status of the following projects is as of January 2023.

Project Descriptions

- *Veterans Villas/Mercy Housing* The City has partnered with Mercy Housing to build a 60-unit affordable (very low- and low-income) development with supportive services for chronically homeless veterans and veteran families. As operated by Mercy Housing, the development will also provide supportive services to its residents through case management. The developer has secured funding and construction began in mid-2022.
- *The Views by Florence Homes* Currently under construction, the Florence Homes project will provide a mix of market and affordable (very low income) for-rent housing. This project was able to take advantage of the City's density bonus ordinance.
- *Alondra Maidstone Mixed Use* The Alondra Maidstone project, will include multiple structures containing a total of 209 one-, two-, and three-bedroom apartments and commercial space on a site of approximately eight-acres located at 11600 Alondra Boulevard. Construction of the Alondra Maidstone development is expected to occur over a roughly 24-month period, starting as early as Fall 2023.

The City has four significant projects that are proposed as public-private partnerships, which operate under exclusive negotiating agreements with different developers.

- *Norwalk Entertainment District* The first proposed project involves land owned by the City, immediately adjacent to City Hall at the southeast corner of Imperial Highway and Norwalk Boulevard. There is an existing grassy area that is approximately five acres in size and is the site

of City sponsored events. However, the lawn's use is typically limited to special events celebrating holidays and the occasional carnival held by area non-profit organizations. The City has partnered with a developer to expand the Norwalk Entertainment District, which is south of City Hall to the lawn area.

The development is slated to be a mixed-use development that will include both residential uses and commercial uses that serve the large day-time population found at City Hall and other surrounding governmental agencies such as the courthouse, library, Sheriff's station, and other various county offices such as the Social Services, the Los Angeles County Clerk, and other administrative offices. Based on a market study conducted by the developer, 180 housing units will be included as part of the first phase of the project, which was entitled in late 2022. Based on the proposed units and size of the lot, the density of such a project is at 40 units per acre. Due to the proximity of City Hall to the existing Metrolink station that is approximately $\frac{3}{4}$ of a mile away, this project has the potential to be a transit-oriented development (TOD) that would capture those using the Metrolink; however, for the purposes of the Housing Element, this area is not identified as a TOD site.

- *Norwalk Transit Village* The second project is located on a 32.14-acre parcel of land that is the former Southern Youth Correction Reception Center (known as the CYA) operated by the California Department of Corrections and Rehabilitation that ceased operations in 2012. This site is considered surplus land and currently owned by the state, but Senate Bill (SB) 518 authorizes the sale of "property [13200 South Bloomfield, Norwalk] below fair market value for purposes of providing housing to persons and families of low or moderate income" by January 1, 2025.

The City has been working with a developer to complete a master planned community at the location under an exclusive negotiating agreement. The conceptual plan includes a mixed-use development with 770 units of housing, 308 of which will be deed-restricted affordable housing, along with supportive commercial uses and recreational amenities. Moreover, the project site may be expanded into an adjoining 10-acre City Park site, which will create an opportunity for a direct linkage to the Norwalk/Santa Fe Springs Metrolink station and a TOD. However, for the purposes of the Housing Element, the 32-acre site under SB 518 will only be used for the sites inventory analysis and is not considered a TOD site. Similar to other affordable housing units with the City as a public-private partnership, the affordable units will be deed restricted for a minimum number of years after their initial construction.

Although it is anticipated that a Specific Plan will be established for the site and its development, the underlying zoning of Institutional will remain with an overlay of densities for both commercial and residential uses. The design of the site proposes densities ranging from 25 dwelling units per acre to 60 units per acre. While a Specific Plan is anticipated for the site, the current Institutional zone per the Municipal Code allows "uses that provide economic development opportunities promoting employment, education, and business training resources, or services to the public as determined by the City of Norwalk." In order to address the state's housing crisis, the proposed residential uses would provide a service to the public in the form of affordable housing and could be permitted in the zone. While no specific development standards are associated with the development of residential uses in the Institutional Zone, much of the design and development standards can be addressed through a development agreement between the City and the developer, using best practices for housing development and the City's existing development standards contained within the existing multi-family residential zones.

Work on the project, its Specific Plan, and environmental clearance will be on-going throughout the 6th Cycle, with the entitlement and construction projected towards the end of the cycle. Since the state's criteria is to sell by January 1, 2025, as the deadline nears the City will have a better understanding of final count of housing units for the project. The City will revisit the element by the

sales deadline in order to adjust its sites strategy to accommodate any gap in the RHNA. A more detailed program plan is included in the Housing Plan Section of this Housing Element.

- *Metropolitan State Hospital* The third significant site is a portion of a state-owned psychiatric care hospital at 11401 Bloomfield Avenue. The state has entered into an agreement with the City to develop a portion of the site with 515 units of deed-restricted housing for very low-income households. The process for selecting a developer will be similar to that described above for the CYA site. The state is committed to providing all of the units as affordable units, and the development partner will be selected based on these criteria.
- *Norwalk Green Line* Included in the summary of approved projects, there are various other residential housing development projects currently under construction that add an additional 55 above moderate units based on developer reporting. Most are smaller scale townhome and apartment projects, however a small amount of single family homes (13 units) are also being constructed.

The housing units approved, under construction, and/or subject to an exclusive negotiating agreement total 2,425 units. After these projects are considered, the City has remaining RHNA of 2,609 units.

ADU Projections

Accessory dwelling units, or ADUs, as a result of State laws in 2017 and 2019 that facilitated the ability of property owners to construct ADUs, represent a rapidly emerging form of housing and affordable housing in particular. While ADU building permits issued in Norwalk in 2018 were low, the pace picked up significantly between 2019 and 2021. The City issued 16 ADU building permits in 2019, 26 permits in 2020, 86 permits in 2021, and 99 permits as of November 2022. In averaging the number of building permits for ADUs between 2019 and 2022 (not including 2018 since the new regulations that encourage ADU production did not gain traction immediately), the City projects that at least 56 building permits for ADUs will be issued each year during the sixth cycle. Thus, the City has assumed that 454 ADUs will contribute toward meeting the RHNA during the planning period. In the inventory, the City has assigned ADU production to the income categories consistent with a methodology developed by SCAG and approved by HCD. The 454 ADUs represent a reasonable projection because the City has no barriers to ADU production; the significant upward trend in ADU building permits illustrates property owners' interest.

SITES INVENTORY AND ANALYSIS

As described above and shown in Table 58, pipeline projects and projected ADU production move the City approximately halfway toward meeting the 2021-2029 RHNA. Because Norwalk is fully urbanized, new housing development will likely occur on properties that have the appropriate zoning at densities sufficiently high to incentivize private property owners to redevelop. Residential development is allowed in the following zones either by right (in the residential zones) or subject to conditional use permit approval (in the commercial and professional zones):

- Low Density Residential (R-1, R-2, and R-H)
- High Density Residential (R-3 and R-4)
- Commercial (C-1 and C-3)
- Professional (C & O and P/O)

The discussion below summarizes the criteria used for site selection, then describes how the City of Norwalk will achieve the 2021-2029 RHNA for all income categories. This includes a summary of assumptions made, HCD guidance, and methodologies employed to achieve the RHNA. A summary of the sites inventory is provided in

Table 58, and detailed information for each site (by address and Assessor’s Parcel Number) is provided in **Appendix B**.

Available sites included in the inventory, summarized in Table 57, have been selected using the following criteria. To ensure that appropriate sites have been chosen, properties that show recent investments or updates are not included. The following criteria was used to identify sites with potential for new development or redevelopment potential:

1. **Interest:** Developer interest or property owner interest in redeveloping the site
2. **Vacant Lot:** Completely vacant lot
3. **City or State Agency Ownership:** Property is under City or State agency ownership, with defined intent to redevelop the site with a residential use at a high density
4. **Redevelopment Trend for Existing Use:** Available sites with uses that are similar to those that have been previously recycled in Norwalk (e.g., small shopping centers, offices, stand-alone restaurants and retail uses) along major throughfares (Firestone Boulevard and San Antonio Drive)
5. **Underutilized for Residential:** Current commercial zoning (including C-1, C-2, CO, and P/O) allows residential development in conjunction with commercial development
6. **Building/Land Value:** Property improvement value is less than half of the land value (ratio is less than 1.00)
7. **Year:** Structure was built prior to 1973 (and therefore over 50 years of age) but is not a designated or eligible historic structure
8. The site is zone C-3, which allows residential development at densities of 30 units per acre
9. The site is located within the boundaries of the Heart of Norwalk Specific Plan which upon adoption will allow substantially higher residential densities.

Table 57: Available Sites Summary

Project Name and/or Status	Affordability Level				Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
2021-2029 RHNA	1,546	759	658	2,071	5,034
R-1/Low Density Residential (1 - 8.7 du/ac)	-	-	151	158	309
R-3/High Density Residential (17 - 22 du/ac)	-	-	107	237	344
R-4/High Density Residential (23 - 30 du/ac)	57	-	-	-	57

Table 57: Available Sites Summary

Project Name and/or Status	Affordability Level				Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
C-1/Mixed Use (30 du/ac MIN)	108	107	59	-	274
*C-3/Mixed Use (30 du/ac MIN)	638	518	333	270	1,759
*C-1 and C-3/Mixed Use - Consolidated Sites (30 du/ac MIN)	100	98	100	3	301
PO/Professional Office (60 du/ac MIN)	70	69	69	68	276
Total	873	694	719	733	3,019

Source: City of Norwalk, 2023

Notes:

1. Estimated ADU production are credited toward the RHNA consistent with HCD guidelines and SCAG affordability distribution assumptions (SCAG Regional Accessory Dwelling Unit Affordability Analysis, 2020).
2. Sites allowing the State-designated default density standard (at least 30 du/ac) are credited toward the lower income where sites are between 0.5 and 10 acres in size.

Table 58: Sites Inventory Summary

Project Name and/or Status	Affordability Level				Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)	Above Moderate Income (120%+ AMI)	
2021-2029 RHNA	1,546	759	658	2,071	5,034
Projects in the Pipeline	721	320	152	1,232	2,425
ADU Projections	107	202	10	135	454
Available Sites	873	694	719	733	3,019
Total	1,701	1,216	881	2,100	5,898
Surplus	155 (10%)	457 (60%)	223 (34%)	29 (1%)	864 (17%)

Source: City of Norwalk, 2023

Data Sources

Data sources included the City of Norwalk and the Los Angeles County Assessor. Additional qualitative data was collected through fieldwork, knowledge from City staff, and a review of aerial maps.

Local Redevelopment Trends

During the fifth RHNA cycle, Norwalk issued building permits for a total of 373 housing units, for an average of 47 annually. The City's 2020 APR reported 55 units and the 2021 APR 77 units (plus 56 via Project HomeKey). Development trends are not readily apparent, other than to note a slight uptick in building permits over the last two to three years. The sites inventory indicates intense interest in developing housing in Norwalk, with 12 applications (pending or approved) for multifamily housing and mixed-use projects totaling 2,425 units. Development trends in the neighboring cities of Downey, Whittier, and Santa Fe Springs, which have demographics similar to Norwalk, also illustrate the fact that traditionally suburban cities along Interstate 605 are experiencing the recycling of commercial and residential properties to higher-density multi-family residential use. Table 59 identifies projects in these three neighboring cities that document development trends. Of particular note are densities that range from 20 to 35 units per acre, with one project in Whittier at 63 units per acre.

Table 59: Local Redevelopment Trends

APN	Project Name /Address	GP/Zoning	Ac	Unit Distribution				Existing Use	BLV	FAR	Year Built	Density (du/ac)	
				Very Low	Low	Mod	Above Mod					Theoretical	Actual
Downey													
6234-008-901	Veteran Commons 11269 Garfield Ave	GP: Commercial Manufacturing (CM) SP: Rancho Los Amigos South Campus Specific Plan (RLASCSP) TOD District Zone: SP 88-1 Rancho Business Park	2.24	50	50	0	0	County Owned Vacant Lot	0.00	0.00	N/A	SP: 40–75 du/ac	100 units 45 du/ac
8051-001-004	10361 Foster Road	GP: Medium Density Residential (MDR) Zone: R-3 Multiple Family Residential	2.35	0	0	0	38	Vacant Lot	0.00	0.00	N/A	GP: 18–24 du/ac	38 units 17 du/ac
6283-024-010	12850 Woodruff Ave	GP: Neighborhood Commercial (NC) Zone: C-2 Commercial	2.64	2	0	0	26	Vacant Lot	0.00	0.00	N/A	GP: 0.25:1 (FAR)	28 units 11 du/ac
6252-021-017 6252-021-016	10303 Downey Ave 10221 Downey Ave	GP: Low-Medium Density Residential Zone: R-2 Two-Family Residential	0.41 0.41	0	0	0	12	Single Family Residential	0.37 0.37	0.08 0.10	1952	GP: 9–17 du/ac	12 units 14 du/ac
6252-021-011	10224 La Reina Ave	GP: Low Density Residential (LDR) Zone: R-3	0.18	0	0	0	3	Single Family Residential	0.43	0.20	1950	GP: 1–8.9 du/ac	3 units 17 du/ac
6229-001-005	7224 Florence Ave	GP: MDR Zone: R-3	0.72	0	0	0	12	5-unit apartment	0.66	0.16	1952	GP: 18–24 du/ac	12 units 17 du/ac
Whittier													
8139-010-036	6747 Pickering Ave	GP; Zone: Specific Plan SP: Uptown General	0.32	0	0	0	6	Vacant Commercial Lot	0.00	0.00	N/A	SP: Single House: 6–8 du/ac 2-4plex: 10–20 du/ac Rosewalk: 10–15 du/ac Bnglw Crt: 10–15 du/ac Rowhouse: 10–20 du/ac Live/Work: 10–20 du/ac Crtyd Hsg: 25–40 du/ac Cmcl Blk: 50+ du/ac	6 units 19 du/ac
8141-027-036	7941 Greenleaf Ave	GP: General Commercial; Urban Design District Zone: Light Commercial (C-1)	0.49	0	0	0	17	Vacant Commercial Lot	0.00	0.40	1946; 1963	GP: FAR 0.25–2.0	17 units 35 du/ac

Table 59: Local Redevelopment Trends

APN	Project Name /Address	GP/Zoning	Ac	Unit Distribution				Existing Use	BLV	FAR	Year Built	Density (du/ac)	
				Very Low	Low	Mod	Above Mod					Theoretical	Actual
8143-021-024	14021 Whittier Blvd	GP: Mixed Use Zone: Specific Plan SP: Whittier Boulevard Center District	0.62	0	0	0	22	Auto Repair Store & Parking Lot	0.06	0.06	1955	GP: 30 du/ac	22 units 36 du/ac
8142-028-037	8343 College Ave	GP: High Density Residential Zone: R-4 Heavy Multiple Residential	0.91	0	0	0	30	4-Unit Residential	0.61	0.08	1923; 1948	GP: 25.1–35 du/ac	30 units 33 du/ac
8132-022-007	11716 Floral Drive	GP: Medium Density Residential Zone: R-1 Single Family Residential	3.60	0	0	0	25	Trinity Lutheran Church of Whittier	3.44	0.16	1950; 1958; 1963	GP: 7.1–15 du/ac	25 units 7 du/ac
8232-005-018 8232-005-028	16424 Whittier Blvd 16440 Whittier Blvd	GP: High Density Residential Zone: Specific Plan SP: Whittier Boulevard Neighborhood Spine	1.50 0.92	0	0	0	54	Commercial Stores	1.32 0.22	0.20 0.33	1956; 1964	GP: 25.1–35 du/ac	54 units 23 du/ac
8142-007-063	13518 Mar Vista	GP: High Density Residential Zone: R-4 Heavy Multiple Residential	0.33	0	0	0	2	Single-Family Residential	0.25	0.08	1942	GP: 25.1–35 du/ac	2 units 7 du/ac
8165-014-006 8165-014-007	8315 Greenleaf Ave 8319 Greenleaf Ave	GP: Medium Density Residential Zone: R-2 Light Multiple Residential	0.14 0.56	0	0	0	17	Vacant Light Industrial	0.40 0.13	0.52 0.99	1942; 1938; 1946	GP: 7.1–15 du/ac	17 units 25 du/ac
8174-041-028	6018 Norwalk Blvd	GP: General Commercial w/ Housing Overlay Zone: C-2 General Commercial	0.50	0	0	0	19	Commercial – Liquor Store	2.63	0.27	1962	GP: 25 du/ac; 0.75 FAR	19 units 38 du/ac
8224-017-022 8224-017-023	9829 La Serna	GP: Mixed Use 1 Zone: Specific Plan SP: Whittier Boulevard Shopping Clusters	1.30 0.50	0	0	0	44	Vacant Commercial and Parking Lot	0.11 1.74	0.00 0.41	1978	GP: 30 du/ac	44 units 25 du/ac
8135-011-020	12823 Hadley St	GP; Zone: Specific Plan SP: Uptown General	0.48	0	0	0	10	Empty Commercial Building	0.01	0.94	1935; 1948	SP: Single House: 6–8 du/ac 2-4plex: 10–20 du/ac Rosewalk: 10–15 du/ac Bnglw Crt: 10–15 du/ac Rowhouse: 10–20 du/ac Live/Work: 10–20 du/ac Crtyd Hsg: 25–40 du/ac	10 units 21 du/ac

Table 59: Local Redevelopment Trends

APN	Project Name /Address	GP/Zoning	Ac	Unit Distribution				Existing Use	BLV	FAR	Year Built	Density (du/ac)	
				Very Low	Low	Mod	Above Mod					Theoretical	Actual
												Cmcl Blk: 50+ du/ac	
8139-017-018	6712 Washington Ave	GP; Zone: Specific Plan SP: Uptown Edge	0.49	0	0	0	11	Good Shepherd Bible Church	0.00	0.92	1955	SP: Single House: 6–8 du/ac 2-4plex: 10–20 du/ac Rosewalk: 10–15 du/ac Bnglw Crt: 10–15 du/ac Rowhouse: 10–20 du/ac Live/Work: 10–20 du/ac Crtyd Hsg: 25–40 du/ac	11 units 23 du/ac
8139-033-017	Village Inn; 7232 Greenleaf Ave	GP; Zone: Specific Plan SP: Uptown Core	0.16	0	0	0	4	Vacant Commercial Lot	0.00	0.00	N/A	SP: Cmcl Blck: 50+ du/ac Liner: 50+ du/ac	4 units 25 du/ac
8139-024-027	12826 Philadelphia St	GP; Zone: Specific Plan SP: Uptown Center	0.82	0	0	0	51	Commercial Professional	1.33	0.71	1952; 1975	SP: Live/Work: 10 –20 du/ac Crtyd Hsg: 25–40 du/ac Cmcl Blck: 50+ du/ac Liner: 50+ du/ac	51 units 63 du/ac
Santa Fe Springs													
8026-008-905	Alivia Apartments; 11201 Carmenita Rd	GP: Medium Density Residential	5.06	0	0	0	128	Government Parcel; School District	0.00	0.00	N/A	GP: 22 du/ac	128 units 26 du/ac
8011-012-902	The Richman Group 13231 Lakeland Rd	GP: Public Facilities Zone: Multiple-Family Residential-Planned Unit Development (R3-PD)	3.94	89	12	0	1	Industrial	0.00	0.00	N/A	GP: 22–25 du/ac	102 units 19 units 18 units = 16 du/ac
				0	18	0	1		0.00	0.00	N/A		
8011-011-007	Habitat for Humanity; 10934 Laurel Ave		0.32	0	18	0	0	Two-Unit Residential	4.64	0.19	1951; 1957		
8008-017-014	Former Mormon Church Site; 11733 Florence Ave	Existing GP: Public Facilities; Proposed GP: Multiple Family Residential Existing Zone: Public Use Facilities; Proposed Zone: Multiple Family Residential	3.00	0	0	0	54	Religious Facility – Church of Jesus Christ of Latter-Day Saints	2.87	0.13	1964	GP: 22 du/ac	54 units 18 du/ac
								Average	1.14	0.35	1950		

Vacant and Underutilized Residential Sites

There are 38 sites identified as vacant or underutilized residential, with a total capacity of 710 units: 309 units in the Low Density Residential (LDR) zones and 401 units in the High Density Residential (HDR) zones.

- LDR (R-1) sites allow a maximum residential density of 8.7 units per acre.
- HDR (R-3) sites allow a residential density of 17 to 22 units per acre.
- HDR (R-4) sites allow a residential density of 23 to 30 units per acre.

While the number of total units claimed on parcels zoned LDR may appear large, it should be noted that one of the properties listed is a 36-acre former high school campus, zoned R-1. The high school has been closed since 1981, with no known plans for its reopening.

Underutilized sites included in this category were chosen based on the potential capacity increase available to property owners. Existing uses on these sites are either vacant, currently being occupied by non-residential uses, or a property owner has expressed interest in selling or redeveloping the property.

Mixed Use Sites

In early 2021, the City amended its zoning code to conditionally permit mixed use development within certain commercial zones. No density standards or development standards were established at that time. As part of this Housing Element's implementation, the City will create a by-right process with objective development and design standards for mixed use development. These standards, including a minimum density of 30 units per acre, would apply to all sites identified as part of this category.

While this approach allows for flexibility and does not constrain density, each project application must be crafted based on undefined standards. The City's plan to create a by-right process with objective development and design standards will facilitate development. Based on trends in mixed use zones, 30 units an acre is a conservative estimate of density, which can often be much higher.

There are 88 sites identified as mixed use, with a total capacity of 2,033 units: 274 units in the Neighborhood Commercial (C-1) zone and 1,759 units in the General Commercial (C-3) zone.

- Neighborhood Commercial (C-1) sites allow mixed use development with a CUP. The mixed use designation establishes a minimum density of 30 units per acre.
- General Commercial (C-3) sites allow mixed use development with a CUP. The mixed use designation establishes a minimum density of 30 units per acre.

Mixed use sites included in this category were chosen based on the potential capacity increase available to property owners. Existing uses on these sites are either vacant, currently occupied by non-residential uses, underutilized, under common ownership, or a property owner has expressed interest in selling or redeveloping the property.

Transit Oriented Development Sites

This sites inventory includes three (adjacent to one another) TOD properties just under one-quarter mile from the Norwalk/Santa Fe Springs Metrolink station, totaling 4.62 acres. These sites are currently developed with a commercial office building constructed in the 1970s. The owners have approached the City to discuss creating a mixed use development with an estimated capacity of 276 units.

Heart of Norwalk Vision Plan

In 2021, the City adopted the Heart of Norwalk Vision Plan, the pre-cursor to a Heart of Norwalk Specific Plan, which will be funded by the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The Specific Plan will be ongoing and completed early within the planning cycle. The plan encompasses the central portion of the City including the oldest commercial portions of the City located on Front Street and the general axis of Firestone Boulevard and San Antonio Drive. All but four mixed use sites fall within the Heart of Norwalk Vision Plan boundary.

The Heart of Norwalk Vision Plan explored densities ranging between 30 and 100 units per acre and found those to be feasible. A density of 30 units per acre will be established as the minimum density within the specific plan area. Most areas within the Heart of Norwalk study area are currently zoned for commercial uses. In the interim period until the Heart of Norwalk Specific Plan is adopted, the City will adopt interim zoning regulations that allow residential development by right at a minimum density of 30 units per acre; thus, the sites inventory assumes 30 units per acre for properties covered by the Heart of Norwalk Vision Plan.



Determining Realistic Capacity

Realistic Capacity Calculations for Residential Sites

- LDR Sites: Realistic capacity for sites in land use designations that allow up to 8.7 units per acre (R-1) is calculated at 100 percent of maximum density allowed. Norwalk built-out, with very few opportunities for development in lower density areas. As such and due to the high cost of developing housing, the assumption is that developments at these densities will likely reach the maximums allowed.
 - There is one exception. The former high school site (APN 8079-024-902) was calculated at 80% of maximum density with an assumed affordability level split equally between Moderate and Above Moderate income. This approach was taken to account for the need for roads and other infrastructure on this 36.6-acre site.

- HDR Sites: Realistic capacity for sites in land use designations that allow between 17 and 30 units per acre (R-3 and R-4) is calculated at 90 percent of maximum density allowed. HDR projects have been developed at or above maximum densities within the last planning cycle, particularly larger (9,000+ square foot) properties.

Realistic Capacity Calculations for Mixed Use Sites

- C-1 and C-3 Sites: Realistic capacity for commercial parcels in land use designations that allow mixed use development (C-1 and C-3) is calculated at 100 percent of minimum density allowed (30 du/acre).

As part of Housing Element implementation, the City will set minimum densities at 30 units per acre, as well as create development standards for all areas that conditionally permit mixed uses. As such, no maximum densities are included in this analysis. This approach provides for a conservative estimate of development potential, as many of the identified mixed-use and commercial corridor sites can achieve significantly higher residential capacity. The realistic capacity calculation using the minimum density also accounts for the development of non-residential uses as the actual adopted maximum densities will be higher. Further, while the City's zoning conditionally permits mixed uses within all commercial zones except Commercial Manufacturing, for the purpose of the sites inventory, those sites that were identified as sites that are vacant, have vacancies, on the market, have owners who have expressed a willingness to sell, or are ripe for re-use due to age or condition have been included on this list.

Realistic Capacity Calculations for TOD Sites

- TOD Sites: Currently zoned P/O, the realistic capacity for TOD sites is calculated at 100 percent of minimum density allowed (60 du/acre).

There are two transit stations within the City's boundaries, one located at the terminus of the Green Line (C Line) light rail operated by Metro and the Metrolink Station that straddles the boundary between Norwalk and Santa Fe Springs. This category only includes three parcels, within one-half mile the Metrolink station, using a minimum density of 60 units per acre to calculate capacity. This project, referred to as the Norwalk Transit Village, has been proposed under an exclusive negotiating agreement that has been vetted through market studies by developers. This approach provides for a conservative estimate of development potential, as many transit oriented development sites have densities that are higher than 60 units per acre.

Densities for Accommodating Lower-Income Housing

The capacity of sites that allow development densities of at least 30 units per acre are credited toward the lower-income RHNA, as allowed by State law. The California Government Code states that if a local government has adopted density standards consistent with the population-based criteria set by State law (at least 30 units per acre for Norwalk), HCD is obligated to accept sites with those density standards (30 units per acre or higher) as appropriate for accommodating the jurisdiction's share of regional housing need for lower-income households. Land use designations with density ranges near the default density are considered appropriate to accommodate housing for moderate-income households. Consistent with State law, only those sites that are between 0.5 acres and 10 acres in size and that can accommodate at least 16 units have been counted toward the lower-income RHNA.

Suitability of Sites (Assembly Bill 1397)

Small and Large Sites

Consistent with updated Housing Element law (Assembly Bill 1397) related to the suitability of small and large sites, the lower-income sites inventory presented in this section is predominately limited to parcels between 0.5 and 10 acres in size, as HCD has indicated these size parameters best accommodate lower income housing

need. In this inventory, several sites comprising one or more parcels are less than one half-acre in size. These sites are included because the multiple parcels function as one site, such as a structure and its attached parking lot or a single structure located on multiple parcels. Small sites (less than one-half acre) meeting the default density standard are credited toward the moderate- and above moderate-income categories to account for a potential variety of types, sizes, and amenity levels in future higher-density development projects.

Non-Vacant Sites

AB 1397 also adds specific criteria for assessment of the realistic availability of non-vacant sites during the planning period. If non-vacant sites accommodate half or more of the lower-income need, the Housing Element must present “substantial evidence” that the existing use does not constitute an impediment for additional residential use on the site. Due to the built-out nature of Norwalk, most sites have existing uses.

Previous Cycles

Under AB 1397, vacant sites identified in the previous two Housing Elements and non-vacant sites identified in the previous Housing Element may only be deemed adequate to accommodate a portion of the housing need for lower-income households if the site is zoned at residential densities consistent with the default density established by HCD (30 units per acre) and the site allows residential use by right for housing developments in which at least 20 percent of the units are affordable to lower-income households.

There are seventeen non-vacant available sites, identified in **Appendix B**, listed as a non-vacant site in the previous Housing Element. These sites are zoned R-3 (17-22 du/ac) and were not allocated to meet the 6th cycle lower-income RHNA. Non-vacant sites identified in the previous Housing Element but credited toward the moderate-or above moderate-income RHNA in the current Housing Element are not subject to the provisions of AB 1397 since they are not being used to address the lower-income RHNA.

No Net Loss Provision

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project. The sites inventory includes a buffer for all RHNA income categories as follows:

- Very Low Income: +155 units
- Low Income: +457 units
- Moderate Income: +223 units
- Above Moderate Income: +29 units

With a total of 864 surplus units identified, the buffers in the lower-income categories provide capacity to guard against no net loss.

SITE INFRASTRUCTURE AND ENVIRONMENTAL CONSTRAINTS

Fire and Flood Hazard

None of the housing sites identified to accommodate the RHNA are located in a high fire severity zone or 100-year flood plain. No other environmental constraints are known for these sites.

Site Contamination

Several sites within the Heart of Norwalk Vision Plan area have previously been occupied or are still used by commercial businesses that may have used hazardous materials. According to the California Department of Toxic Substances Control, no hazardous waste sites are in Norwalk. Of the four active leaking underground storage tank sites in the city, none are included in the sites inventory (www.envirostor.dtsc.ca.gov). Thus, site contamination is not a constraint to housing development.

Sewer Availability

The Los Angeles County Sanitation District (LACSD) provides wastewater collection and treatment services to Norwalk. Norwalk falls within two Districts of the LACSD, District No. 2 and District No. 18. Wastewater from the City of Norwalk is treated at either the Los Coyotes Water Reclamation Plant (WRP) located in the City of Cerritos, or the Joint Water Pollution Control Plant (JWPCP) located in the City of Carson. Los Coyotes WRP has a treatment capacity of 37.5 million gallons per day and the JWPCP has a capacity for treatment of 400 million gallons per day, which currently produces an average flow of 261.1 million gallons a day. The anticipated wastewater generation for the RHNA allocation of 5,034 units is 785,304 gallons a day. Therefore, wastewater treatment including additional loads due to forecasted growth can be accommodated at the two treatment plants due to sufficient capacity.

Water Availability

Norwalk has a gross acreage of approximately 6,240 acres (9.75 square miles), of which the Norwalk Municipal Water System (NMWS) serves 2.1 square miles. There are approximately 5,362 service connections. Other water companies that serve water to properties in Norwalk include Santa Fe Springs Water, Liberty Utilities, Golden State Water Company, and Cerritos Water Company. The City is a retail agency of the Central Basin Municipal Water District (CBMWD), which is a member agency of agency of the Metropolitan Water District of Southern California (Metropolitan) and is the wholesale supplier of imported water to the southeast Los Angeles County.

The NMWS system is in one pressure zone. Water is pumped from deep wells and flows into a grid system, which then distributes it using a gravity-fed system. These wells, augmented with water purchased from the Metropolitan Water District, NMWS overlies the Central Basin, a groundwater basin which historically has provided the city with its principal source of water.

The Central Basin has been adjudicated and the annual pumping allocation for NMWS is 5,723 acre-feet per year. Water supplies are currently adequate to meet normal domestic needs. NMWS retails water to approximately 20 percent of Norwalk. Private water companies provide service to the remaining residents.

The water supply assessment prepared by the City's 2015 Urban Water Management Plan outlines projected City water demand and supply through 2040. In 2040, Norwalk is projected to use 2,090-acre-feet of water. Records show that annual per capita demand has generally decreased. This decrease may be attributed to the implementation of long-term water use efficiency measures, as well as climatic and economic factors. The implementation of long-term water use efficiency measures is credited with reducing per capita use. Based on demonstrated reliability of water resources available to Norwalk from groundwater and recycled water supplies, sufficient water supplies are anticipated to accommodate future water demands.

Other Constraints

No other known constraints affect the development of properties in Norwalk. Individual sites may have easements that are identified through title reports at the time of development, but where such exist, the City has a Variance process available to allow stated densities to be achieved. The Variance process can also be used to address any constraint associated with a parcel's shape or access challenges.

7. IMPLEMENTATION RESOURCES

Norwalk has access to local, state, and federal financial administrative resources to fund the construction, improvement, and maintenance of housing or the administration of programs. These are described below.

FINANCIAL RESOURCES

Federal, State and local agencies provide a wide range of resources to help support the construction, acquisition, and rehabilitation of housing units for lower-income households in Norwalk. Many of these resources are made available to local tenants, owners, and developers of affordable housing through City and County programs and services. Although there is a wide range of programs, the availability of funding through these programs is typically inadequate to satisfy all needs. As a result, there is a fair amount of competition for program funds that are available, and any one development may need to draw upon multiple resources to be financially feasible. Some of the common remaining revenues available to assist the City are:

- **Low Income Housing Tax Credits.** A nonprofit housing corporation could purchase an at-risk project, rehabilitate it using tax credits, and extend affordability controls. The California Tax Credit Allocation Committee oversees the application and allocation process for all LIHTC projects. Applicants compete for the funds, which are prioritized based on location, affordability, local housing needs, and public housing wait lists. Affordable housing projects in Norwalk such as the Norwalk Tower Apartments have been rehabilitated with this funding source.
- **HOME funds.** Norwalk is an entitlement jurisdiction and receives HOME funds directly from HUD. These funds can be used to create and rehabilitate affordable housing for lower income households or provide direct rental or home purchase assistance to lower income households. The City uses its HOME funds to finance loans for homeowners to rehabilitate their units.
- **Housing Voucher Program.** This program provides rent subsidies to extremely low and very low income households with a housing cost burden or who are at risk of becoming homeless or being displaced. Voucher recipients rent housing from private landlords and pay a portion of their income toward rent (usually up to 30 percent of their income). The Norwalk Housing Authority (NHA) subsidizes the difference in monthly payments to the owner. NHA allocates more than 660 housing vouchers on an annual basis to Norwalk residents.
- **Community Development Block Grants.** The CDBG program is a federal program awarded to fund housing and community development activities. Projects must benefit low and moderate income persons, aid in the prevention or elimination of slums or blight or meet other urgent needs. Eligible activities include property acquisition, rehabilitation, preservation, economic development, code enforcement, and public facilities and services. Norwalk is an entitlement city and receives funding from HUD for eligible community development activities.
- **ARPA Funding.** On March 10, 2021, President Biden signed into law the American Rescue Plan Act (ARPA) which will provide a \$1.9 trillion stimulus to the United States economy. ARPA, as enacted by Congress, provides funding for many programs and services nationwide. It includes benefits directly to individuals, such as recovery rebates, extended unemployment benefits, and additional assistance for Supplemental Nutrition Assistance Program (SNAP). It also includes assistance to small businesses and to state and local governments as well as school districts. Some of this state and local government aid is targeted to specific categorical programs (public health activities, K-12 education, arts, early childhood education, emergency housing vouchers, public transit, etc.) and, additionally, \$360 billion of this one-time aid will be directly allocated to states and localities on a formulaic basis. Through the passage of ARPA, the City will be allocated \$28 million in two equal installments of \$14 million (the first allocation was already received, and the second will be received in May 2022).

- The permitted uses of the funds, as stated in the law, are prescribed and limited as follows: a) To respond to the public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality; b) To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers.
- For the provision of government services to the extent of the reduction in revenue due to the COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year prior to the emergency; and d) To make necessary investments in water, sewer, or broadband infrastructure. Funds must be obligated by December 31, 2024 and expended by December 31, 2026.
- **CARES Act.** The Corona Virus Aid, Relief and Economic Security Act (CARES) addresses economic impacts of, and otherwise responds to, the COVID-19 (coronavirus) outbreak. The City has been allocated \$28 Million, with \$14 Million received in May 2021 and \$14 Million to be received in October 2021.
- **ERAP.** The Emergency Rental Assistance Program (ERAP) provides rental assistance funds to be used to pay for rental arrears, prospective rental payments, utility and home energy cost arrears, utility and home energy costs, and "other expenses related to housing incurred due, directly or indirectly, to the novel coronavirus disease (COVID-19) outbreak" as to be determined by the Secretary of the United States Department of the Treasury.
- **LEAP Grants.** Local Early Action Planning (LEAP) funding in the amount of \$500,000 are available from this State program for the purpose of "prioritizing planning activities that accelerate housing production."
- **LPHA Grants.** Local Permanent Housing Allocation (LPHA) funds in the amount of \$3.7 Million are available to the City from the State to increase "the availability of affordable homes statewide" in order to help address homelessness.

ADMINISTRATIVE RESOURCES

The City together with local and regional for-profit and non-profit private organizations helps administer and implement housing programs. The Community Development Department's Planning Division takes the lead to implement Housing Element programs and policies and is responsible for implementing the General Plan by ensuring that development projects are consistent with the General Plan, the Zoning Ordinance, and State codes. However, much of this work is completed in coordination with the Housing/CDBG Division and the Building Division. City partners include the following organizations that support building affordable housing, managing programs, or providing supportive services. Groups active in Norwalk include:

- **Housing Authority.** The NHA provides affordable housing opportunities in Norwalk. NHA administers the Section 8 rental subsidy program and operates the Mortgage Credit Certification program. Within Norwalk, approximately 635 households participate in the Section 8 housing voucher program. Section 8 housing vouchers are rental subsidies provided to low and moderate income individuals and families to afford suitable housing.
- **Homeless Assistance Provider.** Strategic planning to address the needs of homeless persons through a continuum of care system is in place. In 2018, the City adopted a Homeless Plan that aimed to improve the lives of City residents including those who are at risk or experiencing homelessness by coordinating housing social services resources with local partners via a Homeless Task Force known as the Homeless Operation Prevention and Engagement (HOPE). Along with City staff from multiple departments, organizations active in meeting the needs of

homeless people include the Los Angeles Homeless Authority (LAHSA), People Assisting the Homeless (PATH), The Whole Child, Jovenes, Kingdom Causes Bellflower, Los Angeles County Sheriff, Los Angeles Public Works, Cerritos College, Department of Mental Health, Norwalk Library, Edison, L.A. CADA, LASD/Pico Rivera, City of Downey, City of Santa Fe Springs and the Coast to Coast Foundation. These organizations serve as important resources for the City to provide emergency shelter, transitional housing, meals, social service programs, counseling and therapy, and legal and financial advocacy for adults and children who are homeless due to a number of circumstances.

- **Qualified Housing Entities.** Qualified housing entities are nonprofit organizations approved by the California HCD to manage affordable housing. To qualify, an entity must be able to manage the project, maintain affordability for at least 30 years or the remaining term of assistance, preserve the existing occupancy profile, maintain rents at predetermined affordability levels, and agree to renew rent subsidies if available.
- **Health Care Services.** The City of Norwalk is served by Pipeline Health and Alta Los Angeles Hospitals, nationally recognized general medical groups. Many other independent and smaller scale health care service providers are located in the community.

8. PROGRAM EVALUATION

Section 65588(a) of the Government Code requires that jurisdictions evaluate the effectiveness of the existing housing element; the appropriateness of goals, objectives, and policies; and the progress in implementing programs for the previous planning period. The purpose is to provide a basis for the development of new or modified programs for the present housing element that will better suit the housing needs of the community.

PROGRAM ACCOMPLISHMENTS OVERVIEW

The 2013 – 2021 Housing Element sets forth the following seven categories and goals to guide actions with respect to housing. Detailed accomplishments of each program are discussed in Table 60.

Category #1 – Adequate Housing Sites

- Attain a housing supply adequate to meet the needs projected for the City.
- Provide a variety of rental and homeownership housing opportunities for all income groups of the City.

In order to achieve the RHNA, the City implemented a combination of code updates and incentives including streamlining the zoning code to administratively permit lot consolidations, transitional housing, supportive housing, and other housing types. The City attained units in all income categories and had an overall surplus of 127 units above the 5th Cycle RHNA. Of the 328 units that were produced, 205 (62%) of them were rental and 123 (38%) were for ownership. Moving forward, the City is focused on improving program monitoring and procedures through the use of technological improvements such as a land management system that can expeditiously generate reports and GIS software that can help manage inventory.

Category #2 – Affordable Housing

- Attain a housing market where all families can find adequate housing within their financial means.
- Achieve an assisted housing supply that provides a full range of affordable ownership and rental housing opportunities.

The housing assistance programs in the City are immensely utilized by the community and promoted through various outlets. Numerous individuals/households have been on the Section 8 Voucher Program waitlist for several years and all vouchers have been claimed, but the availability of vacant units that will accept the vouchers is low and the market rents are too high for individuals to qualify. For special needs populations, the City partners with HOPE Homes and the Harbor Regional Center for outreach, education, services, and providing housing for persons with disabilities. Within the planning cycle, six homes were acquired and each property was renovated for rent to at least three developmentally disabled persons in very low income households. HOPE Homes is responsible for ensuring all renovated units are occupied by qualified households and are provided with adequate services. The City should revisit the program requirements to ensure HOPE Homes is providing a high level of service to participants. For the elderly, large households, and female headed households, the Social Services Department provides various community services, including financial and food assistance, connections with social service agencies/groups, mental health counseling, fitness, and more. The City's Homeless Task Force and HOPE team investigate and respond to service calls daily to ensure persons experiencing homelessness are connected with appropriate resources and housing. Since 2019, approximately 19 of the 40 emergency housing vouchers have been used to house persons experiencing homelessness. Similar to issues with the Section 8 Voucher Program, many of these individuals are unable to find adequate housing due to

properties not accepting them, or high rents. Moreover, affordable housing developers capitalized on the adopted density bonus ordinance and pursued building affordable units in partnership with the City. These units are reflected in the RHNA spanning the various income levels and will continue in the next cycle.

Category #3 – Remove Governmental Constraints

- Maintain a barrier-free City process for the maintenance, preservation, improvement and development of housing.
- Provide codes, ordinances, and policies that lead to the improvement of the housing status of residents.

The City updated the zoning code to establish a reasonable accommodation ordinance, revise the “family” definition, and evaluate parking reductions for residential projects. The amendments provide administrative options to reduce the barriers for housing projects. Together with recent State legislation to ministerially permit more residential units (SB9 and ADU) in single family zones, streamline residential projects in commercial areas (AB2011) and prohibit the imposition of minimum parking requirements on development projects within a half mile radius of a major transit stop (AB2097), more residential projects are anticipated to be expedited and produced in the next cycle.

Category #4 – Improve Housing Conditions

- Attain a housing supply free of substandard housing conditions.
- Conserve and improve the existing housing stock of affordable housing.

The Code Enforcement, Housing, and Building Divisions work closely to ensure a high quality of life within Norwalk’s neighborhoods. They are vital in responding to service calls, addressing property maintenance, inspecting adequate living conditions, and providing assistance to residents in rehabilitating their homes and ensuring safe occupancy. The programs are ongoing as the funds were able to rehabilitate or improve over 300 homes in the community.

Category #5 – Promote Fair Housing

- Attain a housing market with “fair housing choice” meaning that individuals and families have the information, options, and protection to live where they choose without unlawful discrimination and other barriers related to race, color, religion, sex, familial status, national origin, or handicap.

The City partners with Fair Housing Foundation to promote fair housing and fair housing assistance to all community members. It is imperative that residents learn and recognize legal housing practices and utilize available resources. Over 700 households have been assisted by the Fair Housing Foundation and they will continue to provide services in the next cycle. Although information is primarily promoted through social media and flyers, additional material can be published on the City’s website and at the Community Development counter.

Category #6 – Preserve Assisted Housing at Risk of Conversion to Market Rate Housing

- Preserve the existing supply of affordable housing that is financially assisted by the City, County, State and/or Federal governments.

Only one development (Los Alisos North) contained affordable units that was subsidized by Section 8 assistance and were at-risk during the 5th cycle. In 2014, the 48 at-risk units were preserved through a

renewed HUD contract extending the term for 20 years. Because housing costs continue to rise, it is important to maintain the long term affordable units through available resources. Although this program will not necessarily continue in the next cycle, the horizon dates will be monitored as the next expiration date draws near.

Category #7 – Promote Energy Conservation

- Achieve energy conservation during the 2013-2021 planning period.

The City encouraged energy conservation practices through the building permit and plan check process. Promotional material of such efforts was provided through social media, city website, and city meetings and interactions. With rehabilitation projects, energy efficient windows are recommended and typically installed, but appliances and solar panels are not covered under the rehab costs. For eligible applicants and projects, referrals to the Home Weatherization Assistance Program are also provided.

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
Adequate Housing Sites		
<p>#1 – Land Use Element/Zoning Map/Project Implementation</p> <p>Objective: Created the capacity of 201 housing units in various income categories to the Land Use Element Responsibility: Planning Division - Community Development Dept. Funding: General Fund Timeframe: Ongoing from 2013-2021</p>	<p>The City completed zone changes necessary to accommodate the 5th cycle RHNA of 201 units. By 2020, the City facilitated the creation of 186 new housing units. In 2021, 142 units were added in all income categories, surpassing the RHNA with a surplus of 127 units as depicted in Table 62 – 5th Cycle Construction of Housing Units by Income.</p>	<p>This program was successful, yet is not needed for the 6th cycle as RHNA was attained.</p> <p>With recent legislation and current zoning districts, amendments to the zoning code (per Program 1.1 in 6th cycle) will allow for objective development standards and higher densities for housing opportunities. No zone changes are proposed.</p>
<p>#2 – Lot Consolidation Incentives Program</p> <p>Objective: Creation of an incentive program to consolidate lots to increase housing capacity and create quality developments Responsibility: Planning Division - Community Development Dept. Funding: General Fund Timeframe: July 1, 2014, Ongoing from 2014-2021</p>	<p>In 2020, the City created an administrative process to consider consolidation of substandard lots for home development. This shortened the time span of review of such projects from 4-6 months to 1-3 months.</p>	<p>This program was useful in producing and expediting 2-3 multi-family projects and multiple single-family projects. More incentives should be promoted to capture additional development in the next cycle. This program will expand per Program 3.1</p>
<p>#3 – No Net Loss Program</p> <p>Objective: Establish a procedure designed to ensure that sites identified in the Element continue to accommodate the City’s share of regional housing need Responsibility: Planning Division - Community Development Dept. Funding: General Fund Timeframe: July 1, 2014, Ongoing from 2014-2021</p>	<p>Planning staff monitored the development of housing on sites as identified in the planning cycle in order to ensure that there is no net loss for reaching the RHNA goal.</p>	<p>This program was monitored inefficiently with staff manually inputting data onto a spreadsheet. It will continue for the next cycle and with the use of digital software improvements.</p>

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
<p>#4 – Zoning Ordinance Amendments to Encourage a Variety of Housing Types</p> <p>Objective: Add 5 additional types of housing with the Zoning Ordinance Responsibility: Planning Division - Community Development Dept. Funding: General Fund Timeframe: July 1, 2014, Ongoing from 2015-2021</p>	<p>The City amended the Zoning Code to include the following types of housing:</p> <ul style="list-style-type: none"> - Emergency shelters - Transitional housing - Supportive housing - Single room occupancy housing - Employee housing 	<p>This program was completed prior to 2021, however no housing projects have been submitted or developed as a result of the amendments. For the 6th cycle, Programs 1.3, 2.5, and 3.5 are proposed to address State Law requirements and encourage more housing types.</p>
<p>Affordable Housing</p>		
<p>#5 – Section 8 Housing Choice Voucher Program (Rental Assistance)</p> <p>Objective: Provide rental assistance to nearly 700 households of very low and low income households that pay only 30% of their income on rents, with the Norwalk Housing Authority subsidizing the remainder between the market rent and the tenant’s payment Responsibility: Norwalk Housing Authority Funding: Funds from the US Department of Housing and Community Dev. Timeframe: Ongoing from 2013-2021</p>	<p>The City assisted an average of 635 households per year with the Housing Choice Voucher Program. A total of 5,419 households were assisted during the 2013-2021 planning period.</p>	<p>This program is vital to aid numerous households in the City and will continue for the 6th cycle per Program 2.6, as funds become available.</p>
<p>#6 – Affordable Housing Density Bonus Program</p> <p>Objective: Enact a Density Bonus Ordinance by July 1, 2014 and facilitate the creation of 20 density bonus units Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: Enact Density Bonus Ordinance by July 1, 2014, Ongoing from 2014-2021</p>	<p>The City codified in 2014 under Ordinance No. 14-1565. In 2020, the City entitled two (2) applications for housing developments with a Density Bonus component. Total number of units anticipated for both projects were 122, of which 32 of those units were gained via the Density Bonus ordinance. The City was able to exceed its goal to obtain 20 density bonus units.</p>	<p>This program will continue for the 6th cycle per Program 1.5.</p> <p>This program was partially implemented as the brochure and workshops were not emphasized in the prior cycle.</p>
<p>#7 – Affordable Housing Developer Partnership Program</p> <p>Objective: Implement a program to partner with affordable housing developers to create affordable housing units within the City Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: January 2015, Ongoing from 2015-2021</p>	<p>Since the beginning of the last planning cycle, the City’s Housing Authority has partnered with a non-profit group, HOPE Homes, to create deed restricted affordable units to serve developmentally disabled individuals.</p> <p>The City teamed with Mercy Housing to create 60 housing units for veterans and veteran households, some of whom are homeless or facing homelessness. Additionally, the City partnered with Diversity Builder Alliance / Primestor to build 66 affordable units in the Norwalk Entertainment District for very-low and low income levels.</p>	<p>This program was successful in achieving affordable residential projects and units. Partnerships are still encouraged as part of Program 2.2 in the next cycle.</p>

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
<p>#8 – Developmentally Disabled Outreach Program</p> <p>Objective: Implement a program to encourage and conduct outreach education for housing for developmentally disabled populations Responsibility: Planning Division – Community Development Dept.; Harbor Regional Center Funding: General Fund Timeframe: January 2016, Ongoing from 2016-2021</p>	<p>The City partners with HOPE Homes for public outreach and education for housing of developmentally disabled populations. HOPE has partnered with the City on 6 different homes that were purchased and deed restricted to individuals with developmental disabilities for low income individuals.</p> <p>Further, the City provides housing services to its residents and property owners. Services include:</p> <ul style="list-style-type: none"> - Distributing educational materials to property owners, apartment managers, and tenants every year - Making public service announcements 	<p>This program was (alternatively) implemented through the Housing Division in the Community Development Department and will be augmented as part of the 6th cycle per Program 2.1 to incorporate special needs residents, including seniors, residents with disabilities and development disabilities, large families, extremely low-income households, and those experiencing homelessness.</p>
<p>#9 – Homeless and Extremely Low Income (ELI) Program</p> <p>Objective: Implement a program to address homelessness and Extremely Low Income households Responsibility: Planning Division – Community Development Dept., Norwalk Housing Authority, Social Services Dept. Funding: General Fund, HUD funds Timeframe: Ongoing from 2013-2021</p>	<p>To broaden the collective impact and accelerate change, the City of Norwalk prepared a Plan to Combat Homelessness. The plan comprehensively assesses homelessness in Norwalk, the resources available to address the challenge, identify opportunities for City collaboration with various partners and stakeholders and identifies implementation strategies to address homelessness such as construction of a homeless shelter and creation of a safe parking program for homeless.</p> <p>In 2018, the City adopted a Homeless Plan that aimed to improve the lives of residents including those who are at risk or experiencing homelessness by coordinating housing and social service resources with local partners.</p> <p>Quantified accomplishments include:</p> <ul style="list-style-type: none"> - 102 homeless individuals/families assisted with getting off the streets - 287 families assisted with homes prevention through Emergency Assistance – Rental Assistance Utility program - 96 families provided with lodging assistance <p>The City's Homeless Task Force is a multi-agency partnership between city departments, LA Sheriff's, LAHSA, PATH, Kingdom Causes Bellflower, Dept. of Mental Health, Norwalk Library, LA CADA, and more. The City's HOPE team responds to resident and business concerns, addresses encampments, makes contact with those experiencing homelessness and connects them with necessary resources.</p>	<p>This program was beneficial to the community and will continue for the 6th cycle under Program 2.5</p>

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
Remove Governmental Constraints		
<p>#10 – Parking and Development Cost Study</p> <p>Objective: Evaluate Affordable Housing Cost Study and determine if development studies or policies require changes to reduce cost of housing while maintaining quality developments Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: July – December 2014</p>	<p>Both the Reasonable Accommodation Ordinance and the Density Bonus Ordinance (codified in 2014) allow developers to request reductions in parking. Additionally, the City has not required parking for new ADUs since 2018.</p> <p>The City is studying current on-street permit parking usage/demand citywide and developing requirements and fees for residential neighborhoods. The community continues to demand more parking for new residential developments, and the results of the study will inform next steps for off-street parking requirements.</p>	<p>This program has been partially implemented as the City is still evaluating parking needs and requirements for all housing. This program will be added to the 6th cycle.</p>
<p>#11 – Parking Space Reductions for Affordable and Special Needs Housing</p> <p>Objective: Implement a program to reduce parking spaces for affordable and special needs housing. Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: Ongoing from 2013-2021</p>	<p>Both the Reasonable Accommodation Ordinance and the Density Bonus Ordinance (codified in 2014) allow developers to request reductions in parking. The City has not required parking for new ADUs since 2018. Parking reductions were implemented with two residential projects – Mercy Housing and Florence Homes, which include affordable and low income units.</p>	<p>The City will include Programs 1.3 and 3.5 in the 6th cycle to update the zoning code to further reduce parking requirements associated to multi-family and emergency shelters.</p>
<p>#12 – Revise Zoning Ordinance Family Definition</p> <p>Objective: Amend the Zoning Ordinance for the definition of family Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: January 2015</p>	<p>The Zoning Code was updated in 2014 to revise the definition of family (Ordinance No. 14-1652).</p>	<p>Since single-family residential uses have evolved to broaden and include various permitted housing types, this program will be expanded and continued for the 6th cycle per Program 3.6 to re-evaluate the definition of “family” and ensure it does not exclude uses and is inclusive/nondiscriminatory.</p>
<p>#13 – Adopt a Zoning Ordinance Reasonable Accommodation Procedure</p> <p>Objective: Amend the Zoning Ordinance to include a Reasonable Accommodation procedure Responsibility: Planning Division – Community Development Dept. Funding: General Fund Timeframe: January 2015</p>	<p>Households with persons with disabilities often require reasonable accommodations and/or modifications, including physical alterations and changes to zoning and regulatory requirements, to afford an equal opportunity to use and enjoy a dwelling unit. The City’s Reasonable Accommodation Ordinance was completed in 2014 (Ordinance No. 14-1657). To date the City has processed two (2) reasonable accommodation requests as received by the Planning Division.</p>	<p>This program was partially completed, as the application form needs to be updated and made more accessible at the counter and the City’s website.</p>
Improve Housing Conditions		

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
<p>#14 – Housing Code Enforcement Program</p> <p>Objective: Open and investigate 2-5 new cases per month Responsibility: Property Maintenance Division of Community Development Dept., Norwalk Housing Authority Funding: General Fund Timeframe: Ongoing 2013-2021</p>	<p>Within the 2013-2021 planning period, the City’s Code Compliance Division opened and investigated approximately 8 cases per week, or 24 cases per month. The Housing Authority inspected 15 cases per week, or 60 cases per month.</p>	<p>This program supports housing preservation and neighborhood quality and will continue for the 6th cycle with Program 4.1</p>
<p>#15 – CDBG Residential Rehabilitation Program</p> <p>Objective: Rehabilitate 400 homes, or 50 units average, annually Responsibility: CDBG Division – Community Development Dept. Funding: HUD CDBG funds Timeframe: Ongoing 2013-2021</p>	<p>The City was able to rehabilitate 338 homes within the planning period using CDBG funding.</p>	<p>This program is beneficial for the community and will continue for the 6th cycle with Program 4.2.</p>
<p>#16 – HOME Housing Improvement Program</p> <p>Objective: Improve 100 homes, with an annual average of 8 to 9 homes per year Responsibility: CDBG Division – Community Development Dept. Funding: HUD HOME funds Timeframe: Ongoing 2013-2021</p>	<p>HOME funds have been used to rehabilitate 20 homes, and purchase 6 homes (single and multi-family) with additional rehabilitation in partnership with HOPE Homes for individuals with development disabilities to lead more independent lives.</p>	<p>The quantified objective for the program was not fully accomplished. The capital outlay to help purchase homes in partnership with HOPE Homes was a larger portion of funds used and yielded affordable housing capacity to a special needs population for a term of 20 years.</p> <p>This program is beneficial for the community and will continue for the 6th cycle with Program 4.3.</p>
<p>Promote Fair Housing</p>		
<p>#17 – Fair Housing Services Program</p> <p>Objective: Fair Housing Assistance of 850 persons/households within the planning period Responsibility: CDBG Division – Community Development Dept., Fair Housing Foundation (FHF) Funding: HUD CDBG funds Timeframe: Ongoing 2013-2021</p>	<p>The City partnered with the Fair Housing Foundation for all fair housing assistance. To date, they have provided services to 790 persons/households within the planning period.</p>	<p>This program is beneficial for the community and will continue for the 6th cycle per Program 5.1. Under this program, a Fair Housing Factsheet will be included in ADU and SB9 applications to educate homeowners who may potentially act as landlords when renting out the ADU or SB9 units.</p>
<p>#18 – Fair Housing Information Program</p> <p>Objective: Disseminate information (brochures, flyers, workshops) Responsibility: CDBG Division – Community Development Dept., Fair Housing Foundation (FHF) Funding: HUD CDBG funds Timeframe: Ongoing 2013-2021</p>	<p>The City partnered with the Fair Housing Foundation to provide information, expert advice, and workshops to the general public. Further, they provide services such as property management training, staff training, and educating the community about fair housing laws.</p>	<p>This program is beneficial for the community and will continue per Program 5.1.</p>

Table 60: Program Accomplishments, 2013-2021 Housing Element

Name of Program	Status	Effectiveness
<p>#19 – Norwalk Housing Authority Fair Housing Program</p> <p>Objective: Ensure equal opportunity and affirmatively further fair housing through the NHA's program administering Section 8 Responsibility: Norwalk Housing Authority Funding: HUD funds Timeframe: Ongoing 2013-2021</p>	<p>NHA staff has completed training and education regarding fair housing laws which are applied to the participants of NHA's administration of Section 8. On average 677 participants of the program are served annually.</p>	<p>This program was successful and was promoted on social media, website, and other resources. This program will continue with Program 2.6.</p>
<p>#20 – Assessment of Fair Housing (AFH)</p> <p>Objective: Complete and adopt an Assessment of Fair Housing (AFH) Responsibility: CDBG Division – Community Development Dept., Norwalk Housing Authority Funding: HUD funds Timeframe: October 2014</p>	<p>This program was completed by adopting the Consolidated Plan for 2020-2025, which includes an analysis of impediments to fair housing choice and includes goals and action steps to further fair housing consistent with AFFH.</p>	<p>The 2020-2025 Consolidated Plan continues to be implemented and additional actions for AFFH will be offered in the 6th cycle per Program 5.1.</p>
<p>Preserve Assisted Housing at Risk of Conversion to Market Rate Housing</p>		
<p>#21 – At-Risk Housing Preservation Program</p> <p>Objective: Preserve 48 affordable housing units at risk of conversion into market rate housing Responsibility: Planning Division – Community Development Dept., Norwalk Housing Authority Funding: General Fund, HUD funds Timeframe: Ongoing 2013-2021</p>	<p>The 48 units of Los Alisos Norwalk were preserved for affordability for 20 years through a Section 8 HUD contract which was renewed in 2014.</p>	<p>This program was successful. The contract will not have to be renewed until 2034, which will be part of the 7th cycle.</p>
<p>Promote Energy Conservation</p>		
<p>#22 – Energy Conservation Program</p> <p>Objective: Promotion of “Energy Upgrade California” and other home energy efficiency programs to Norwalk households Responsibility: Planning Division – Community Development Dept., Norwalk Housing Authority Funding: General Fund, HUD funds Timeframe: Ongoing 2013-2021</p>	<p>The City has partnered with utility companies such as Southern California Edison and the Southern California Gas Company to provide information about energy conservation through programs to retrofit existing homes, upgrade appliance and fixtures, and energy-saving shower kits at City events. Over 3 years, 508 residents participated in trade-ins of incandescent to LED holiday lights. The City promoted conservation practices to residents on social media, city website, and various city meetings.</p>	<p>This program was partially implemented through promotions and referrals, but were not frequently monitored for completion. This program will continue for the 6th cycle per Program 3.8.</p>

QUANTIFIED OBJECTIVE EVALUATION – 2014-2021

The City's adopted 5th Cycle Housing Element included quantified objectives as shown in Table 61:

Category	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Construction	5	5	10	50	130	200
Rehabilitation	125	125	250	0	0	500
Conservation	615	101	16	0	0	732
Preservation	24	12	12	0	0	48

Construction Summary

As reported in the 2020 Housing Element Progress Report, the City has produced 186 units of housing across the various income categories, with only 60 remaining units in the very low and low-income categories. However, on January 20, 2021, an additional 56 very low income units came on-line for Project HomeKey from a conversion of an existing motel to supportive housing for those facing homelessness. By June 30, 2021, eight additional low-income units were finalized as part of ADU construction and 19 above moderate units were issued certificates of occupancy which totals 269 units of housing completed in the 5th Cycle, meeting all income categories. It should be noted that a portion of the 56 very low income units produced in 2021 were counted towards the low income level to satisfy the total RHNA. Table 62 summarizes the construction activity in the 5th Cycle.

Income Level	5th Cycle Allocation	Units Produced as of December 31, 2021	Total Remaining RHNA as of January 1, 2021	Units Produced between January 1, 2021 and June 30, 2021	Shortfall/Surplus
Very Low Income	52	14	38	60	4 surplus
Low Income	31	9	22		

Table 62: 5th Cycle Construction of Housing Units by Income Level

Income Level	5th Cycle Allocation	Units Produced as of December 31, 2021	Total Remaining RHNA as of January 1, 2021	Units Produced between January 1, 2021 and June 30, 2021	Shortfall/ Surplus
Moderate	33	41	0	--	8 surplus
Above Moderate	85	122	0	19	56 surplus
Total	201	186	60	83	68 surplus

Rehabilitation Summary

The City was able to provide funding to rehabilitate 344 units of housing through CDBG funds and HOME funds. However, it should be noted that of the 344 units being rehabilitated, the City also subsidized the purchase of 6 properties in partnership with Hope Homes who provides housing to developmentally disabled adults to live more independent lives. The capital cost of loans for purchasing the homes is greater than those amounts used to rehabilitate homes individually, therefore while the goal of rehabilitating 500 units was not reached, the 6 properties that were rehabilitated in partnership with Hope Homes provides a special needs population deed restricted affordable housing for a period of 20 years.

Conservation Summary

Through the NHA's Housing Choice Voucher (Section 8) program, a goal to provide 732 participants with the vouchers was indicated in the last Housing Element. HUD's allocation of funding, approximately \$8 million annually, and serves up to 705 vouchers. However, due to the per unit cost of funding such vouchers, rising rental costs and increased payment standards, the City was not able to reach 705 vouchers, which is an issue is faced by many housing agencies. Annually, on average 677 vouchers were provided to participants through the 5th planning cycle.

Preservation Summary

The goal to preserve 48 at-risk units was achieved in 2014. The 48 units of Los Alisos Norwalk were preserved for affordability for 20 years through a Section 8 HUD contract which was renewed in 2014.

9. HOUSING PLAN

INTRODUCTION

The Housing Plan identifies the City's goals for 2021 through 2029 related to existing and future housing and establishes the policies and programs for achieving them. The plan consists of the following components:

Housing Goals and Policies lists the goals and policies that will be applicable over the course of the planning period governed by this Housing Element.

Housing Programs 2021–2029 discusses those specific programs that will be effective in assisting in the conservation of affordable housing, the development of new affordable housing, the identification and provision of new sites for residential development, and the removal of governmental constraints.

HOUSING GOALS AND POLICIES

The goals and policies of the Housing Element were developed in response to housing issues identified in the Housing Needs Assessment comprising the Background Report, Housing Opportunities and Resources, Housing Constraints and on issues and opportunities identified in community workshops that were conducted as part of a comprehensive outreach program.

Issue #1: Housing Availability

Although there has been an overall population decline, due to over-crowding and housing costs, there is an increasing need for housing in Norwalk. Low vacancy rates and second units on single-family lots reflect this high demand. New housing development will help meet this need and provide residents with greater variety and opportunities to find appropriate and adequate housing.

Goal 1: The City of Norwalk will encourage a variety of housing types to meet the existing and future needs of City residents.

Policy 1.1: Accommodate a variety of housing types to meet the needs of all residents.

Policy 1.2: Encourage and facilitate a range of housing to accommodate the City's share of regional housing and special needs housing. Pursuant to State law, sites identified for the lower-income RHNA units in this Housing Element, if they were also used in the 5th cycle Housing Element to fulfill the lower income RHNA (aka reuse sites), will be subject to by-right approval if the proposed project on site deed-restricts 20 percent of the units on site as housing affordable to lower income households.

Policy 1.3: Implement land use policies and standards that allow for a range of residential densities and housing types that will enable households of all types and income levels opportunities to find suitable ownership and rental housing in the City.

Policy 1.4: Encourage the development of residential units and the provision of related services for special needs groups, including the elderly, large households, single parents, persons with disabilities, extremely low-income persons, and persons experiencing homelessness.

Policy 1.5: Encourage infill development and recycling of land to provide adequate residential sites.

Policy 1.6: Encourage the assemblage and consolidation of existing small parcels in areas, which permit higher density development. Larger parcels can better accommodate increased density housing, through a more efficient use of space resulting in more on-site amenities and greater use of open space.

Policy 1.7: Facilitate the development of accessory dwelling units on residential properties citywide.

Issue #2: Adequate Housing for Low/Moderate Income and Special Needs Households

Low, moderate income, and special needs households a large segment of the City's population. Coupled with high demand and market rate housing, it has led to overpaying, overcrowding, and unpermitted housing units. Affordability is a major concern in Norwalk.

Goal 2: The City of Norwalk will assist in the development of adequate housing and provide resources to meet the needs of low—and moderate income and special needs households. .

Policy 2.1: Facilitate housing development of housing affordable to lower income households by providing technical assistance, regulatory incentives, concessions, and financial resources as funding permits.

Policy 2.2: Encourage the development of affordable housing to lower income households when reviewing proposals for new housing developments.

Policy 2.3: Provide incentives and encourage public and private sectors to produce or assist in producing affordable housing with emphasis on persons with disabilities, seniors, large families, female headed households with children, and people experiencing homelessness. .

Policy 2.4: Solicit and use, where possible, State and Federal funds for new housing development.

Policy 2.5: Promote conservation of existing subsidized housing for low and moderate-income and special needs households.

Policy 2.6: Seek funding opportunities and promote rental assistance and homeownership opportunities for low and moderate-income and special needs households.

Issue #3: Governmental Constraints

Governmental constraints are often barriers for developers to maintain, preserve, improve or develop housing. To address these issues, the City will need to provide codes, ordinances, and policies that lead to the implementation of housing status to residents.

Goal 3: The City of Norwalk will address, and where appropriate and possible, remove governmental constraints to the maintenance, improvement, and development of housing.

Policy 3.1 Review and adjust residential development standards, regulations, ordinances, departmental processing procedures, and residential fees related to rehabilitation and construction that are determined to constrain housing development.

Policy 3.2: Utilize density bonuses, fee reductions, or other regulatory incentives, as available and appropriate, to minimize the effect of governmental constraints.

Policy 3.3: Monitor State and federal housing-related legislation, and update City plans, ordinances, and processes as appropriate to remove or reduce governmental constraints.

Policy 3.4: Facilitate coordination between lending institutions, the real estate and development community, and the City to better understand and address non-governmental constraints and facilitate production of affordable housing.

Policy 3.5: Eliminate zoning and other regulatory barriers to the placement and operation of housing facilities for the homeless and special needs populations in appropriate locations throughout the City.

Issue #4: Neighborhood Preservation

Neighborhood quality is dependent on street and property maintenance, the availability of services and infrastructure and the residents' sense of community. By improving neighborhood quality, the City of Norwalk can create stability in the resident population and pride in its people and help conserve and improve the condition of existing stock.

Goal 4: The City of Norwalk will help conserve and improve the conditions of neighborhoods and existing housing, especially affordable housing.

Policy 4.1: Assist in the conservation and preservation of all affordable housing units, including mobile home parks and government-subsidized housing, and especially those at risk of converting to market rate housing.

Policy 4.2: Promote and facilitate the repair, revitalization and rehabilitation of residential structures that are in deteriorated conditions.

Policy 4.3: Promote and administer, where appropriate state and federal loans and grants assisting in the preservation of existing housing and repair or rehabilitation of housing structures in deteriorated conditions.

Policy 4.4: Encourage energy conservation and sustainable building measures in new and existing homes.

Policy 4.5: Increase property maintenance efforts by code enforcement to improve the overall appearance of the residential neighborhoods deteriorating housing and structures.

Policy 4.6: Encourage development and long-range planning that uses compact urban forms that foster connectivity, walkability, and use of alternative transportation modes.

Issue #5: Equal Access to Housing

Discrimination can prevent households with special needs or certain characteristics from obtaining appropriate housing. The City of Norwalk seeks to eliminate all forms of housing discrimination in order to allow residents to find adequate housing.

Goal 5: The City of Norwalk will promote and affirmatively further fair housing opportunities and promote housing opportunities to all regardless of race, religion, sex, marital status, ancestry, national origin, or color.

Policy 5.1: Provide consumer information, assistance and protection and through citizen involvement in the design and implementation of housing programs.

Policy 5.2: Promote and affirmatively further fair housing opportunities and promote housing options throughout the community for all persons.

Policy 5.3: Assist in the enforcement of fair housing laws by providing support to organizations that can receive and investigate fair housing allegations, monitor compliance with fair housing laws, and refer possible violations to enforcing agencies.

Policy 5.4: Ensure that persons with disabilities have adequate access to housing.

Policy 5.5: Provide outreach and education for the broader community of residents, residential property owners and operators regarding fair housing practices and requirements.

HOUSING PROGRAMS 2021–2029

The City of Norwalk will implement the following housing programs to achieve the goals, policies, and objectives in the 2021–2029 Housing Element.

Program 1.1 – Site Availability and By-Right Approval

The City has been allocated a RHNA of 5,034 units for the 2021-2029 planning period. Housing units for which building permits have been issued or are in plan check and for which applications have been approved since July 1, 2021 are eligible to credit toward this RHNA. Pipeline projects (approved and proposed) account for 2,425 units (721 very low, 320 low, 152 moderate, and 1,232 above moderate-income units). In addition, ADU construction based on a projected trend would likely add 454 units to the City's housing inventory. Therefore, as of June 2023, 2,879 units can count toward the City's RHNA, with a remaining RHNA of 2,155 units (718 very low, 237 low, 496 moderate, and 704 above moderate-income units). The City is able to accommodate 3,019 units on vacant and underutilized sites that are appropriately zoned. No rezoning is necessary to fully accommodate the City's RHNA for all income groups.

Pursuant to State law, reuse sites from the previous Housing Element (5th cycle) are subject to by-right approval if 20 percent of the units on site are to be deed restricted as affordable housing for lower income households. As a policy, the City will comply with this State requirement.

- **CYA Facility** – Units estimated for this site range from 800-1,200 units, with 770 units indicated on the sites inventory analysis as a realistic estimate. Work on the project, its Specific Plan, environmental clearance will be on-going throughout the 6th Cycle, with the entitlement and construction occur projected towards the end of the cycle. City will have a better understanding of final count of housing units for the project as the sale deadline, established in AB 518 of January 2025 nears. The City will revisit the element by the sales deadline in order to adjust its sites strategy to accommodate any gap in the RHNA. Strategies to be explored include additional remnant properties of the I-5 widening that have not been included in the sites analysis since they have been de-mapped at the time of the writing of this Housing Element and increasing densities in mixed use and other commercial corridors that allow for residential uses.
- **Norwalk Entertainment District** – Units estimated for this site range from 180 units to 210 units according to market studies performed by the developer under the exclusive negotiating agreement. The lower number of units was included as part of the pending projects in the sites analysis for a conservative estimate. The entitlement of this site is projected to be complete by the end of 2022. The City will monitor the project with its residential component and re-visit the element within the first 3 years to ensure that residential units resulting from the project are as reported in the sites analysis. Any changes to the project that lowers the number of residential units that affects the overall sites inventory analysis will result in re-evaluation of areas where the City can make up shortfalls as described under the CYA project.
- **Create regulations for transit-oriented development that allow mixed uses including residential at a density of at least 60 units per acre.**

Norwalk is not responsible for the actual construction of housing units. The City is, however, responsible for creating a regulatory environment in which the private market could build these units. This includes the creation, adoption, and implementation of General Plan policies, zoning, and development standards, and/or incentives to encourage the construction of various types of units.

Responsibility: Community Development Division - Planning Division

Funding: General Fund (staff time)

Implementation Schedule:

- By February 2024, establish appropriate development standards for the mixed use developments that will allow residential development at a density of at least 30 units per acre.
- Conduct a mid-term review of the effectiveness of the City's strategy for achieving its RHNA for all income categories by July 2025. If the mixed-use trends are not on track as anticipated, the City will develop alternative strategies for meeting its remaining RHNA by July 2026. Alternative strategies may include but are not limited to, revising mixed use development standards to respond to development trends, introducing incentives and concessions, identifying additional locations, and or rezoning other properties for meeting the RHNA.
- Annually outreach to developers to explore development opportunities and promote incentives available.
- Post Housing Element sites inventory on City website and update inventory annually.
- Review of progress for CYA project will occur in late 2024 just prior to the sale deadline as indicated in AB 518.
- Review of progress for the Norwalk Entertainment District will occur within the first three years of the housing cycle to ensure adequate capacity are maintained for housing adjacent to City Hall.

AFFH Themes:

- Housing Mobility
- New Opportunities in High Resource Areas

AFFH Geographic Targeting:

- Lower-income households

AFFH Outcomes:

- Increase new housing units in High Resource Areas by 500 units

Program 1.3 – High School Site

The City will continue to communicate with the Norwalk La Mirada School District to discuss development opportunities on the Excelsior High School site. Opportunities will include rezoning the site to allow multifamily housing, creation of a specific plan to provide tailored land use and development standards, and expediting associated entitlements or permits for redevelopment.

Responsibility: Community Development Division - Planning Division

Funding: General Fund (staff time)

Implementation Schedule: Ongoing monitoring. City staff will reach out to the school district every six months via email to inquire about the development of the site. This effort will be included as part of the General Plan and Housing Element Progress Report for each calendar year. In the event that by mid-2027 the school district has not moved forward with any application or conversation with the City regarding redevelopment of the site for housing, the City will identify alternative sites to achieve the RHNA for the sixth cycle.

AFFH Themes:

- New Opportunities in High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Increase new housing units in High Resource Areas by 500 units

Program 1.2 – No Net Loss and Replacement Housing

Government Code Section 65863 stipulates that a jurisdiction must ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period. If a jurisdiction approves a housing project at a lower density or with fewer units by income category than identified in the Housing Element, it must quantify at the time of approval the remaining unmet housing need at each income level and determine whether there is sufficient capacity to meet that need. If not, the city or county must “identify and make available” additional adequate sites to accommodate the jurisdiction’s share of housing need by income level within 180 days of approving the reduced-density project.

The City will evaluate residential development proposals for consistency with goals and policies of the General Plan and the 2021-2029 Housing Element sites inventory and make written findings that the density reduction is consistent with the General Plan and that the remaining sites identified in the Housing Element are adequate to accommodate the RHNA by income level. If a proposed reduction of residential density will result in the residential sites inventory failing to accommodate the RHNA by income level, the City will identify and make available additional adequate sites to accommodate its share of housing need by income level within 180 days of approving the reduced density project.

Furthermore, development of housing and mixed-use projects on sites with existing residential uses must be subject to the replacement requirements set forth in Government Code Section 65583.2.

Responsibility: Community Development Division - Planning Division

Funding: General Fund (staff time), and application fees,

Implementation Schedule: Ongoing project-by-project monitoring; as part of the entitlement review process, evaluate new projects for consistency with General Plan objectives as they relate to housing and RHNA obligations. Within one year of the adoption of the Housing Element, establish a policy and procedure requiring replacement of existing lower income or affordable housing on site consistent with Government Code Section 65583.2.

AFFH Themes:

- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- No net loss of unit capacity and 100 percent replacement of demolished affordable units.

Program 1.3 - Land Use Policy Changes

The sites inventory analysis that accounts for pending and approved projects, ADU projection, and currently available sites meets the 2021-2029 RHNA without the need to re-zone sites. However, there are still certain land use parameters that must be met to facilitate the development of RHNA units.

- Amend the Zoning Code to include development standards to implement mixed uses currently conditionally permitted in most commercial zoning districts. Standards will include minimum densities, and design guidelines for mixed uses or TOD. The City will move forward with adoption of mixed-use standards and in the process, review and revise parking standards to ensure removals of constraint for the construction of housing. A minimum base density of 30 units an acre is the intended density for mixed use and 60 units an acre for TODs.
- Develop and adopt a final Heart of Norwalk Specific Plan that focuses development of commercial, residential, or a mix of uses within the project area. Development standards, design guidelines, base densities will be developed under this plan at densities at least 30 units an acre where residential uses are permitted.
- Pursuant to AB 1397, amend the Zoning Ordinance to require by-right approval of housing development that includes at least 20 percent of the units as housing affordable to lower-income households. These provisions will apply only to sites being used to meet the sixth cycle lower-income RHNA that were previously identified in the fourth and fifth cycle Housing Elements as housing sites. These “reuse” sites are specifically identified in the Housing Element appendix.
- Review and revise parking standards to ensure that parking is not a constraint on housing development. Specifically, the City will revise the number of spaces required, garage requirements, and allowance for the use of tandem parking to ensure that appropriate parking standards are established to facilitate the achievement of maximum allowable density for the respective zones.
- Amend the Zoning Code to eliminate the sliding scale for maximum allowable density based on lot size in the R-2 and R-3 zones. The sliding scale can potentially limit the ability of a property owner to achieve the maximum density.
- Amend the Zoning Code to reduce the minimum lot size requirement for the R-4 zone to allow smaller sites to accommodate higher-density housing.

Responsibility: Community Development Division - Planning Division

Funding: General Fund (staff time), and application fees, Coronavirus Aid, Relief, and Economic Security Act (CARES Act), Local Early Action Planning (LEAP) Grant

Implementation Schedule:

- Zoning Code amendments to establish appropriate development standards to facilitate mixed-use development by July of 2024.

AFFH Themes:

- Housing Mobility
- New Opportunities for High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of at 3,000 new housing units (including 250 very low/extremely low income, 250 low income, 500 moderate income, and 2,000 above moderate-income units; see Table 61).

Program 1.4 – Accessory Dwelling Units

Promote the development of accessory dwelling units (ADUs) by the adoption of an ADU ordinance that reflects current State law, including permit streamlining processes and fees assessment. Facilitate and encourage ADU development as follows:

- Update City website to provide technical assistance and resources available to assist in the development of ADUs.
- Establish a streamlined process for reviewing and processing ADU applications. Streamlined process may include a one-stop assistance center or other mechanisms such as designated staff and office hours.
- Develop ADU prototype or standard plans to support ADU development and streamline the plan check process.
- Pursue funding to implement a program for City assistance in creating ADUs with deed restricts to create guaranteed affordable housing in ADU production for a set number of years.
- Monitor ADU permit applications and approvals through the Housing Element Annual Progress Report process. Identify and implement additional incentives or other strategies, as appropriate to ensure adequate sites during the planning period.

Responsibility: Community Development Division - Planning Division and Building Division

Funding: General Fund (staff time), Local Early Action Planning (LEAP) Grant, Regional Early Action Planning (REAP) Grant, Permanent Local Housing Allocation (PLHA), and other state grants

Implementation Schedule:

- Update City website on ADU information and resources by July 2023.
- Establish a streamlined process by the end of 2023.
- Develop prototype or standard plans by the end of 2023.
- Beginning in 2023 and annually thereafter, pursue State funding available to facilitate the development of affordable ADUs.
- Monitor ADU production in 2024 and every other year thereafter to ensure production of ADUs is meeting the City's projection as identified in this Housing Element. Should ADU production fall behind the projection, within six months of the monitoring, the City will develop addition incentives and tools to encourage the construction of ADUs or to adopt alternative strategies for meeting the adequate sites requirements for RHNA, including rezoning/upzoning additional properties.

AFFH Themes:

- Housing Mobility
- New Opportunities for High Resource Areas

AFFH Geographic Targeting:

- Single-family neighborhoods

AFFH Outcomes:

- Pursue the development of 296 ADUs, with the goal of achieving 10 percent as affordable ADUs.

Program 1.5 – Density Bonus

Update the City's density bonus ordinance to remain in compliance with Government Code §65915. Consider providing additional incentives to developers to encourage use of the density bonus. Continue to promote the program and survey developers about interests in and constraints to using a density bonus.

Responsibility: Community Development Division - Planning Division

Funding: General Fund (staff time), and application fees, Local Early Action Planning (LEAP) Grant

Implementation Schedule: Update of a density bonus ordinance will occur within 2 years of adoption of Housing Element

AFFH Themes:

- Housing Mobility
- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Gain 50 affordable units with the use of density bonus.

Program 2.1 – Special Needs Housing

Provide housing opportunities to meet the needs of special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.

Expand incentives available to senior housing to all special needs housing types, including reduced parking standards and unit sizes, increased height allowances, and maximum lot coverage. Provide additional regulatory incentives and concessions to projects targeted for special needs groups.

Annually outreach to developers (market-rate and affordable housing) to explore development opportunities in the City and promote incentives available.

Responsibility: Community Development Department – Planning Division & Housing Division

Funding: Community Development Department Budget (staff time)

Implementation Schedule: Ongoing program

AFFH Themes:

- Housing Mobility

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of 500 lower income units, including 100 units for special needs households

Program 2.2 – Affordable Housing Assistance

- Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.
- Annually outreach to developers (market-rate and affordable housing) to explore development opportunities in the City and the promote incentives available, including density bonus and letters of support for grant applications. Consult with local affordable housing developers, advising on local zoning and code compliance and facilitating partnerships.
- Annually pursue funding available through County, State, and federal housing programs for affordable housing development.
- Promote density bonus provisions for transit-oriented development, encouraging multi-family housing development near transit routes.
- Maintain a list of mortgage lenders participating in the California Housing Finance Agency (CHFA) loan programs and refer the program to builders or corporations interested in developing housing in the City.
- Annually conduct community education on the importance of equitable access for all residents and neighborhoods to affordable housing and financial support

Responsibility: Community Development Department – Planning Division

Funding: Community Development Department Budget (staff time)

Implementation Schedule: Annually

AFFH Themes:

- Housing Mobility
- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of 500 lower income units, including 100 units for special needs households.

Program 2.3 – First Time Homebuyer Assistance

Support first-time, low- and moderate-income home buyers in Norwalk through the City's First Time Homebuyer Program for down payment and closing costs assistance through zero interest loans to help low income households obtain their first home within the City of Norwalk

Responsibility: Community Development Department – Housing Division

Funding: HOME Funds

Implementation Schedule: Ongoing program

AFFH Themes:

- Housing Mobility
- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Assist 16 households between 2021-2029 (two households annually)

Program 2.4 – Tenant Based Rental Assistance

Support first-time, low- and moderate-income renters who are Section 8 voucher holders and the homes to assist with security deposits for acquiring rental housing within the City.

Responsibility: Community Development Department – Housing Division

Funding: HOME Funds

Implementation Schedule: Ongoing program

AFFH Themes:

- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Assist 144 households between 2021-2029 (12 households annually)

Program 2.5 – Addressing Homelessness

Implement the City’s Plan to Prevent and Combat Homelessness, which includes the following goals:

- Better understand the homeless populations and impacts, and to educate the community about homelessness
- Improve coordination of housing and services among the City and key stakeholders
- Explore the creation of immediate and short-term solutions
- Develop new strategies to increase income through employment and public benefits attainment
- Create new supportive and affordable housing opportunities

In addition, the City will:

- Continue to partner with service providers of other non-profit organizations that aid residents experiencing homelessness and provided technical support or case management as needed
- Support and promote local housing opportunities for Norwalk residents by seeking space for local veterans experiencing homelessness at Mercy Housing Norwalk, a 60-unit veterans’ housing project with 20 units dedicated to transitional housing.
- Annually, as funding remains available, consider and apply to Project HomeKey opportunities and engage HCD Homekey technical assistance during the application process.

Activities included under these programs include coordination with partner agencies and services providers such as LAHSA, Los Angeles Drug and Alcohol, People Assisting the Homeless (PATH), Jovenes, and The Whole Child to assess homeless individuals.

The City will also amend its zoning code to comply with AB 2339 to allow emergency shelters up to 50 beds by right in the C-3 zone. This will expand the land use capacity for housing for persons who experience homelessness. This amendment will include updating the definition of emergency shelter to correspond to State law definitions.

Responsibility: Community Development – Housing Division, Social Services Department and Public Safety Department; Planning Division for code amendments

Funding: CDBG Public Service Funding and Emergency Assistance Program, HOME Funds. Homeless Incentive Program (HIP) funds from Measure H from LA County

Implementation Schedule: Ongoing program for services; for code amendments, by February, 2024

AFFH Themes:

- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Assist five homeless transitional age (18-24) youth per year, twenty-five domestic violence survivors per year (per City's Annual Action Plan and 2020-2025 Consolidated Plan).
- Pursue one Project Homekey with the goal of creating 20 affordable units with supportive services.

Program 2.6 – Housing Choice Vouchers (Section 8)

Implement the City's rental assistance program operated by the Norwalk Housing Authority (NHA), and provide rental assistance for up to 705 voucher recipients, but due to insufficient federal funding, the City can only support 677 families. During the 2021-2029 planning period, the NHA will:

- Maintain high voucher utilization levels
- Market program to landlords as needed
- Affirmatively market the program to special needs populations that have disproportional housing needs
- Project basing vouchers to assist with the preservation and development of affordable housing
- Continue to monitor and assess housing conditions for those participating in Section 8 housing

Responsibility: Community Development – Housing Division, Norwalk Housing Authority

Funding: US Department of Housing and Urban Development (HUD) CDBG Public Service Funding and Emergency Assistance Program, HOME Funds.

Implementation Schedule: Ongoing program

AFFH Themes:

- Housing Mobility
- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Targeted outreach to High Resource areas to promote acceptance of HCVs by including program information and fair housing information in ADU and SB 9 application materials.

AFFH Outcomes:

- Assist a minimum of 600 households annually
- Increase the use of HCVs in single-family neighborhoods by 5 percent from 2023 level.

Program 2.7 – COVID Pandemic Emergency Rental Assistance

In May of 2021, the City allocated \$450,000 to provide rental assistance to income eligible households adversely affected by the COVID-19 pandemic. As of June 2021, the City provided assistance to 19 Norwalk residents to

cover up to 3 months of rent, mortgage, and utilities. The City updated the program guidelines to extend assistance from 1 month to 3 months of rental assistance to income eligible households, whose income was adversely affected by the COVID-19 pandemic.

As funding remains available, continue to provide rental assistance to Norwalk residents suffering from income loss due to the COVID-19 pandemic.

Responsibility: Community Development – Housing Division, Norwalk Housing Authority

Funding: CDBG Funds/ CARES ACT

Implementation Schedule: Ongoing program/ Rental assistance to residents during planning period, as funding permits. Annually pursue additional funding available to continue support of the rental assistance program.

AFFH Themes:

- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Provide assistance to 12 households in need between 2023 and 2029.

Program 3.1 – Lot Consolidation

Encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites through provisions in the Zoning Code. To facilitate lot consolidation, the City will:

- Continue to process lot line adjustments or mergers ministerially.
- Develop incentives, which may include density bonus and/or flexibility in development standards.
- Outreach to developers to promote incentives and development opportunities (see also Programs 2.1 and 2.2).

Responsibility: Community Development – Planning Division

Funding: Community Development Budget

Implementation Schedule:

- Develop incentives for lot consolidation by the end of 2023.
- Annually outreach to developers.

AFFH Themes:

- New Opportunities in High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of 200 new units through lot consolidation.

Program 3.2 – Development Process Streamlining

Continue to monitor permit processing times and investigate ways to continue to streamline the process. Continue to digitize information, including building permits, to better understand timelines. Expedite permit processing and reduce unnecessary delays by completing upgrades to the City's existing online permitting and licensing program. Upgrade to technologies that allow for electronic plan submittal and review, for both Planning and Building Divisions.

Ensure that the City complies with CEQA requirements and timelines for identifying whether a project is exempt from CEQA or requires an Initial Study.

As of July 17, 2020, HCD determined that the City of Norwalk was subject to SB 35 streamlining for proposed developments with 50 percent or greater affordability. To accommodate future SB 35 applications and inquiries, the City will create and make available an informational packet that explains SB 35 streamlining provisions in Norwalk and provides SB 35 eligibility information.

Responsibility: Community Development Department – Planning Division, Building Division

Funding: SB 2 funding, LEAP Grant

Implementation Schedule: Electronic plan check system to be in place by 2023; SB 35 informational material within one year of Housing Element adoption

AFFH Themes:

- Housing Mobility
- New Opportunities for High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of at least 3,000 new housing units.

Program 3.3 – Objective Design Standards

Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design

Responsibility: Community Development Department – Planning Division, Building Division

Funding: LEAP Grant

Implementation Schedule: Within two years of Housing Element adoption

AFFH Themes:

- Housing Mobility
- New Opportunities for High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of at least 3,000 new housing units.

Program 3.4 – Planning and Development Fees

Undergo comprehensive fee study for all City fees including planning and development fees, and then continue to conduct annual reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. Pursue additional streamlining opportunities to minimize costs for services as well as those assumed by the project applicant.

Responsibility: Finance Department, Community Development Department – Planning Division

Funding: General Fund

Implementation Schedule: Comprehensive fee study shall be complete by 2023, with ongoing monitoring and evaluation.

AFFH Themes:

- New Opportunities for High Resource Areas

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of at least 3,000 new housing units.

Program 3.5 – Special Needs Housing

Supportive Housing and Low Barrier Navigation Center: Review the Zoning Ordinance and other pertinent documents such as Specific Plans to make any necessary changes to ensure compliance with the Supportive Housing Streamlining Act (AB 2162) and AB 101 (Low-Barrier Navigation Centers).

Emergency Shelters: The City will amend its zoning code to address the provision of emergency shelters. Specifically, the following changes will be made:

- Amend the Zoning Code to comply with AB 2339 to allow emergency shelters up to 50 beds by right without discretionary review in the C-3 zone.
- Revise the Zoning Code to remove the requirement of locating emergency shelters with one-quarter mile from a transit stop. State law allows only a 300-foot separation between two shelters.
- Revise the Zoning Code to establish parking standards for emergency shelters based on staff level only (AB 139).

Residential Care Facilities: The City review and revise the provisions for residential care facilities in the Zoning Code, permitting small residential care facilities (for six or fewer persons) as a residential use to be permitted by right where residential uses are permitted, pursuant to the Lanterman Act. For licensed residential care facilities (for seven or more persons), these uses will be conditionally permitted in residential zones, subject to objective standards that facilitate certainty in outcomes. For facilities that do not require licensing, those uses are considered regular residential uses to be similarly permitted as other residential uses in the same zones.

Responsibility: Community Development Department – Planning Division

Funding: General Fund

Implementation Schedule: Within one year of Housing Element adoption

AFFH Themes:

- Housing Mobility

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of 100 units for special needs households.

Program 3.6 – Definition of Family

Evaluate the Zoning Ordinance definition of “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory. Modify/replace the definition as appropriate.

Responsibility: Community Development Department – Planning Division

Funding: General Fund

Implementation Schedule: Within one year of Housing Element adoption

AFFH Themes:

- Housing Mobility

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Equal access to housing.

Program 3.7 – Remove Development Constraints

Review development standards periodically to ensure that they do not constrain development of affordable housing and housing for special needs groups, such as individuals with disabilities. Revise development regulations and processes where it is needed and appropriate to address any identified constraints. Further evaluate adequate cross-referencing within the land use matrix to facilitate the development of housing.

Responsibility: Community Development Department – Planning Division

Funding: General Fund

Implementation Schedule: Ongoing, annual review

AFFH Themes:

- Housing Mobility
- Tenant Protection and Anti-Displacement

AFFH Geographic Targeting:

- Citywide

AFFH Outcomes:

- Facilitate the development of 500 lower income units, including 100 units for special needs households.

Program 3.8 – Energy Conservation

- Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.
- Encourage maximum utilization of federal, State, and local government programs, such as the County of Los Angeles Home Weatherization Program, that assist homeowners in providing energy conservation measures.
- Continue to provide information on home loan programs available through the City and encourage residents to use the programs to implement energy efficient design (see Program 4.2: CDBG Residential Rehabilitation Program and Program 4.3: HOME Housing Improvement Program).
- Encourage and explore additional funding opportunities for energy conservation devices, including but not limited to lighting, water heater treatments, and solar energy systems in all residential projects.
- Review ordinances and recommend changes where necessary to encourage energy-efficient housing design and practices that are consistent with State regulations and advances in technology. Continue to enforce the State energy standards of the California Green Building Code.

Responsibility: Community Development Department – Planning Division, Building & Safety Division, and Housing Division

Funding: General Fund, CDBG, Home Funds

Implementation Schedule: Ongoing

AFFH Themes:

- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Target outreach to census tracts with older housing stock through Code Enforcement activities.

AFFH Outcomes:

- Assist 360 households with home improvement loans between 2021 and 2029 (45 households, including one renter-household annually) through the CDBG and HOME programs.

Program 3.9 – Priority for Water and Sewer Services

The Los Angeles County Sanitation District provides wastewater treatment services to the City of Norwalk. For water services, the City is served by multiple sources, including the Norwalk Municipal Water System (approximately 5,362 service connections), Santa Fe Springs Water, Liberty Utilities, Golden State Water Company, and Cerritos Water Company.

Pursuant to Government Code (GC) Section 65589.7 requires water and sewer service providers to reserve water and sewer capacity for lower income housing. To comply with GC Section 65589.7, the City will:

- Send a copy of the adopted Housing Element to all water and sewer service providers serving the City.
- Adopt a policy to prioritize water services to lower income housing project proposals.

Responsibility: Community Development Department – Planning Division; Public Works

Funding: General Fund

Implementation Schedule:

- Send adopted Housing Element to water and sewer service providers within 30 days of adoption.
- Adopt a local policy prioritizing water service from the Municipal Water System by the end of 2023.

Program 4.1 – Code Enforcement

Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents.

Responsibility: Public Safety – Code Compliance Division, with technical assistance from Planning, Building & Safety, and Housing Divisions

Funding: General Fund

Implementation Schedule: On-going

Quantified Objectives: Open and investigate five to seven code enforcement cases per week to address maintenance of existing housing stock.

AFFH Themes:

- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Census tracts with older housing stock.

AFFH Outcomes:

- Pursue code correction for 80 housing units between 2021 and 2029 (or 10 units annually).

Program 4.2 – CDBG Residential Rehabilitation Program

CDBG funds provide financial incentives and assistance to rehabilitate single-family dwelling, mobile homes, and rental structures up to four (4) units. No interest and low interest loans, grants, and rebased are offered to lower income families. Room additions to alleviate overcrowding is an eligible activity and the CDBG Division.

Responsibility: Community Development – CDBG Division

Funding: CDBG

Implementation Schedule: On-going

AFFH Themes:

- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Target outreach to census tracts with older housing stock through Code Enforcement activities.

AFFH Outcomes:

- Assist 320 households with home improvement loans between 2021 and 2029 (40 households, including one renter-household annually).

Program 4.3 – HOME Housing Improvement Program

HOME funds provide grants and loans to homeowners of single-family homes and condominiums for low- to moderate-income residents to make home improvements. No interest and low interest loans, grants, and based are offered to low- and moderate-income families.

Responsibility: Community Development – CDBG Division

Funding: HOME funds

Implementation Schedule: On-going

Quantified Objectives: Rehabilitate five units per year of lower households

AFFH Themes:

- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Target outreach to census tracts with older housing stock through Code Enforcement activities.

AFFH Outcomes:

- Assist 40 households with home improvement loans between 2021 and 2029 (five households annually).

Program 5.1 – Fair Housing Outreach and Education

The City will continue to contract with and refer fair housing complaints to the Fair Housing Foundation (or other qualified service providers) whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach. Facilitate public education and outreach by:

- Creating informational, multi-lingual informational material on fair housing that will be made available at public counters, libraries, post office, and other community locations and on the City's website and other social media platforms (Facebook, Instagram, Twitter, etc.)
- Through the CDBG and HOME programs, conduct neighborhood meetings annually.
- By the end of 2023, develop a Fair Housing Factsheet to be included in ADU and SB 9 applications to educate homeowners who may potentially act as landlords when renting out the ADU or SB 9 units.
- Annually conduct targeted outreach for the City's Code Enforcement and residential rehabilitation programs in neighborhoods with older housing stock and substandard housing conditions.

Responsibility: Community Development – Housing Division

Funding: CDBG

Implementation Schedule: On-going

Quantified Objectives:

AFFH Themes:

- Fair Housing Outreach and Education
- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Target outreach to census tracts with older housing stock and census tracts with disproportionate housing needs.

AFFH Outcomes:

- Assist approximately 100 residents per year with fair housing services.
- Conduct at least two annual neighborhood and community meetings to discuss housing and community development issues.

Program 5.2 – Capital and Other Investments for Neighborhood Revitalization

The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. This includes prioritization of place-based improvements, such as investments in the public right-of-way in areas identified as having lower access to opportunity and areas identified as Disadvantaged Communities under SB 535.

Specific actions include the One-ways Neighborhood Revitalization Program to provide grants to cover the cost of select house repairs to eliminate blight and enhance safety. This program specifically provides funding to homeowners in a neighborhood in southeast Norwalk where there is a larger non-White population and lower economic opportunity.

Additionally, the City utilizes CDBG funding to promote housing mobility and improve infrastructure in southern and central Norwalk. Projects anticipated to receive funding in the 2023 – 2024 Fiscal Year include: Infrastructure, roads, and sidewalk improvements, homebuyer assistance, and façade improvements.

Responsibility: Public Works and Community Development – Housing Division

Funding: CIP, grants, CDBG – Seek funding annually and as grants are otherwise available; update the CIP annually

Implementation Schedule: Streetscape and infrastructure improvements will be completed pursuant to the City's CIP schedule.

Quantified Objectives: As outlined in the CIP and CDBG program documentation

AFFH Themes:

- Place-Based Strategies for Neighborhood Improvements

AFFH Geographic Targeting:

- Neighborhoods with aging infrastructure that are identified as low opportunity areas and Disadvantaged Communities
- Census tracts with older housing stock and census tracts with disproportionate housing needs

AFFH Outcomes:

- Per the CIP
- Per CDBG Program documentation

QUANTIFIED HOUSING OBJECTIVES

Table 63 summarizes the City's quantified objectives for the period of January 1, 2021, to October 1, 2029. These objectives represent a reasonable expectation of the maximum number of new housing units that will be constructed, households that will be assisted through housing rehabilitation or first-time homebuyer programs, and affordable units at risk that will be preserved over the 8-year period based on the goals, policies, and programs outlined in the Housing Element.

Table 63: Overview of Quantified Objectives, 2021-2029

Objective	Income Levels			Above Moderate Income (120%+)	Total
	Very Low Income (0-50% AMI)	Low Income (50-80% AMI)	Moderate Income (80-120% AMI)		
RHNA	1,546	759	658	2,071	5,034
New Construction Objective	250	250	500	2,000	3,000
Rehabilitation Objective*	72	144	144		360
Conservation/Presentation Objective	600 (vouchers)				600

Notes: Rehabilitation numbers correspond to assisting 45 households annually (Programs 4.2 & 4.3) or 360 households through the planning period with an assumed 20%, 40%, 40% assistance across lower and moderate income levels

APPENDIX A
Public Outreach Efforts

**ADOPTED 2021-2029 Housing
Element Update**

City of Norwalk Community Development Department

November 2023

Memo

To: Planning Commission
From: Beth Chow, Senior Planner
Date: March 22, 2021
Re: Housing Developer Interview Summary

City Staff has been interviewing home developers as a step in addressing housing development from the developer standpoint. The following interviews were completed via Zoom with the following:

- Alex Hernandez, Brandywine Homes:
- Ed Holder, Mercy Housing
- Robert Martin, Lewis Management Corporation
- Guillermo Monge, City Ventures

The developers interviewed are all companies that have active projects within the City, are actively looking for projects, and in some cases have several projects that have been completed and are in operation within the City. Additionally, the developers represent a broad range of housing types and affordability levels, from at market developers to affordable housing developers/operators. The input received, therefore, focused on residential development opportunities and obstacles, and on the relationship between the City and those pursuing development.

Residential Market in Norwalk

The overall market according to the developers is that housing is competitive, this especially true about new home development within the City. Since the City's housing stock is older, at approximately 80% of housing being more than 40 years old, new construction residential units are in great demand. Other factors that made Norwalk an ideal city for new residential development included:

- Proximity to Los Angeles and Orange Counties
- Accessibility of freeways (I-5, I-605, I-105, SR-91)
- Accessibility of transit (Greenline Station & Metrolink Station)

Development Process, Plans & Zoning Framework

Overall, those interviewed felt that City staff was very receptive to development proposals and demonstrated a positive attitude and working relationship with developers. They appreciated recent efforts to reach out to the development community,

and applauded the formation of the City Development Ad Hoc committee, which looks at developments early on in the pre-entitlement/entitlement process.

Developers felt that Norwalk's outdated plans, zoning map and development standards tend to discourage them from undertaking the large effort required to prepare development proposals and to pursue entitlements. Particularly the unusually high residential parking requirements and prohibition of tandem parking were specifically mentioned.

Most developable sites are currently zoned for commercial or industrial use, for which there is currently a relatively weak market. A residential or mixed use proposal on such a site will often require up to seven separate entitlement actions. Lacking an up-to-date plan and development policy, staff is unable to give clear direction to property owners who are seeking reinvestment in their property, and developers are unable to anticipate the uses and densities which the City might approve.

Interview participants indicated that it would be very helpful in having a directed vision of where development of housing could occur within the City, as well as a well-structured development process for those trying to take advantage of policies the state has implemented for the construction of affordable housing, such as SB 35 or use of density bonus.

From a residential standpoint, most felt that the City was most receptive to townhome-type ownership housing, discouraging rental housing and taller, urban buildings forms. Fortunately, according to developers, the current market for medium density ownership housing is strong in Norwalk.

Building Relationships

The developers that were interviewed all showed enthusiasm for working in and with Norwalk and want to foster relationships that are long term. An example given, is that two developers are not only constructing housing, but maintain and operate housing stock within the City, for one company since the 1980s. The last developer that is working on its 5th project in the City, with hopes to have more. All participants indicated that they would be happy to sit on a developer/City open panel to express their thoughts on the housing market and development process within the City and build relationships within the community to foster better projects.

Conclusion

The City has looked to having quality development proposals, but must also look at the right intensity at the right locations. Further, a well thought-out and specific process for state mandated tools for affordable housing development would provide a clear roadmap for developers to follow. Lastly, the developer interviews have reinforced that plans such as the Heart of Norwalk and Housing Element can provide better guidance for future of development within the City.



WE NEED YOUR INPUT!

The City of Norwalk is updating a plan which will guide future housing development between 2021-2029.

Please join us to learn more about this update and help shape the future of housing in the City.

**WHAT: HOUSING ELEMENT UPDATE
COMMUNITY WORKSHOP**

WHEN: THURSDAY, MAY 13 AT 6 PM

WHERE: VIRTUAL VIA ZOOM

MEETING ID: 835 240 9280



For questions, please contact Beth Chow, Senior Planner

By phone at (562) 929-5953 or by email at bchow@norwalkca.gov

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.

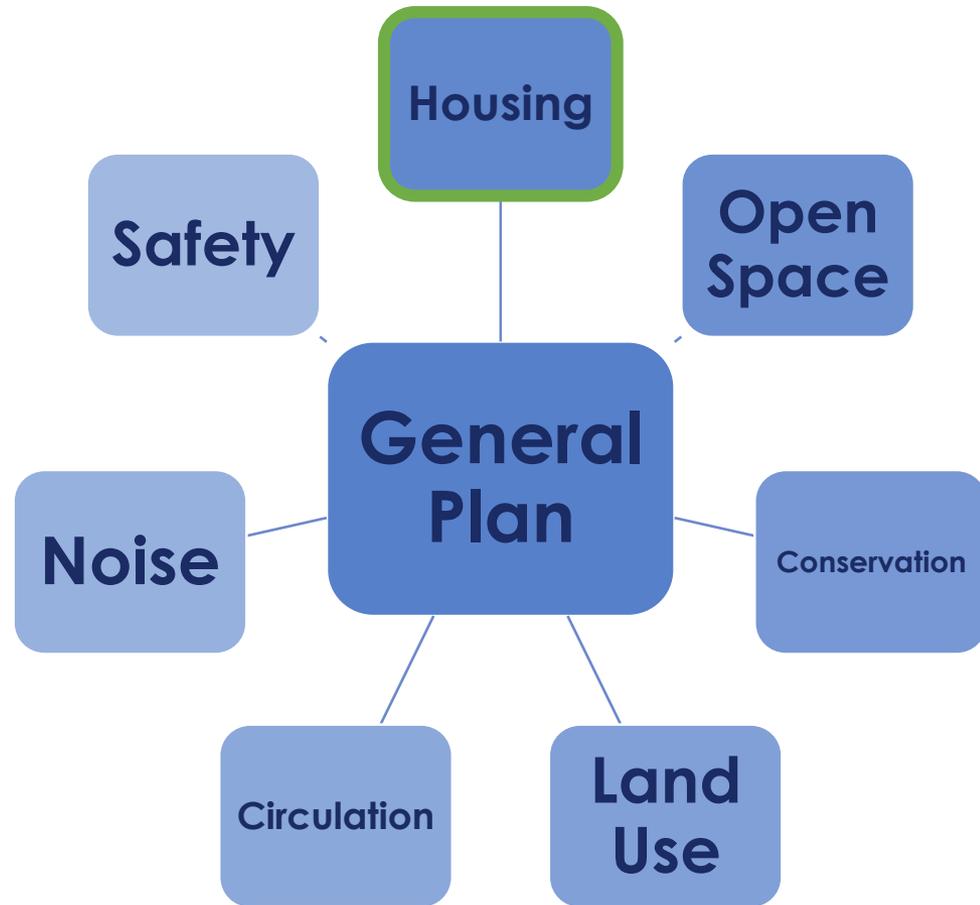
Leave meeting.



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

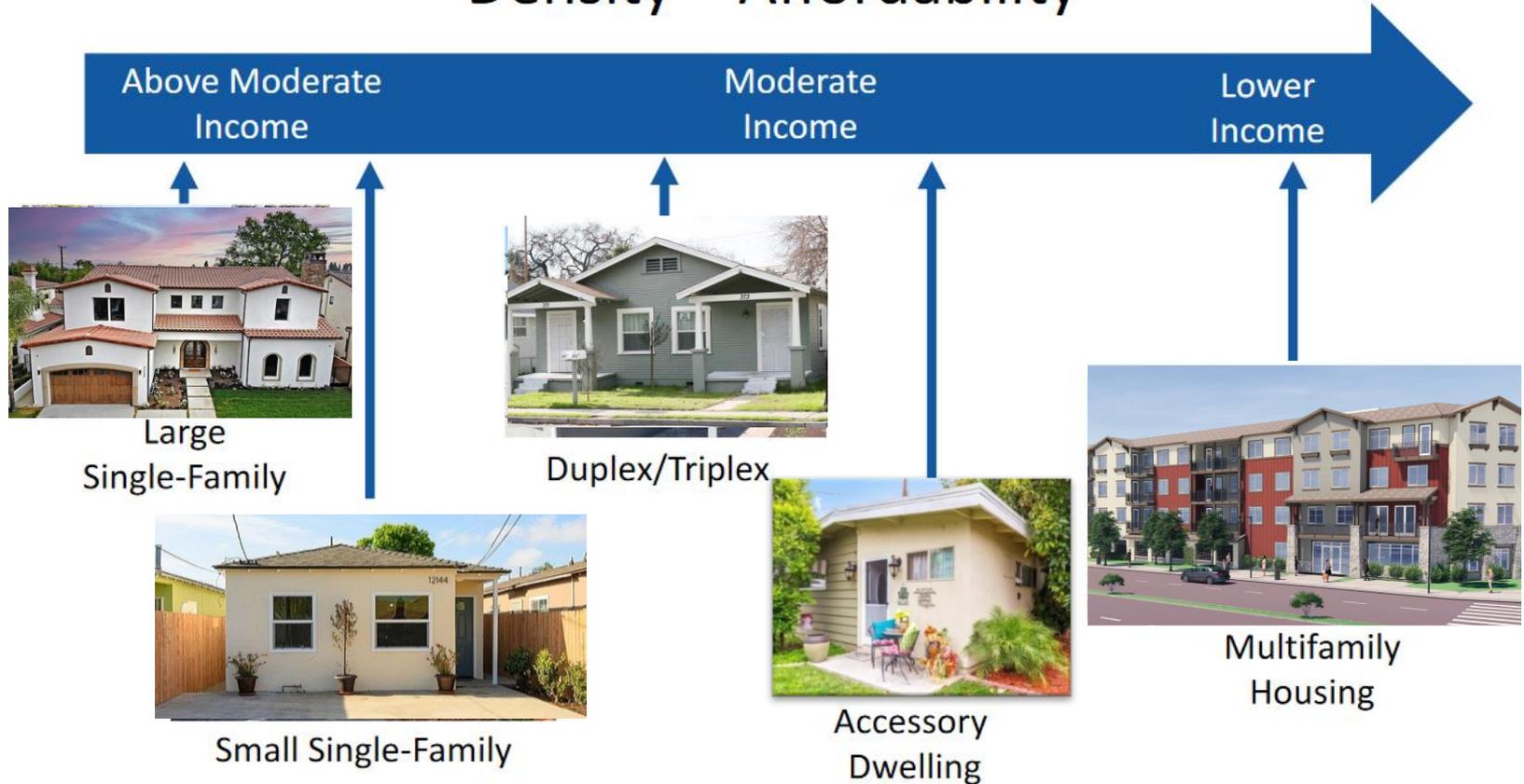
Potential sites

- 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



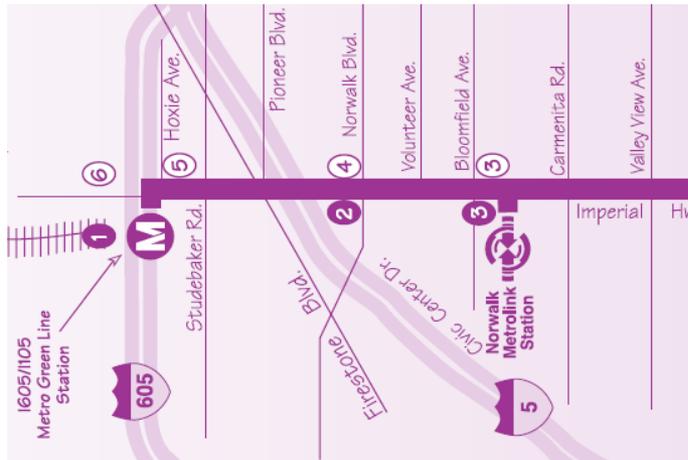
Live-Work Development –
San Antonio Drive



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

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

David Baker
461 Second St., Loft C-127
San Francisco, CA 94107
telephone: 415-896-6103
email: davidbaker@dbarchitect.com
[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

Contact:

Beth Chow, Senior Planner

bchow@norwalkca.gov

562-929-5953

Memo

To: Planning Commission
From: Beth Chow, Senior Planner
Date: May 21, 2021
Re: Community Workshop Summary

The City held a Housing Element Update Community Workshop on Wednesday, May 13, 2021 at 6:00PM, held virtually via Zoom. The meeting provided simultaneous Spanish translation, provided by City Staff. The event was publicized through a press release, newspaper articles, the City's social media accounts, website and the Norwalk Now. Approximately 22 members of the community participated in the meeting.

The workshop covered the following topics:

- General Plan Overview
- Housing Element Process/Timeline Overview
- Norwalk's Regional Housing Needs Allocation (RHNA) – 5,034 units
- Housing Affordability
- Strategies for meeting RHNA
 - Increase of Density
 - Mixed Use Development
 - Transit Oriented Development
 - Addressing accessory dwelling units (ADUs)
 - Potential Housing Sites

Workshop Polls

We had two polls in the workshop to engage the attendees:

- 1) Do people live in “affordable housing” (i.e. no more than 30% of income is used for housing costs)? –
 - 40% of attendees do not live in affordable housing, per Census 42% of Norwalk residents do not live in affordable housing
- 2) What topics should be explored in the Housing Element?
 - Mixed Use Development – 69%
 - Transit Oriented Development – 7%
 - Housing in existing residential neighborhoods (ADU's, redevelopment of underutilized sites, etc). – 23%
 - Participants also verbally expressed interest in exploring all 3 topics

Community Discussion

After discussing the topics listed above, the meeting was opened for the community to comment on where housing should be located, what types of housing should be produced and which strategies should be explored. Some points that were brought up by participants included:

- Desire to increase affordable home ownership opportunities as well as providing affordable rental opportunities;
- Densification of housing, including going vertical with commercial on lower floors should be encouraged;
 - Densification or vertical development should also include greenery or open spaces; and
 - Densification or vertical development should include components of walkability.
- Concerns about parking for new housing of any kind; and
- Concerns regarding concentration of affordable income housing concentrated in specific areas

Conclusion

The community feedback overall was positive for the creation of housing opportunities in the City. Further, the participants were excited to be able to participate in such a level and were also interested in other City projects such as the Bike Master Plan and the future development of the Tank Farm.

COMMUNITY SURVEY



Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk

English

The purpose of this survey is to gather information from individuals and their opinion on housing in the City of Norwalk. The answers you provide will be used for research for the City's Housing Element update. The survey is anonymous and you do not need to provide personal identifying information.

Español

Como parte del Estudio de Vivienda e Inversión en la Ciudad de Norwalk, la Ciudad esta actualizando las metas y políticas de vivienda como parte del Elemento de Vivienda del Plan General. El propósito de esta encuesta es para recopilar información y opiniones relacionado a las viviendas en la Ciudad de Norwalk. Los comentarios recibidos, se utilizaran para actualizar los objetivos actuales de vivienda y identificar las necesidades y oportunidades futuras de vivienda en la ciudad. La encuesta es anónima y no es necesario proporcionar información de identificación personal.

[Haga Clic Aquí - Encuesta del Elemento de Vivienda del Plan General de la Ciudad de Norwalk](#)

* 1. Please click "Yes" if you consent to participate in the survey. The survey will take approximately 10 minutes to complete. If you have any questions regarding the survey, please contact Beth Chow at bchow@norwalkca.gov

Yes

No



Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad d
Norwalk

* 2. Do you live in the City of Norwalk?

- Yes
- Other (please specify)

3. If you live in Norwalk, how long have you lived in the City?

- 0-2 Years
- 2-5 Years
- 5-10 Years
- 10+ Years
- Not Applicable

* 4. Age

- Under 18
- 18-24
- 25-29
- 30-34
- 35-39
- 40-44
- 45-49
- 50-54
- 55-59
- 60-64
- 65+

* 5. Do you rent, own a home and/or own rental property in the City ? (Select all that apply.)

- I rent within the City
- I am homeowner within the City
- I own residential rental property within the City
- Other (please specify)

6. What type of housing best describes your current home:

- Single Family (detached)
- Duplex/attached home
- Multi-family (apartment/condo)
- Senior/age-restricted home
- Other (mobile home, Accessory Dwelling Unit, Guest House, etc.). Please specify:

7. What types of housing-related programs or activities do you believe the City should concentrate on over the next eight (8) years? (Select all that apply.)

- Promote fair housing services to address fraud, displacement, or discrimination
- Encourage housing near bus stops, train stations, or other transportation options
- Focus on emergency transitional or supportive housing (affordable and special needs linked to supportive services), particularly for persons experiencing homelessness or who have disabilities
- Allow for greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units (ADUs) may increase current density)
- Focus rehabilitation efforts of existing housing
- Provide development incentives that include low-income or affordable units
- Streamline the permit process
- Create or work with architects to refine City-approved ADU (accessory/second unit) prototypes
- Encourage innovative design with emphasis on community and amenities within new large developments
- Assist prospective residents to find available housing
- Promote mixed-use developments with both commercial and residential components
- Continue support of area non-profits/organizations, especially those with programs that provide social services for special populations (i.e., senior, low-income, youth, etc.)

8. Where should new housing opportunities be located in the City?

9. Do you agree or disagree with the following statements:

	Strongly Agree	Agree	Disagree	Strongly Disagree
It is difficult to find affordable rental housing in Norwalk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is difficult to find affordable housing for ownership in Norwalk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is difficult to find available rental housing in Norwalk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
It is difficult to find available housing for ownership in Norwalk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The condition of neighborhoods (street lights, sidewalks, parks, etc.) is the biggest challenge facing the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
The condition of existing housing and property maintenance is the biggest challenge facing the community	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

10. Rank groups from 1 to 8 in order of their need:

1 = greatest need, 7 = least need



Seniors



Large families (5+ member)



Persons with disabilities (developmental and physical)



Young adults (18-24)



Persons experiencing homelessness



Single parent Head of Household



Farmworkers

11. What type of new housing do you believe are most needed in Norwalk?

- Single Family Detached homes
- Condos/townhomes
- Duplex, triplex, or fourplex
- Senior (age-restricted)
- Mixed-Use Housing
- Affordable Housing (restricted by deed or special arrangement)
- Accessory Dwelling Units (ADUs or "granny flats", "guest homes", "second units")
- Transitional or Supportive Housing (special needs housing linked to supportive services)
- Student Housing (off-campus housing for students)
- Other (please specify)

12. Prioritize opportunity areas where you would most like to see additional housing in Norwalk

1= Highest Priority; 5= lowest priority



Existing neighborhoods



Along major streets



Along transportation centers/lines



Accessory dwelling units (ADUs)



Older shopping centers/retail areas

13. What is the main housing challenge in the City of Norwalk?

- Cost-burdened (housing costs that exceed 30% of household income)
- Conditions of existing housing (needing repairs or upgrades to electrical, heating, & plumbing systems)
- Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)
- Other (please specify)

14. How important are the following items to you and your family?

	Very Important	Somewhat Important	Not Important	Don't Know
Ensuring that the housing market in Norwalk provides a range of housing types including single family, condos, apartments, accessory dwelling units, etc	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Integrating affordable housing throughout the community to create mixed-income neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Ensuring that children who grow up in Norwalk can afford to live in Norwalk	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating mixed use projects (commercial/office and residential) that encourage walkable neighborhoods	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Encouraging rehabilitation of existing housing in older areas of the city	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Creating projects residential or mixed use around transportation centers, to encourage use of transportation and reducing vehicle usage	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

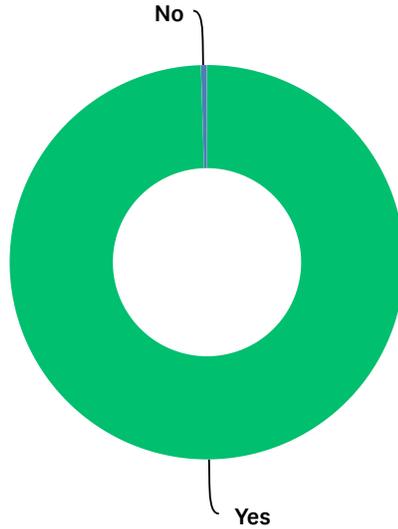
15. Is there anything else that the City should consider as part of its Housing Element Update?

COMMUNITY SURVEY RESULTS

Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk

Q1 Please click "Yes" if you consent to participate in the survey. The survey will take approximately 10 minutes to complete. If you have any questions regarding the survey, please contact Beth Chow at bchow@norwalkca.gov

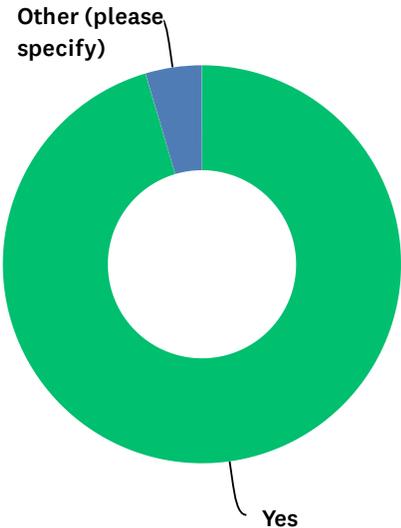
Answered: 209 Skipped: 0



ANSWER CHOICES	RESPONSES	
Yes	99.52%	208
No	0.48%	1
TOTAL		209

Q2 Do you live in the City of Norwalk?

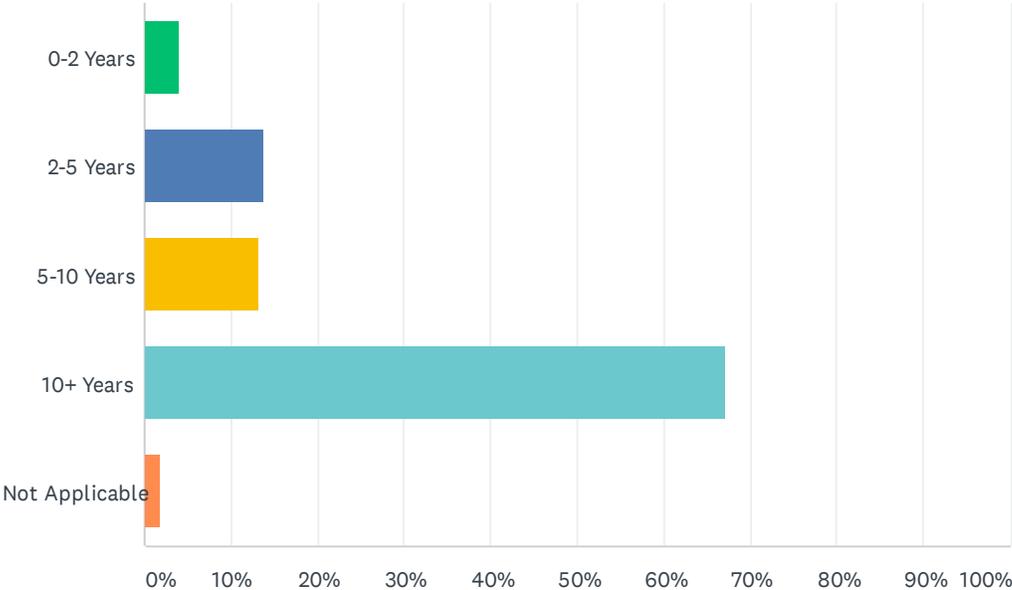
Answered: 153 Skipped: 56



ANSWER CHOICES	RESPONSES	
Yes	95.42%	146
Other (please specify)	4.58%	7
TOTAL		153

Q3 If you live in Norwalk, how long have you lived in the City?

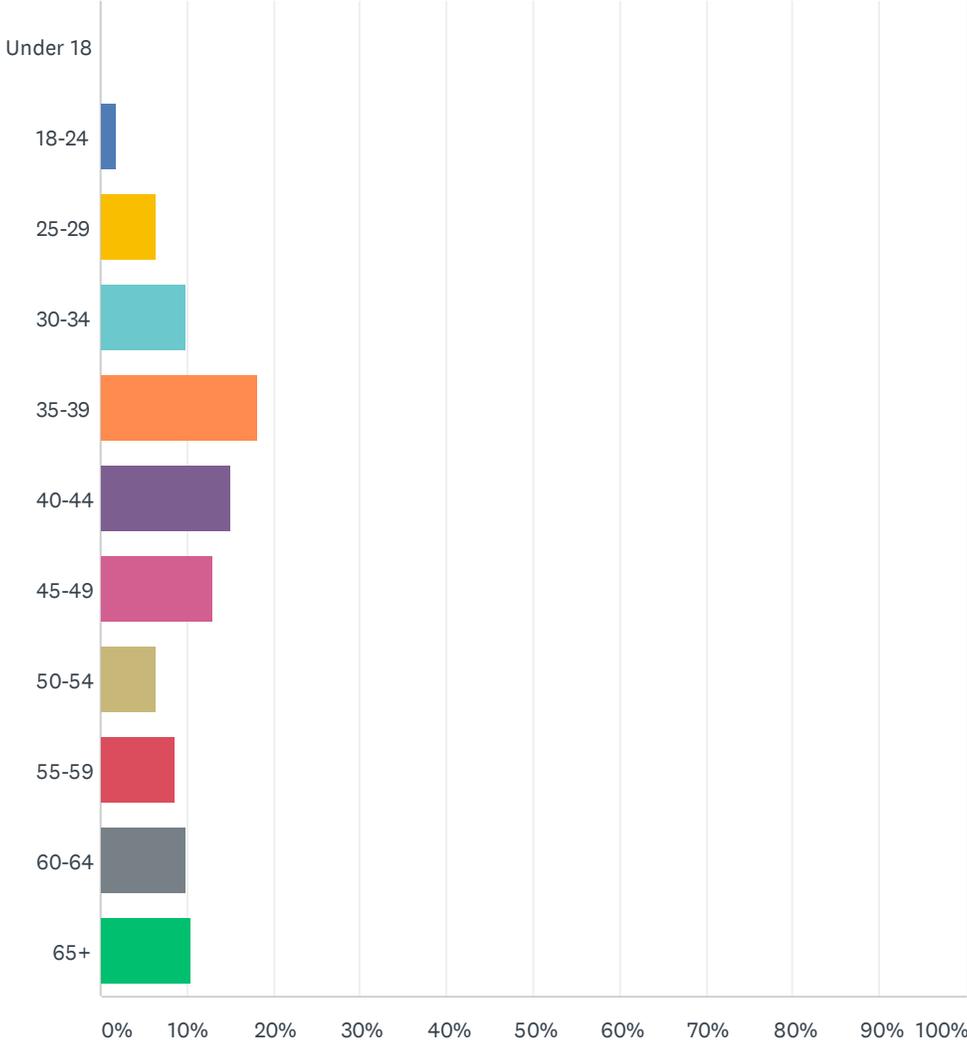
Answered: 152 Skipped: 57



ANSWER CHOICES	RESPONSES	
0-2 Years	3.95%	6
2-5 Years	13.82%	21
5-10 Years	13.16%	20
10+ Years	67.11%	102
Not Applicable	1.97%	3
TOTAL		152

Q4 Age

Answered: 153 Skipped: 56

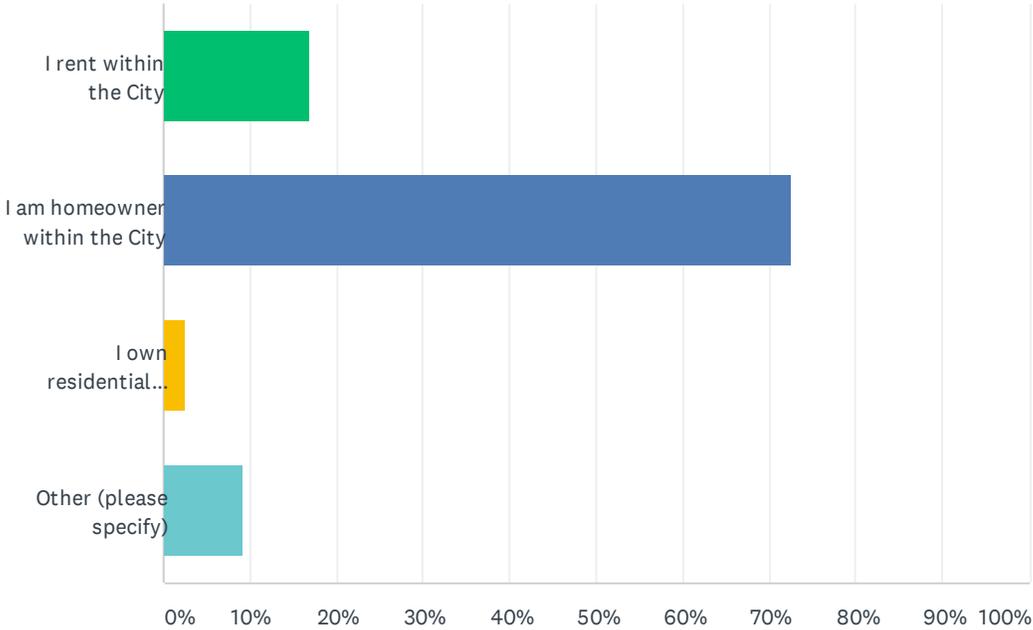


Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk

ANSWER CHOICES	RESPONSES	
Under 18	0.00%	0
18-24	1.96%	3
25-29	6.54%	10
30-34	9.80%	15
35-39	18.30%	28
40-44	15.03%	23
45-49	13.07%	20
50-54	6.54%	10
55-59	8.50%	13
60-64	9.80%	15
65+	10.46%	16
TOTAL		153

Q5 Do you rent, own a home and/or own rental property in the City ? (Select all that apply.)

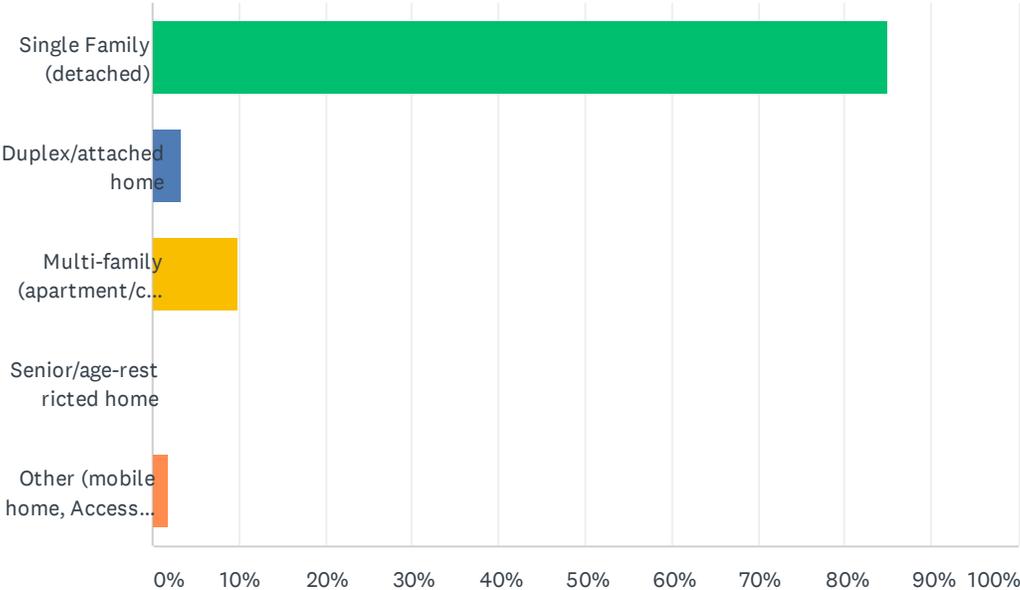
Answered: 153 Skipped: 56



ANSWER CHOICES	RESPONSES	
I rent within the City	16.99%	26
I am homeowner within the City	72.55%	111
I own residential rental property within the City	2.61%	4
Other (please specify)	9.15%	14
Total Respondents: 153		

Q6 What type of housing best describes your current home:

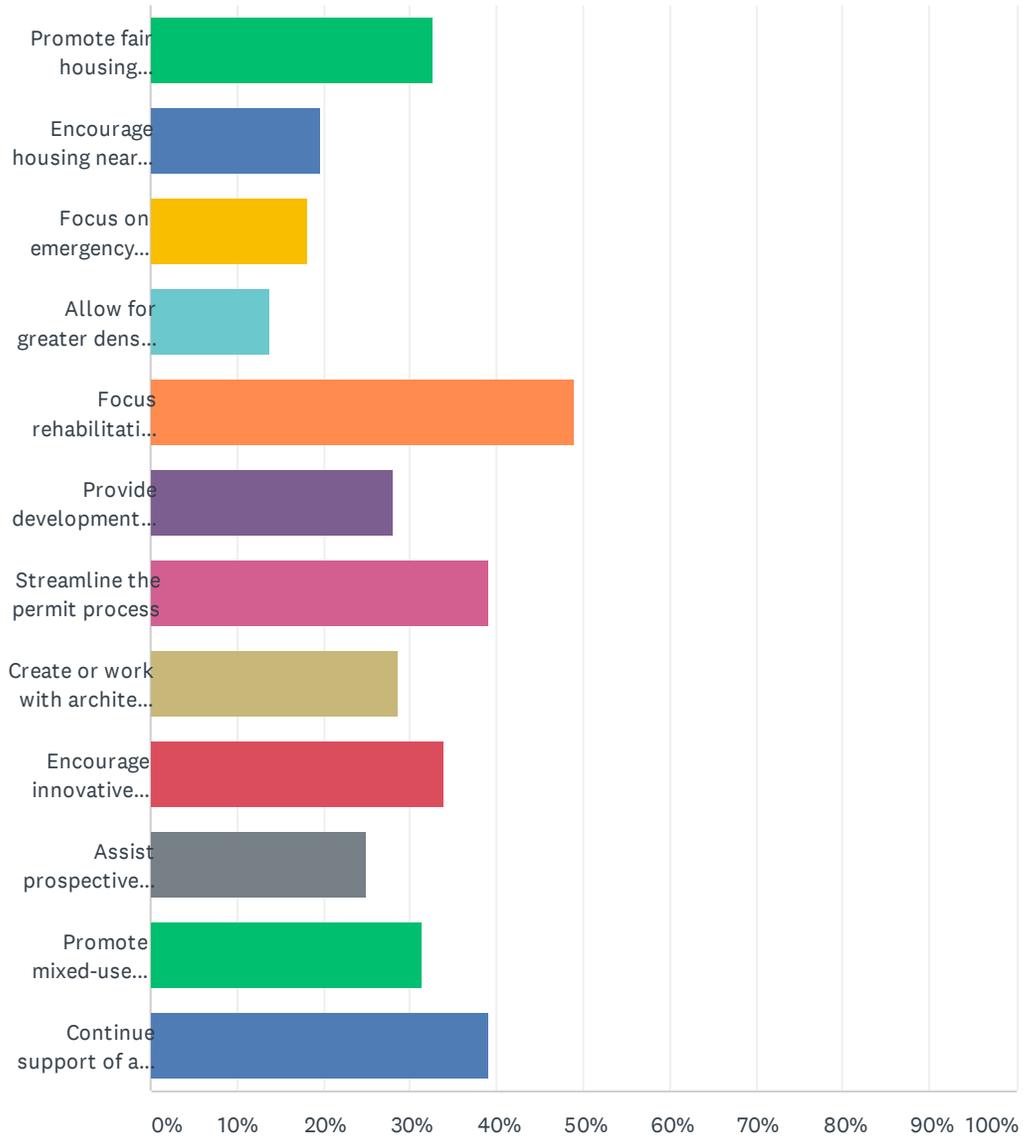
Answered: 153 Skipped: 56



ANSWER CHOICES	RESPONSES	
Single Family (detached)	84.97%	130
Duplex/attached home	3.27%	5
Multi-family (apartment/condo)	9.80%	15
Senior/age-restricted home	0.00%	0
Other (mobile home, Accessory Dwelling Unit, Guest House, etc.). Please specify:	1.96%	3
TOTAL		153

Q7 What types of housing-related programs or activities do you believe the City should concentrate on over the next eight (8) years? (Select all that apply.)

Answered: 153 Skipped: 56



Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk

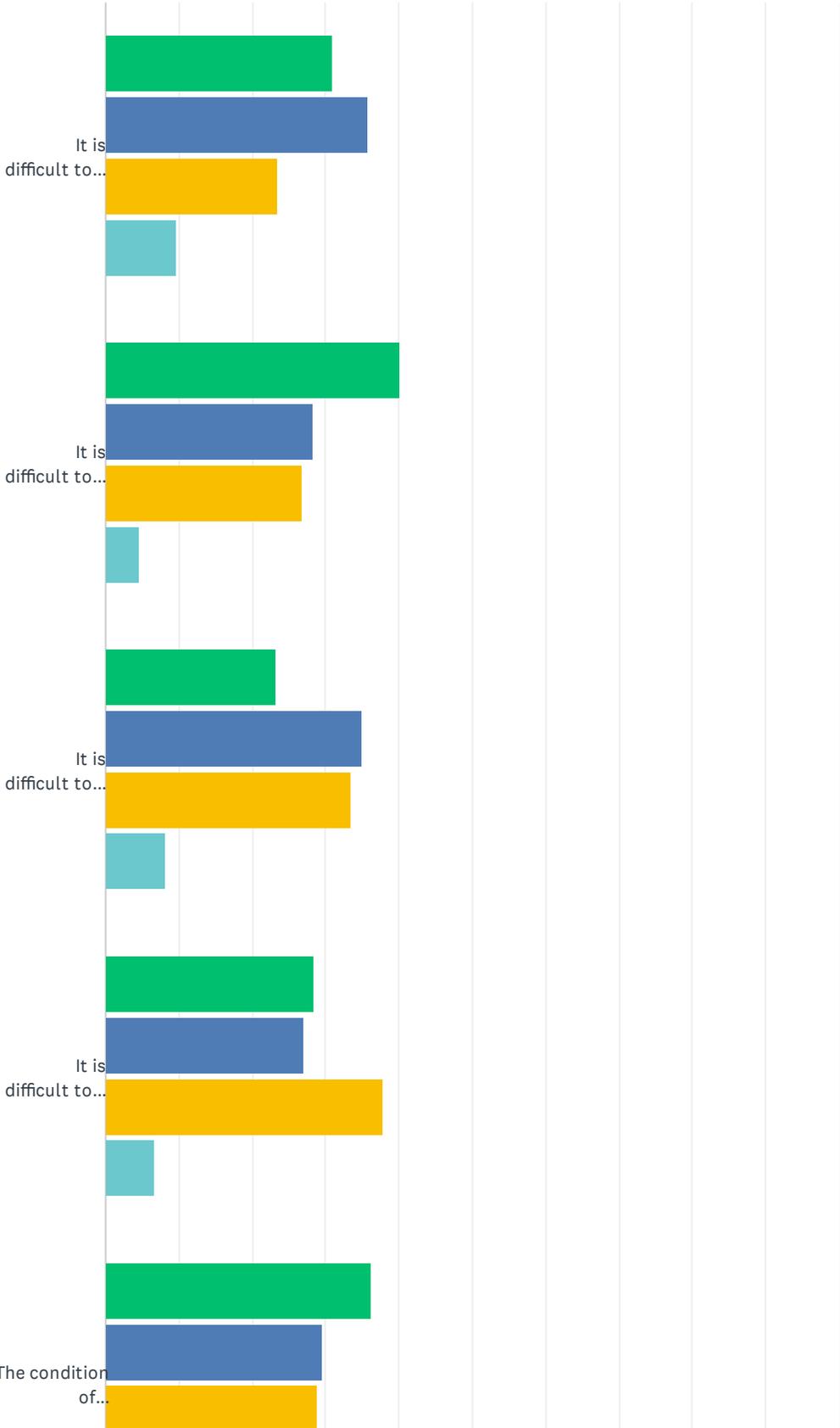
ANSWER CHOICES	RESPONSES	
Promote fair housing services to address fraud, displacement, or discrimination	32.68%	50
Encourage housing near bus stops, train stations, or other transportation options	19.61%	30
Focus on emergency transitional or supportive housing (affordable and special needs linked to supportive services), particularly for persons experiencing homelessness or who have disabilities	18.30%	28
Allow for greater density in existing and new housing developments (for existing developments, Accessory Dwelling Units (ADUs) may increase current density)	13.73%	21
Focus rehabilitation efforts of existing housing	49.02%	75
Provide development incentives that include low-income or affordable units	28.10%	43
Streamline the permit process	39.22%	60
Create or work with architects to refine City-approved ADU (accessory/second unit) prototypes	28.76%	44
Encourage innovative design with emphasis on community and amenities within new large developments	33.99%	52
Assist prospective residents to find available housing	24.84%	38
Promote mixed-use developments with both commercial and residential components	31.37%	48
Continue support of area non-profits/organizations, especially those with programs that provide social services for special populations (i.e., senior, low-income, youth, etc.)	39.22%	60
Total Respondents: 153		

Q8 Where should new housing opportunities be located in the City?

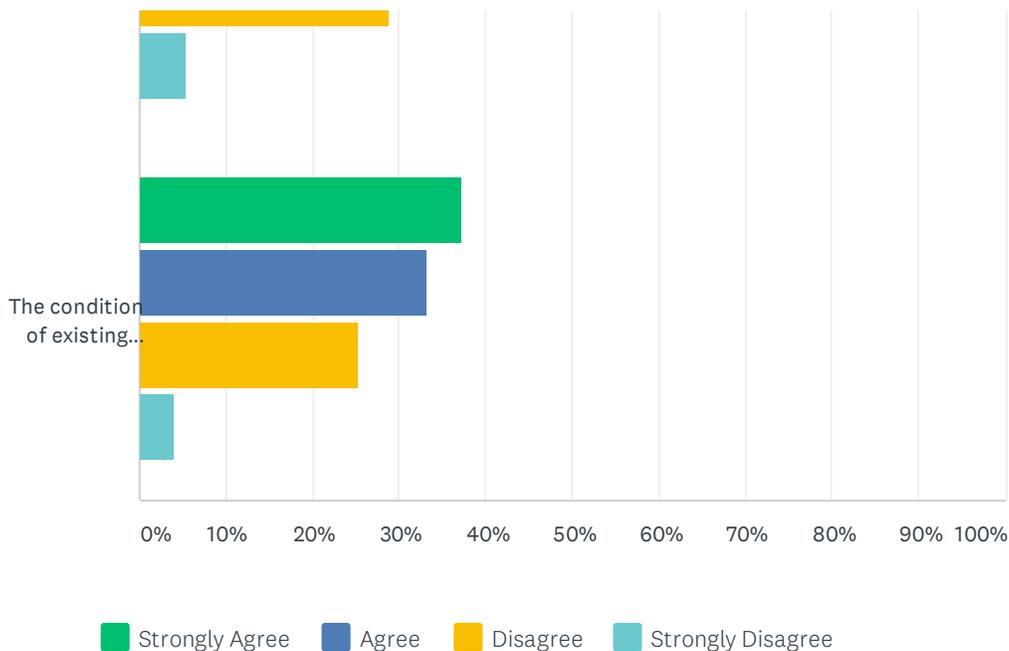
Answered: 104 Skipped: 105

Q9 Do you agree or disagree with the following statements:

Answered: 152 Skipped: 57



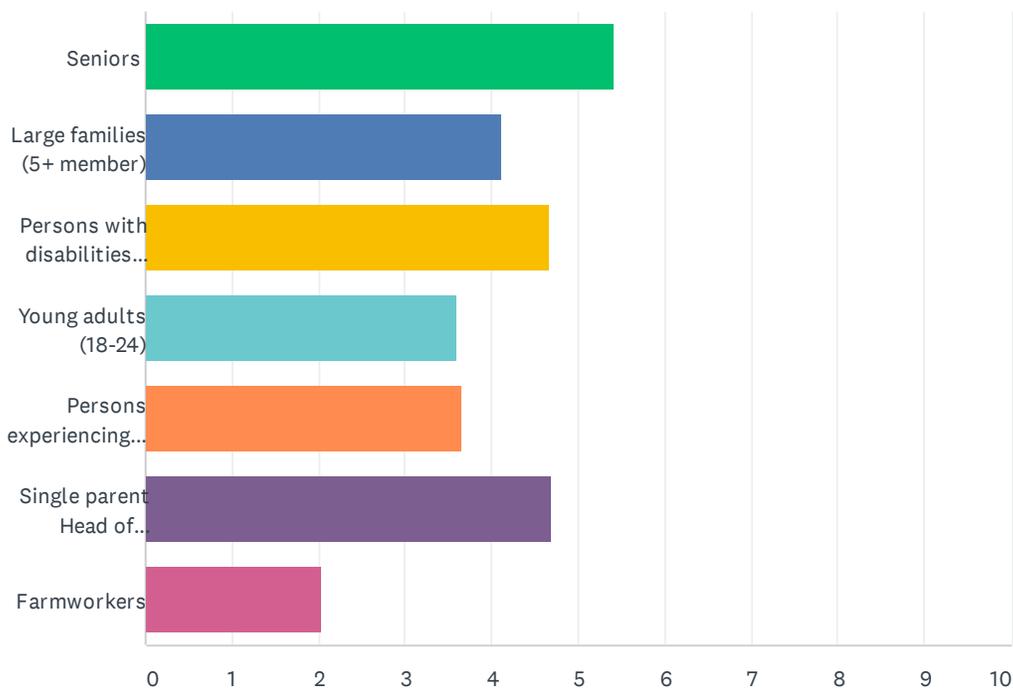
Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk



	STRONGLY AGREE	AGREE	DISAGREE	STRONGLY DISAGREE	TOTAL	WEIGHTED AVERAGE
It is difficult to find affordable rental housing in Norwalk	31.03% 45	35.86% 52	23.45% 34	9.66% 14	145	2.12
It is difficult to find affordable housing for ownership in Norwalk	40.27% 60	28.19% 42	26.85% 40	4.70% 7	149	1.96
It is difficult to find available rental housing in Norwalk	23.29% 34	34.93% 51	33.56% 49	8.22% 12	146	2.27
It is difficult to find available housing for ownership in Norwalk	28.38% 42	27.03% 40	37.84% 56	6.76% 10	148	2.23
The condition of neighborhoods (street lights, sidewalks, parks, etc.) is the biggest challenge facing the community	36.24% 54	29.53% 44	28.86% 43	5.37% 8	149	2.03
The condition of existing housing and property maintenance is the biggest challenge facing the community	37.33% 56	33.33% 50	25.33% 38	4.00% 6	150	1.96

Q10 Rank groups from 1 to 8 in order of their need: 1 = greatest need, 7 = least need

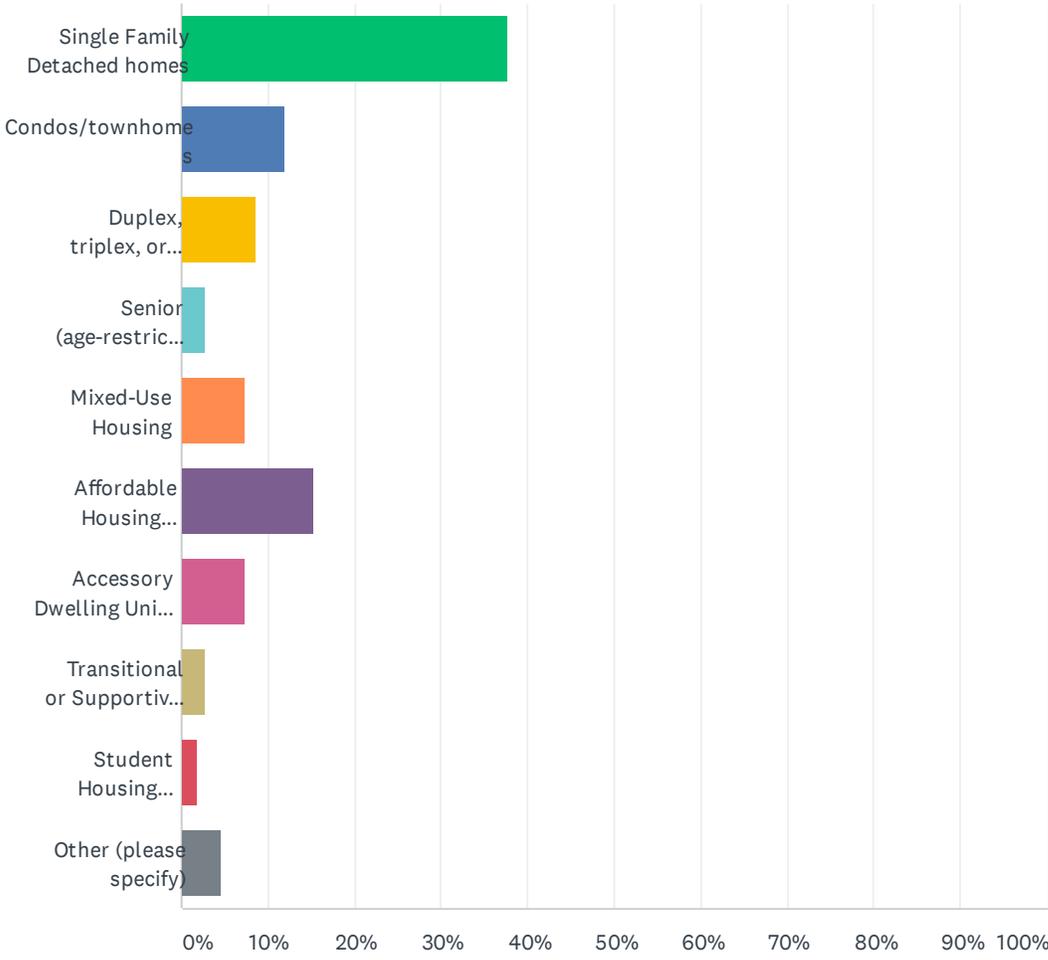
Answered: 152 Skipped: 57



	1	2	3	4	5	6	7	TOTAL	SCORE
Seniors	34.72% 50	25.69% 37	15.28% 22	8.33% 12	4.86% 7	9.72% 14	1.39% 2	144	5.42
Large families (5+ member)	14.48% 21	11.03% 16	20.00% 29	13.10% 19	19.31% 28	11.72% 17	10.34% 15	145	4.12
Persons with disabilities (developmental and physical)	8.97% 13	27.59% 40	17.93% 26	23.45% 34	12.41% 18	6.90% 10	2.76% 4	145	4.66
Young adults (18-24)	6.21% 9	10.34% 15	15.17% 22	13.79% 20	24.14% 35	20.00% 29	10.34% 15	145	3.59
Persons experiencing homelessness	15.97% 23	7.64% 11	9.03% 13	13.89% 20	18.75% 27	18.06% 26	16.67% 24	144	3.67
Single parent Head of Household	21.62% 32	14.19% 21	21.62% 32	16.89% 25	8.78% 13	12.84% 19	4.05% 6	148	4.68
Farmworkers	0.67% 1	3.33% 5	2.67% 4	10.67% 16	10.67% 16	17.33% 26	54.67% 82	150	2.02

Q11 What type of new housing do you believe are most needed in Norwalk?

Answered: 151 Skipped: 58

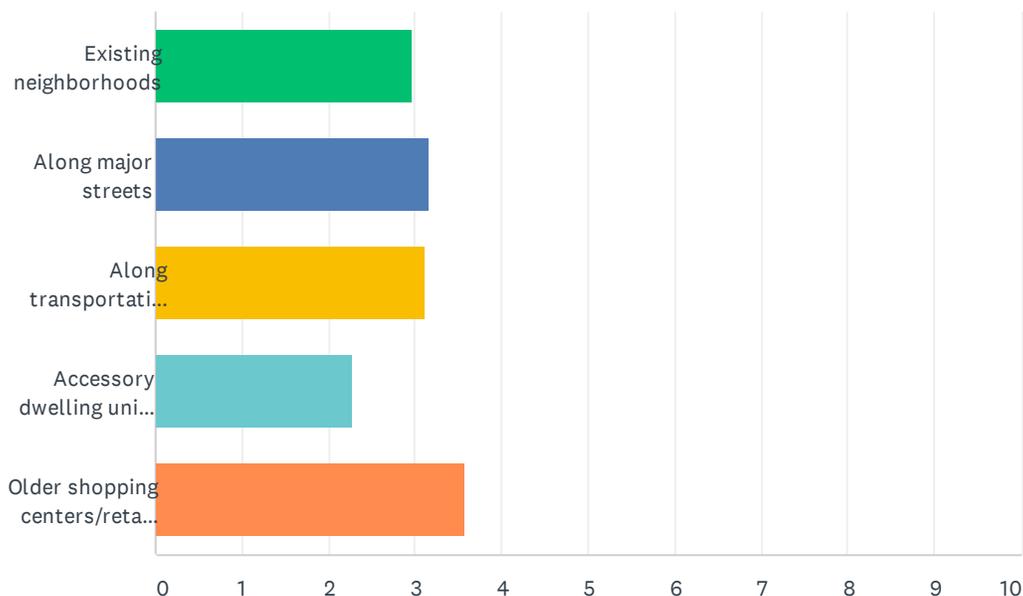


Norwalk Housing Element Update Community Survey / Encuesta de Vivienda de la Ciudad de Norwalk

ANSWER CHOICES	RESPONSES	
Single Family Detached homes	37.75%	57
Condos/townhomes	11.92%	18
Duplex, triplex, or fourplex	8.61%	13
Senior (age-restricted)	2.65%	4
Mixed-Use Housing	7.28%	11
Affordable Housing (restricted by deed or special arrangement)	15.23%	23
Accessory Dwelling Units (ADUs or "granny flats", "guest homes", second units")	7.28%	11
Transitional or Supportive Housing (special needs housing linked to supportive services)	2.65%	4
Student Housing (off-campus housing for students)	1.99%	3
Other (please specify)	4.64%	7
TOTAL		151

Q12 Prioritize opportunity areas where you would most like to see additional housing in Norwalk 1= Highest Priority; 5= lowest priority

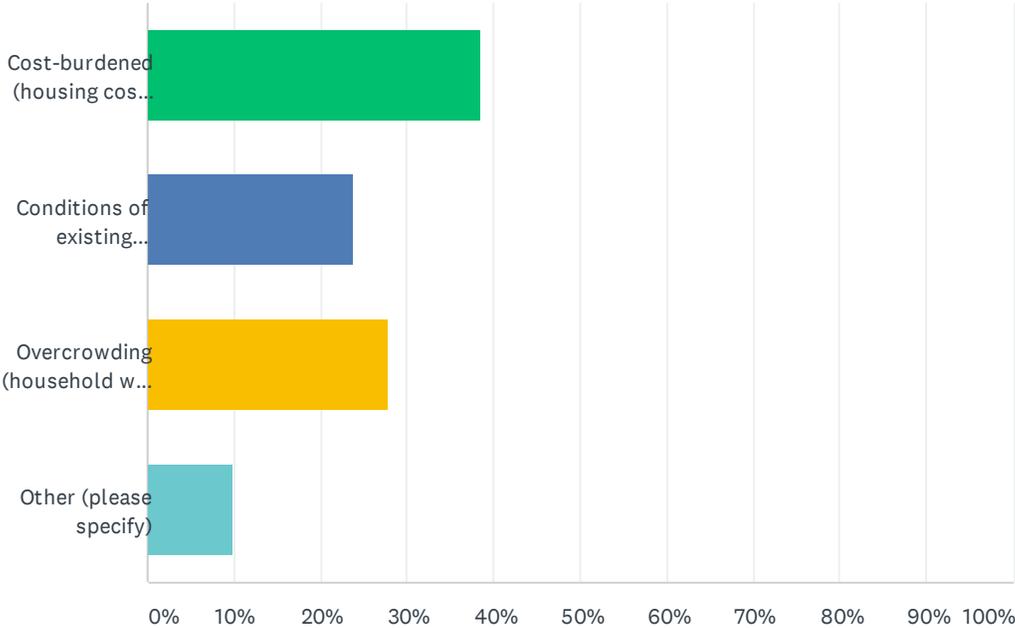
Answered: 149 Skipped: 60



	1	2	3	4	5	TOTAL	SCORE
Existing neighborhoods	23.57% 33	21.43% 30	13.57% 19	12.14% 17	29.29% 41	140	2.98
Along major streets	17.73% 25	23.40% 33	28.37% 40	17.02% 24	13.48% 19	141	3.15
Along transportation centers/lines	16.43% 23	26.43% 37	18.57% 26	28.57% 40	10.00% 14	140	3.11
Accessory dwelling units (ADUs)	6.94% 10	9.03% 13	21.53% 31	29.86% 43	32.64% 47	144	2.28
Older shopping centers/retail areas	38.19% 55	19.44% 28	17.36% 25	11.11% 16	13.89% 20	144	3.57

Q13 What is the main housing challenge in the City of Norwalk?

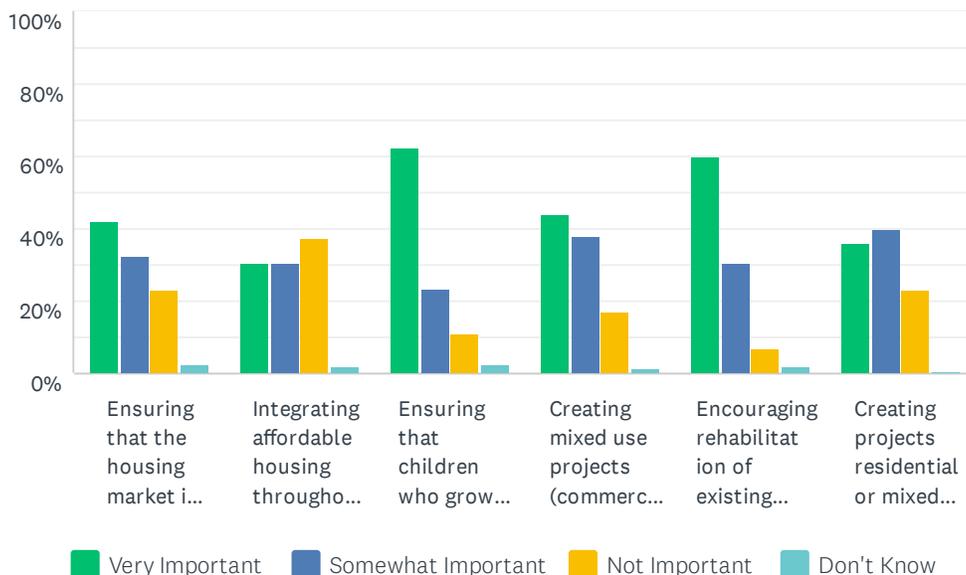
Answered: 151 Skipped: 58



ANSWER CHOICES	RESPONSES	
Cost-burdened (housing costs that exceed 30% of household income)	38.41%	58
Conditions of existing housing (needing repairs or upgrades to electrical, heating, & plumbing systems)	23.84%	36
Overcrowding (household with more than 2 persons per bedroom plus 1 extra person)	27.81%	42
Other (please specify)	9.93%	15
TOTAL		151

Q14 How important are the following items to you and your family?

Answered: 153 Skipped: 56



	VERY IMPORTANT	SOMEWHAT IMPORTANT	NOT IMPORTANT	DON'T KNOW	TOTAL
Ensuring that the housing market in Norwalk provides a range of housing types including single family, condos, apartments, accessory dwelling units, etc	41.83% 64	32.68% 50	22.88% 35	2.61% 4	153
Integrating affordable housing throughout the community to create mixed-income neighborhoods	30.26% 46	30.26% 46	37.50% 57	1.97% 3	152
Ensuring that children who grow up in Norwalk can afford to live in Norwalk	62.50% 95	23.68% 36	11.18% 17	2.63% 4	152
Creating mixed use projects (commercial/office and residential) that encourage walkable neighborhoods	43.79% 67	37.91% 58	16.99% 26	1.31% 2	153
Encouraging rehabilitation of existing housing in older areas of the city	60.13% 92	30.72% 47	7.19% 11	1.96% 3	153
Creating projects residential or mixed use around transportation centers, to encourage use of transportation and reducing vehicle usage	36.18% 55	40.13% 61	23.03% 35	0.66% 1	152

Q15 Is there anything else that the City should consider as part of its Housing Element Update?

Answered: 92 Skipped: 117

APPENDIX B
Sites Inventory

ADOPTED 2021-2029 Housing Element Update

City of Norwalk Community Development Department

November 2023

Table A: Housing Element Sites Inventory, Table Starts in Cell A2

For Los Angeles County jurisdictions, please format the APNs as follows: 9999-999-999

Jurisdiction Name	Site Address/Intersection	5 Digit ZIP Code	Assessor Parcel Number	Consolidated Sites	General Plan Designation (Current)	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Maximum Density Allowed (units/acre)	Parcel Size (Acres)	Existing Use/Vacancy	Infrastructure	Publicly-Owned	Site Status	Identified in Last/Last Two Planning Cycle(s)	Lower Income Capacity	Moderate Income Capacity	Above Moderate Income Capacity	Total Capacity	Optional Information1	Optional Information2	Optional Information3	
NORWALK	16427 HORST AVE	90650	7011-027-043		Low Density Resid R-1	R-1	1	8.7	0.085755	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1, 6	(SFH) 16427 HORST AVE	
NORWALK	16429 HORST AVE	90650	7011-027-044		Low Density Resid R-1	R-1	1	8.7	0.097215	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1, 6	(SFH) 16429 HORST AVE	
NORWALK	11600 ALONDRA BLVD	90650	7014-001-002		Neighborhood Comm C-1/P	C-1/P	30	0	8.059014	Vacant	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	209	209	Former Norwalk SwapMeet	1, 2, 6	Alondra Maidstone Mixed Use	
NORWALK	ALONDRA BLVD/PIONEER BLVD	90650	7014-001-900		Neighborhood Comm C-1/P	C-1/P	30	0	5.075367	Vacant	YES - Current	YES - Other Publicly-Owned	Available	Not Used in Prior Ho	102	50	0	152	ABC Parking Lot	2, 3, 5, 6		
NORWALK	12901 HOXIE AVE	90650	8000-000-000		Unzoned	Unzoned	0	0	10.992077	Parking	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Ho	101	152	152	405		1, 3	Norwalk Green Line	
NORWALK	11325 PIONEER BLVD	90650	8016-016-009		High Density Resid R-3	R-3	17	22	0.681718	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	6	5	11	Property owner interest in red	1, 6, 7		
NORWALK	11469 CRESSON ST	90650	8018-001-032		Low Density Resid R-1	R-1	1	8.7	0.144428	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1	(SFH) 11469 CRESSON ST	
NORWALK	11469 IMPERIAL HWY	90650	8019-026-027		Low Density Resid R-1	R-1	1	8.7	0.147941	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1	(SFH) 11361 LAKELAND RD	
NORWALK	11358 CECLIA ST	90650	8019-026-028		Low Density Resid R-1	R-1	1	8.7	0.082102	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1, 6	(SFH) 11358 CECLIA ST	
NORWALK	OHM AVE/NEWMIRE AVE	90650	8021-012-006		Low Density Resid R-1	R-1	1	8.7	0.083583	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	1	1		2, 6		
NORWALK	10624 DOWNEY NORWALK RD	90650	8021-017-005		Low Density Resid R-1	R-1	1	8.7	0.328413	Residential	YES - Current	NO - Privately-Owned	Pending Project	Not Used in Prior Ho	0	0	1	1	SFH	1, 6, 7	(SFH) 10624 DOWNEY NORW	
NORWALK	NEWMIRE AVE/OHM AVE	90650	8021-030-015		General Commercial C-3	C-3	30	0	3.697957	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	110	0	0	110		2, 5, 6, 8		
NORWALK	ORR AND DAY RD/SOUTHERN PA	90650	8022-017-037		Low Density Resid R-1	R-1	1	8.7	0.102574	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	1	1		2, 6		
NORWALK	11469 IMPERIAL HWY	90650	8023-008-024		General Commercial C-3	C-3	30	0	4.368181	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	131	0	0	131		1, 5, 6, 7, 8		
NORWALK	11951 IMPERIAL HWY	90650	8024-024-037		Low Density Resid R-1	R-1	1	8.7	5.452527	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	24	0	24	47		4, 6, 7	
NORWALK	11401 BLOOMFIELD AVE	90650	8025-003-902		Institutional I	I	30	0	155.314601	Public facilities	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Ho	515	0	0	515	Development Plan with the Stat	1, 3	Metropolitan State Hospital	
NORWALK	IMPERIAL HWY/BLOOMFIELD AVE	90650	8025-025-009		Professional Office P/O	P/O	60	0	1.323332	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	40	20	19	79	TOD	4, 5, 6		
NORWALK	IMPERIAL HWY/BLOOMFIELD AVE	90650	8025-025-010		Professional Office P/O	P/O	60	0	2.156798	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	65	32	32	129	TOD	4, 5, 6		
NORWALK	IMPERIAL HWY/BLOOMFIELD AVE	90650	8025-025-011		Professional Office P/O	P/O	60	0	1.139135	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	34	17	17	68	TOD	4, 5, 6		
NORWALK	13200 BLOOMFIELD AVE	90650	8045-008-902		Institutional I	I	30	0	32.17556	Public facilities	YES - Current	YES - State-Owned	Pending Project	Not Used in Prior Ho	308	0	462	770		1, 3	Norwalk Transit Village	
NORWALK	12700 NORWALK BLVD	90650	8047-003-011		High Density Resid R-3	R-3	17	22	0.336847	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	0	0	6	6		5, 6, 7	
NORWALK	12711 KALNOR AVE	90650	8047-003-014		High Density Resid R-3	R-3	17	22	0.689395	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	7	7	13		5, 6, 7		
NORWALK	12722 PADDISON AVE	90650	8047-003-024		High Density Resid R-3	R-3	17	22	0.701007	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	7	6	13		5, 6, 7		
NORWALK	12732 PADDISON AVE	90650	8047-003-900		High Density Resid R-3	R-3	17	22	0.701814	Vacant	YES - Current	YES - State-Owned	Available	Not Used in Prior Ho	0	7	6	13	Marked for sale by property ow	1, 2, 3		
NORWALK	12704 KALNOR AVE	90650	8047-004-019		High Density Resid R-3	R-3	17	22	0.692267	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	7	6	13		5, 6, 7		
NORWALK	12710 KALNOR AVE	90650	8047-004-023		High Density Resid R-3	R-3	17	22	0.6896	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	7	6	13		5, 6, 7		
NORWALK	12800 KALNOR AVE	90650	8047-005-014		High Density Resid R-3	R-3	17	22	0.693613	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	7	6	13		5, 6, 7		
NORWALK	12700 NORWALK BLVD	90650	8047-006-924	J	Institutional SPA 16	SPA 16	30	0	4.480144	Public facilities	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Ho	52	0	297	349	Reasoned from R-1	1, 3	Norwalk Entertainment District	
NORWALK	12700 NORWALK BLVD	90650	8047-006-925	J	Institutional SPA 16	SPA 16	30	0	5.542994	Public facilities	YES - Current	YES - City-Owned	Pending Project	Not Used in Prior Ho	0	0	0	0	Reasoned from R-1	1, 3	Norwalk Entertainment District	
NORWALK	FIRESTONE BLVD/WOODS AVE	90650	8048-003-013		General Commercial C-3	C-3	30	0	1.984443	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	40	19	0	59		2, 4, 5, 6, 8, 9		
NORWALK	11624 FIRESTONE BLVD	90650	8048-007-001		General Commercial C-3	C-3	30	0	0.957728	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	19	9	0	28		4, 5, 6, 7, 8, 9		
NORWALK	11642 FIRESTONE BLVD	90650	8048-007-002		General Commercial C-3	C-3	30	0	0.991597	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	20	9	0	29		2, 4, 5, 6, 7, 8, 9		
NORWALK	11606 FIRESTONE BLVD	90650	8048-007-014		General Commercial C-3	C-3	30	0	1.602325	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	32	16	0	48		2, 4, 5, 6, 8, 9		
NORWALK	FIRESTONE BLVD/WOODS AVE	90650	8048-007-022		General Commercial C-3	C-3	30	0	1.566221	Parking	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	21	10	0	31	Adjacent to Southern Pacific RR	4, 5, 6, 8, 9		
NORWALK	11558 IMPERIAL HWY	90650	8048-008-008		General Commercial C-3	C-3	30	0	3.111808	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	93	0	0	93		4, 5, 6, 7, 8, 9		
NORWALK	12700 WOODS AVE	90650	8048-011-039		High Density Resid R-3	R-3	17	22	0.372202	Residential	YES - Current	NO - Privately-Owned	Available	Used in Prior Housing	0	0	0	7		5, 7, 9		
NORWALK	12827 PIONEER BLVD	90650	8048-012-005		General Commercial C-3	C-3	30	0	1.088767	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	22	10	0	32		4, 5, 8, 9		
NORWALK	11745 FIRESTONE BLVD	90650	8048-012-006		General Commercial C-3	C-3	30	0	0.603002	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	6	0	18		4, 5, 6, 7, 8, 9		
NORWALK	11735 FIRESTONE BLVD	90650	8048-012-007		General Commercial C-3	C-3	30	0	0.589359	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	5	0	17		4, 5, 6, 7, 8, 9		
NORWALK	11723 FIRESTONE BLVD	90650	8048-012-008		General Commercial C-3	C-3	30	0	0.589955	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	6	0	18		4, 5, 6, 7, 8, 9		
NORWALK	11713 FIRESTONE BLVD	90650	8048-012-009		General Commercial C-3	C-3	30	0	0.602352	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	6	0	18		4, 5, 6, 7, 8, 9		
NORWALK	11709 FIRESTONE BLVD	90650	8048-012-010		General Commercial C-3	C-3	30	0	0.602315	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	6	0	18		4, 5, 6, 7, 8, 9		
NORWALK	11689 FIRESTONE BLVD	90650	8048-012-011		General Commercial C-3	C-3	30	0	0.589957	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	5	0	17		4, 5, 7, 8, 9		
NORWALK	11661 FIRESTONE BLVD	90650	8048-012-018		General Commercial C-3	C-3	30	0	0.543075	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	11	5	0	16		4, 5, 6, 8, 9		
NORWALK	12616 PIONEER BLVD	90650	8048-013-011		General Commercial C-3	C-3	30	0	0.998871	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	20	9	0	29		5, 8, 9		
NORWALK	12628 PIONEER BLVD	90650	8048-013-013		General Commercial C-3	C-3	30	0	1.065193	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	21	10	0	31		2, 5, 6, 7, 8, 9		
NORWALK	11944 OLIVE ST	90650	8048-019-011		High Density Resid R-3	R-3	17	22	0.15372	Residential	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	0	3		5, 6, 7, 9		
NORWALK	11907 FIRESTONE BLVD	90650	8048-020-012		General Commercial C-3/R-3	C-3/R-3	30	0	0.415094	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	12	12		4, 5, 6, 7, 8, 9		
NORWALK	FIRESTONE BLVD/PADDISON AVE	90650	8048-020-013		General Commercial C-3	C-3	30	0	0.166431	Vacant	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	0	4		4, 5, 6, 7, 8, 9		
NORWALK	11871 FIRESTONE BLVD	90650	8048-020-014		General Commercial C-3	C-3	30	0	0.166434	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	0	4		4, 5, 6, 7, 8, 9		
NORWALK	11871 FIRESTONE BLVD	90650	8048-020-015		General Commercial C-3	C-3	30	0	0.166434	Hotel/motel	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	0	4		4, 5, 6, 7, 8, 9		
NORWALK	11913 FIRESTONE BLVD	90650	8048-020-019		General Commercial C-3	C-3	30	0	0.584157	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	12	5	0	17		4, 5, 8, 9		
NORWALK	11865 FIRESTONE BLVD	90650	8048-020-020		General Commercial C-3	C-3	30	0	0.332875	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	9	9		4, 5, 7, 8, 9		
NORWALK	11835 FIRESTONE BLVD	90650	8048-021-013		General Commercial C-3	C-3	30	0	0.166445	Commercial	YES - Current	NO - Privately-Owned	Available	Not Used in Prior Ho	0	0	4	4		4, 5, 6, 7, 8, 9		
NORWALK	11835 FIRESTONE BLVD	90650	8048-021-013		General Commercial C-3	C-3	30	0	0.166445	Commercial	YES - Current											

