

Appendix B – Community Engagement Summary

| | |
|--|----|
| Summary..... | 2 |
| Community and Stakeholder Surveys: May 1, 2024 – October 15, 2024..... | 2 |
| Community Meeting – June 6, 2024 at 10:00 a.m. | 2 |
| Social Services Commission Meeting – June 6, 2024 at 6:00 p.m. | 2 |
| Stakeholder Interviews | 2 |
| Housing Summit – September 25, 2024, 9:00 a.m. – 12:00 p.m. | 2 |
| Public Review..... | 3 |
| Overview | 4 |
| Community and Stakeholder Surveys: May 1, 2024 – October 15, 2024..... | 4 |
| Survey Responses. | 6 |
| Community Meeting – June 6, 2024 at 10:00 a.m. | 7 |
| Social Services Community Meeting – June 6, 2024 at 6:00 p.m. | 9 |
| Stakeholder Interviews | 9 |
| Norwalk Housing Summit – September 25, 2024, 9:00 a.m. – 12:00 p.m. | 13 |
| Speaker Session | 14 |
| Speaker Panel Q&A..... | 17 |
| Q&A Discussion..... | 17 |
| Workbook Table Discussions | 19 |
| Sign-In Sheets..... | 26 |
| 2024 Norwalk Housing Summit Event Agenda & Presentation..... | 29 |
| Public Review..... | 31 |

Summary

The City of Norwalk conducted a robust community engagement program that began on May 1, 2024 including a public meeting, community needs survey, stakeholder interviews, housing summit event and final public hearing. The process included engagement with over 448 individuals and 22 agencies, city departments and other nonprofit organizations. A Community Engagement Plan was created to give guidance and timeline to the outreach process.

1. Community and Stakeholder Surveys: May 1, 2024 – October 15, 2024

<https://www.surveymonkey.com/r/NorwalkConPlan2025>

https://www.surveymonkey.com/r/CityofNorwalk_Spanish

The survey gathers information from the public and stakeholders about community needs, priorities and housing discrimination issues.

2. Community Meeting – June 6, 2024 at 10:00 a.m.

Norwalk Senior Center, 14040 San Antonio Drive, Norwalk, CA

Residents were invited to attend this meeting to learn about the Consolidated Plan and Analysis of Impediments and types of programs that can be funded through CDBG and HOME. Residents will be asked to identify neighborhood needs and priorities. Residents, who could not attend during the day, were welcome to attend the Social Services Commission meeting at 6:30 p.m. that same day.

3. Social Services Commission Meeting – June 6, 2024 at 6:00 p.m.

Social Services Center, 11929 Alondra Boulevard, Norwalk, CA

The Social Services Commission hosted a meeting concerning the Consolidated Plan and Analysis of Impediments. Residents and organizations providing services to the community are invited, including homeless services providers, medical providers, faith-based community, and City-funded organizations. The meeting focused on identifying community needs, service gaps and solutions.

4. Stakeholder Interviews

The City identified seven (7) stakeholders to personally conduct one-on-one interviews.

Stakeholder Interviews aimed to engage with local partners to gather valuable insights and firsthand experiences they have with the community. Stakeholders identified were non-profit organizations who currently and have previously worked with the City of Norwalk's Community Development Block Grant (CDBG) program.

5. Housing Summit – September 25, 2024, 9:00 a.m. – 12:00 p.m.

Norwalk Arts & Sports Complex, Sproul Room, 13000 Clarkdale Ave., Norwalk

The Housing Summit brought together various stakeholders, including affordable housing developers, Community Housing Development Organizations, homeless providers, and Fair Housing to discuss housing affordability, homelessness, and fair housing barriers in the community. Attendees were asked to help identify needs and potential solutions focused on fair housing, housing affordability and homelessness.

6. Public Review

The Analysis of Impediments was made available for public review and commenting.

Interested residents and local organizations were encouraged to review and comment on the Analysis of Impediments. The report was made available for 30 days, with copies available online and at various locations throughout the City.

Overview

The following provides an overview of the five community engagement activities:

1. Community and Stakeholder Surveys: May 1, 2024 – October 15, 2024

Survey Summary

Survey Release: May 1 – October 15, 2024

Number of Surveys: 448

Service Area: City-Wide Distribution

The following below is a summary of **highlights** from all responses.

- Majority of respondents were homeowners.
- Respondents stated Norwalk has a fair amount of affordable housing available to residents.
- Respondents feel somewhat informed of their rights and responsibilities as a tenant or homeowner.
- Respondents do not agree that Norwalk has areas which lack high-speed internet service or connectivity.
- Respondents do not agree that Norwalk is vulnerable to flooding or other natural disasters.

Respondents were tasked to identify top three priorities for various topics. The following below is a summary of their selections.

The top three areas of need for **Neighborhood Facilities and Services** were identified as:

- Safety improvements (roads, sidewalks, lighting, safe parking)
- Affordable Housing
- Affordable Utilities

The top three areas of need for **Community Facilities** were identified as:

- Park and recreational facilities
- Community Centers
- Healthcare facilities

The top three areas of need for **Critical Infrastructure or Quality of Life Improvements** were identified as:

- Safety improvements such as street lighting and traffic calming
- Graffiti removal
- Street/alley/sidewalk improvements

The top three areas of need for **Critical Housing** were identified as:

- First time home buyer assistance
- Construction of new affordable rental housing
- Increase housing for those with disabilities

The top three areas of need for **Critical Homelessness Needs** were identified as:

- Permanent supportive housing with social services
- Healthcare services
- Emergency/overnight shelters

The top three areas of need for **Critical Economic Development** were identified as:

- Job creation/job generating businesses
- College readiness programs
- Available jobs in close proximity to home

The top three factors to **Housing Discrimination** were identified as:

- Race
- Family/Children
- Ethnicity

The neighborhoods or areas that face **Greatest Housing Challenges** were identified as:

- One-way areas/streets

- Norwalk Boulevard
- Rosecrans Avenue – South of Rosecrans Avenue; Rosecrans and Interstate 5 Freeway ramp intersection

The top three **Significant Barriers to Accessing Housing** were identified as:

- Affordability
- High deposit and/or down payment costs
- Availability

The top programs to **Address Housing Inequalities** were identified as:

- Low barrier, affordable housing development
- Homeless individuals and family services
- Family services

Survey Responses

(to be included in final PDF)

2. Community Meeting – June 6, 2024 at 10:00 a.m.

Community Meeting @ Norwalk Senior Center

Date: June 6, 2024

Time: 10:00 AM

Place: Norwalk Senior Center

The City of Norwalk held a Community Meeting on June 6, 2024, at the Norwalk Senior Center. This meeting was publicly advertised and posted on the City’s website. There were approximately 25 meeting attendees.

An introduction to the AI/Consolidated Plan (ConPlan) process was provided. Attendees were told the city receives an annual federal grant to which the funds will be allocated to projects and activities consistent with the 5-Year Consolidated Plan. The goal of the meeting was to better understand how the city should spend these funds over the next 5 years. Attendees were told their input is critical to the planning process.

The City discussed the types of eligible activities: Social service programs and activities, community facilities projects such as improvements to youth centers, senior centers, other public facilities or infrastructure projects as well as affordable housing services and housing preservation.

This plan, required by HUD, documents the City’s priority needs, goals and project types to expect based on the community input that we receive plus data collection.

HUD requires several outreach and stakeholder consultations to be undertaken as part of the 5-year plan preparation. On behalf of the city, as their consultant, we are assisting the city complete their outreach program, collecting census data, and preparing the draft plan. As part of the process, the city will also collect population, housing, and household data as part of the Analysis of Impediments to Fair Housing Choice (AI). The AI will detail the city’s barriers and impediments to access housing in Norwalk. The AI information will fortify the 5-Year Consolidated Plan.

Norwalk receives two types of HUD funding annually – CDBG and HOME (HOME Investment Partnerships Program) funds.

- CDBG: Grantees may fund activities that meeting community development needs, such as buying, constructing, or fixing public facilities, homelessness services, public services and program administration.
- HOME: Funds used for the acquisition, new construction, or rehabilitation of affordable rental housing. HOME-assisted rental units. Single family home construction and or rehabilitation.

ConPlan’s Community Outreach Program. As part of the Program, we are facilitating different types of community outreach that will be summarized and used to prepare the document’s final draft plans. ConPlan’s Community Outreach Program includes:

- Stakeholder interviews
- Community meetings
- Community Needs Survey
- Housing Summit event
- Public Hearing

QR codes and links to the survey and meeting flyers were prepared in both English and Spanish.

In previous years community engagement activities, we identified 4 goals.

- Increase affordable housing opportunities,
- Preserve, rehabilitate, and enhance neighborhoods,
- Provide vital support services, and
- Enhance economic development opportunities.

We will be popping in at a Social Services Commission meeting tonight to obtain more priority needs information. In March and April 2025, the draft Plan will be available for public review. We have publicly advertised the ConPlan’s Community Outreach Program. So that people know what is happening and event schedules.

The AI and ConPlan will be made available for review at City Hall, website, senior center. There will be a public notice letting you know when the draft plan is available. If you have review comments, please send or email them to Norwalk staff.

Q&A Discussion

- **Comment:** I've been here for years; my house is not fixed. I've been wanting people to fix house.
- **City:** I'm hearing a need for a housing rehabilitation program

- **Comment:** We have a housing rehab program. A meeting is scheduled for July 9, 2024, to discuss prioritizing seniors and people with disabilities for improvements including roof, electrical, things like that. We will get you that meeting information.
- **Comment:** On the corner Rosecrans and San Antonio, there are no curb cuts, and a stretch of sidewalk is missing to safely move from the sidewalk to the street. Can the city install a sidewalk, so I don't have to face the oncoming traffic. It's easy to go straight, but when I want to cross San Antonio, these cars are coming fast when I want to go to San Antonio Square. It's worse when I'm on the scooter. I use that crosswalk a lot.
- **City Comment:** That is something federal grants can pay for. ADA curb cuts. Engineering is working on curb cut projects. We just did a lot of areas to rehab ADA ramps but it's mostly in the residential areas. We can bring it up and maybe they can prioritize this street intersection.

- **Comment:** We are anticipating a really hot summer. Is there a program for people that don't have AC in their house?
- **City Comment:** We could talk about this home improvement activity as an eligible activity of the housing rehab program.

- **Comment:** with Tesla coming in, the Studebaker Firestone area has a dangerous crosswalk there and this area is inundated with a lot of traffic. They are not going to sell cars at this location. There's already a lot of traffic there. How is Norwalk going to handle the traffic?
- **City Comment:** That is a question for planning. Please leave your contact info so they can get back to you.

- **Comment:** Do these funds pay for beautification? The Strip mall by that same intersection need to be cleaned up. Property values will go down near the ugly mall. Does the city have an ordinance that dictates maintenance requirements and or building improvements for property owners to follow?
- **City Comment:** The City could use CDBG funds to modernize or clean-up commercial properties, dependent on the scope of work and eligibility. However, we do use CDBG and HOME funds for housing rehab to improve living conditions. You are encouraged to report lack of maintenance.

- **Comment:** Outreach how do you entice residents to come? Who's going to come when people are working? I found out accidentally.
- **City Comment:** Using a variety of outreach methods. We advertised in newsletter and social media. We are hosting an afternoon and an evening meeting. We have an online community-wide community needs survey as well as a Housing Summit event and Stakeholder interviews.

- **Comment:** Many commercial stores are not accessible if you have a disability. Just the bigger stores having sliding doors. Dollar Tree, I struggle to open the door with my walker.
- **City Comment:** There is advocacy groups to go around doing surprise investigations on businesses who may not be ADA compliant and give them legal notice. We can only step in if they are making major changes to the building. I'm not sure who these groups are because they want to remain anonymous to businesses.

- **Comment:** Housing prices in my neighborhood near Sprout St. are too expensive. How can we afford it?
- **City Comment:** in this same neighborhood, the Planning Department wanted to promote a grocery store location.

- **Comment:** Couldn't have that one business been denied? That's going to be a high traffic area. My point is with this federal money. What are they going to do about the traffic flow coming through Norwalk?
- **City Comment:** We understand that traffic is a huge issue. Big businesses like In-n-Out and Cane's development proposal have been reviewed by Planning. They are required to have their own traffic studies. The City can't tell businesses how they should operate.

- **City Comment:** Norwalk can tell them how they want their City to develop through zoning. Last meeting we reviewed an affordable housing plan.

- **Comment:** Congestion, close-by grocery stores and the safety of senior citizens are important. How is the City going to make sure that's done? How does beautification fit into Planning?

- **Comment:** The Senior Center is at capacity at every aspect you can think of. Our multipurpose room is maxed out. Our area in the center, all the seats will be taken. Parking is an issue. Some people park on the street or around the corner.

3. Social Services Community Meeting – June 6, 2024 at 6:00 p.m.

Community Meeting @ Norwalk Senior Center

Date: June 6, 2024

Time: 6:00 PM

Place: Social Services Center, 11929 Alondra Boulevard, Norwalk, CA

The City of Norwalk held a Community Meeting on June 6, 2024 at 6:00 p.m., at the Norwalk Social Services Center. This meeting was publicly advertised and posted on the City’s website. A presentation was prepared, however there was minimal participation.

4. Stakeholder Interviews

Date: May 31 through June 6, 2024

Stakeholders: 7 agencies

Participating stakeholders included representatives from the following organizations:

- Community Family Guidance Center, a non-profit agency that aids children with mental health services;
- Fair Housing Foundation, a non-profit agency that provides education and counseling to promote safe and decent housing without discrimination;
- Kingdom Causes Bellflower (KCB), a non-profit agency that provides services to individuals and families experiencing homelessness;
- Military and Veterans Affairs (MVA) Department of Los Angeles County, a government entity that provides services and supports to veterans;
- Norwalk Housing Authority;
- Norwalk-La Mirada Unified School District (NLMUSD); and
- Su Casa, a non-profit agency that provides services to families and individuals involved in domestic violence.

Q&A Discussion

The following is an aggregate summary of the interviews.

1. Describe your agency or role in the area?

The various agencies provided details of their current involvement in the City, with low-moderate income residents and services provided. Stakeholders were associated with social services or entities providing services to victims of domestic violence, homeless, individuals needing specific case management; housing providers for special needs/groups i.e. veterans, children’s mental health, school counseling; school children and families wrap-around services, veteran services; senior stability programs and fair housing assistance and complain resolution.

2. How do you envision the affordable housing landscape evolving over the next five years within our community?

- Housing prices will continue to rise
- The cost of rent will continue to rise
- Increase the number of vouchers, loosen voucher requirements
- New housing will continue to be built
- Housing costs (down payments, closing costs, deposits, utilities) will continue be unaffordable
- Many homeless have mental challenges
- More rental neighborhoods, if homeownership is not promoted and subsidized
- Homeless prevention will be needed more than ever

3. What specific challenges or barriers do you see for low- and moderate-income residents in attaining affordable housing within the city?

- CDBG/HOME funding compliance is becoming increasingly harder
- Many programs require U.S. citizenship

- Case management is short-term
- Limited number of Section 8 landlords
- Limited assistance for aliens
- Limited number of affordable units
- Rental deposits
- Rental applicants must have good or excellent credit
- Homeless children
- Rent increases
- HMIS data availability to social services
- Voucher wait list is long
- Higher down payments, loans harder to attain, higher PMI
- Higher living wage than is possible for most employers
- A paycheck will not go as far as it used to
- High cost of legal assistance
- Difficulties finding jobs in the city
- Larger shelters are not located in Norwalk
- Landlord/property management aversion to rent to homeless families with subsidies
- Serving youth and single people (they are not considered vulnerable populations)
- Affordability and payment standards are determined by one entity – HUD. Requirements across the board is limiting
- Most individuals needing assistance are ineligible
- Transportation to service providers is difficult
- Finding housing for families with 4 people or more is difficult
- Finding employment that suits an individual schedule is difficult

4. What strategies or initiatives do you believe are most effective in increasing access to affordable housing in the city?

- Modify eligibility requirements
- Strengthen vital partnerships
- Targeted affordable units for LMI, families and seniors
- Provide healthcare to all eligible LMI families
- Federal government is considering rental deposit restrictions from 2 months to 1 month
- More HUD vouchers, modify voucher qualifications (lower the bar)
- Increase operations capacity and units by housing authorities
- Increase housing volume through adaptive reuse projects
- Build more affordable ADUs, city pilot projects/program
- Increase the number of vouchers available for renters
- Create a clear path to attain an affordable house mortgage for eligible LMI families and veteran families.
- Monitor and measure programs and fund more to most successful programs

5. How can we ensure that the needs of the city’s vulnerable populations, such as low-income families, seniors, and individuals with disabilities, are adequately met?

- Assist eviction complaints. Work with voucher programming to help prevent homelessness
- Reduce homes with codes violations. Assist tenants with preparing communication with landlords. Reasonable accommodations assistance is needed.
- Agency collaboration to keep people housed and fed
- Interest rate stabilization for vehicle and home purchase
- Promote city and service provider programs
- Partner with lenders for down payment, closing costs and rehab subsidies. Make 20% down possible
- Better follow-up with clients
- Increase capacity to run and grow voucher programs
- Matching up programs with actual needs
- Funding entities that provide wrap-around services

6. How can we foster partnerships with local businesses, nonprofits, and government agencies to maximize resources and support for affordable housing initiatives?

- Promote and link social service programs
- Promote tenant’s rights on public properties, transit, senior living complexes and shelters
- Outreach coordinators for social services should know each other
- Create a robust listing of housing contacts for referral agencies
- Install kiosks or convenient postings to place vital housing and healthcare information
- Create and or increase participation in the homeless task force (there is one-but agencies do not know this). Heighten importance
- Higher participation on CA Assoc of Hsg Authority (CAHA) and NAHRO. Host round-table discussions of barriers and challenges.
- Enable the city to administer/or outsource efficient housing rehab and ADU construction programs
- The city should strive to know first-hand who the social service leaders and directors are.
- Create a “Resource Fair” linking up families to needed services. City to create an email database for Social Programs available.
- Increase the city’s attention to landlords and rent stabilization. Host Town Hall events about this subject.

7. Is homeownership important to you? If so, what do you think are the ways or strategies to increase homeownership?

- Not all providers serve residents who have the capacity to own a home.
- Not as important as it used to be.
- The cost of homes has made this topic irrelevant
- Yes, if housing is attainable, home purchase education, budgeting, financial literacy. Requires increasing a family’s earning capacity

8. What would you say are your agency’s top priorities in the next 2-3 years?

- Mission to live, work, and belong. Help clients look for work, housing, food, and resources for living. Providing extended assistance.
- Maintain adequate funding levels for staff and programs
- Reach more area veterans while providing needed services
- Decrease homelessness
- Fair housing education
- Residential rehabilitation/preservation of affordable housing
- Increase agency/program promotion
- Run at 100% capacity
- Supply air conditioning to senior citizens
- Increase agency capacity and improve working conditions/facilities
- Giving all students a chance at college and or careers
- Increase parent engagement with students and teachers

9. Do you feel there is local support to increase/expand broadband access in the city?

- While this is important, transitional and permanent housing is more important
- Increase ability to apply for jobs via cell phone
- Yes, installing WiFi in parks and other public areas (community center) is important for the homeless for jobs, emergencies, connecting with services
- Yes, telehealth depends on it.
- Continue to enable schools to provide students with WiFi capacity

10. What are the programs/project/and or services the City should spend their annual CDBG allocation? (i.e., housing, parks, roads and infrastructure, housing rehabilitation, social services)

- Housing developers’ ability to build ADUs on behalf of property owners
- Increase affordable housing units (rental and owner occupied)
- Homebuyer subsidy program
- Commercial property rehab
- Build/install WiFi hubs
- Mental health and senior services,
- Fair housing services
- Eviction prevention

- Air conditioning, safe homes, less codes violations
- Mental health wellness support
- Increased food access
- Skill training
- Job opportunities, fairs and re-education
- Rental rehab
- Transit stops and station cleanups
- Street repaving
- Graffiti removal and other code issues
- Voucher program for daycare
- Increase neighborhood safety and police services
- Prioritize higher funding for social service

4. Norwalk Housing Summit – September 25, 2024, 9:00 a.m. – 12:00 p.m.

Date: September 25, 2024
Time: 9:00 am to 12:00 pm
Place: Norwalk Arts & Sports Complex, Rich Rehearsal Hall (MPR), 13200 Clarkdale Avenue, Norwalk, CA 90650

On behalf of the City of Norwalk, the Community Development Department hosted a housing summit, inviting all stakeholders identified in the Community Engagement plan. The Summit addressed key topics, including fair housing law and discrimination, permanent supportive housing, interim and permanent supportive services, affordable housing development, and program management, and workforce development in Norwalk and Los Angeles County.

The event was attended by 40 participants from 22 social service agencies, local and county governments, and private sector partners interested in housing issues in Norwalk. Five (5) speakers delivered presentations, providing current and insightful information on each topic. Following the presentations, attendees engaged in small group sessions to complete workbook table discussions, network, and seek consensus on potential solutions to current housing challenges.



The following agencies attended:

| | |
|---|--|
| - City of Norwalk | - Norwalk-La Mirada Unified School District (NLMUSD) |
| - Norwalk Social Services Commission | - Helpline Youth Counseling |
| - Weingart | - LA CADA |
| - Soroptimist Village Foundation | - KW Realty |
| - Primestor | - Hope Inc. |
| - Assurance Learning Academy | - Kingdom Causes Belflower (KCB) |
| - Los Angeles County Homeless Initiative | - Norwalk Housing Authority (NHA) |
| - LA County | - Fair Housing Foundation (FHF) |
| - SELACO WDB | - Mercy House |
| - Women’s & Children’s Crisis Center (DV Shelter) | - US Department of Housing & Urban Development (HUD) |
| - Jovenes, Inc. | - Global Urban Strategies |

Introduction and Welcoming Remarks

Rosio Medina, Senior Management Analyst of the Community Development Department, welcomed attendees and expressed the City’s appreciation for their participation in the housing summit, which aims to guide the City’s 5-year Consolidated Plan.

Tina Roseberry, ACIP Housing Manager of MNS Engineers, facilitated the summit, reviewed the agenda, and introduced each speaker. She emphasized the summit’s role in preparing the 2020-2025 Consolidated Plan and the Analysis of Impediments to Fair Housing Choice (AI) for the City of Norwalk. These plans, required by HUD, determine the allocation of federal CDBG and HOME Program funding. The summit is a crucial first step in identifying barriers, needs, and priorities, with a focus on finding solutions.



Speaker Session

Topic: Fair Housing Law and Discrimination

1st speaker, **Martha Torres**, Community Engagement Liaison, Fair Housing Foundation (FHF); Fair Housing Law and Discrimination. Martha Torres is a dedicated professional serving as the Community Engagement Liaison and has been at the Fair Housing Foundation since January 2000. In her current role, she plays a pivotal part in connecting FHF with the diverse communities it serves, overseeing the Education and Outreach Department. Mrs. Torres, a HUD-certified Housing Counselor, trains about 650 individuals annually, making a significant impact through her educational efforts.

Martha stated that when housing providers discriminate against individuals, they reduce available housing options. Housing providers' main objective is to find the most suitable tenant who meets the necessary income criteria. While other criteria can be considered, they must be applied consistently to all applicants and not used in a discriminatory way.



Presentation Highlights:

The presentation emphasized the importance of building relationships with housing providers and highlighted the resources available through fair housing to connect with workforce housing.

Allegations of discrimination in Norwalk

- 1 allegation of discrimination based on arbitrary
- 1 allegation of discrimination based on Gender & Gender Identity
- 1 allegation of discrimination based on race
- 1 allegation of discrimination based on source of income
- 2 allegations of discrimination based on mental disabilities
- 7 allegations of discrimination based on physical disabilities

Allegation resolutions in Norwalk

- 5 Cases Opened
- 11 Resolved

Topic: Permanent Supportive Housing

2nd speaker, **Jeff Gaddess**, VP of Program and Partnerships, DignityMoves; Permanent Supportive Housing. Jeff Gaddess, recently Director of South County Programs for Good Samaritan Shelter Organization, is now VP of Program and Partnerships at DignityMoves in Santa Barbara. Jeff provides a “person-centered” treatment approach for our most vulnerable populations. His focus is on creating safe and healing environments where people can come off the streets, stabilize, heal, and move forward with their lives. Jeff works with community stakeholders and concerned citizens, ensuring all voices are heard in an effort to create real and lasting change.



Presentation Highlights:

The presentation emphasized addressing mental health and substance abuse needs while combating stigma. It noted the difficulty of housing unstable individuals living on the streets and the challenge of locating them when a housing voucher becomes available. The missing component is the stabilization phase. It also highlighted the importance of public education and efficiently allocating resources based on individual’s specific needs and requests.

Topic: Interim and Permanent Supportive Services

3rd speaker, **Ben Rosen**, Director of Real Estate Development, Weingart; Interim and Permanent Supportive Housing Services. Ben Rosen joined the Weingart Center in 2018 and manages all aspects of development and financing for Weingart’s permanent supportive housing developments. Ben has over 18 years of experience in affordable and permanent supportive housing development and has overseen the development of over 2,000 affordable, service-enriched units. Ben is a LEED for Homes Accredited Professional (LEED AP) and graduated from UC Davis with a B.S. in Community and Regional Development.



Presentation Highlights:

The presentation highlighted the importance of funding, education, advocacy, and cohesive resource use for significant impact. Weingart’s primary focus is to provide comprehensive, individualized supportive services to all residents of interim and supportive housing, along with access to their Access Centers. Weingart partners with the City, State, and County to provide interim housing units, which often vary in type. The goal of interim housing is to stabilize residents and transition them to permanent or appropriate housing. Examples include interim housing sites through the HomeKey hotel conversions.

Q&A:

Q: *What is the opportunity for families of DV survivors and what is HomeKey’s plan to address the specified clientele?* – DV Shelter Rep Attendee

A: The site and design plan studies for the HomeKey project in Norwalk resulted in single-occupancy clients due to the site’s nature. Creating larger units through hotel conversion is inefficient, and family housing is not a goal for this site. The speaker agrees with the need to focus on the specified clientele. – Ben Rosen

A: The City is seeking additional developments for affordable housing that accommodate families and larger households. For example, a major project currently in the development stages that will include over 56 units which will attract a significant portion of this population. – Rosio Medina

Q: *What is Weingart focusing on the next 5 years?* – Tina Roseberry

A: We are focused on expanding the different types of housing we provide. For example, we have a permanent supportive housing development that we are working on in South Bay Area that will have some 2-bedroom units—working with the schools and community, continuing to expand the service options and housing options to handle all the different needs out there. – Ben Rosen

Topic: Affordable Housing Development

4th Speaker **Ed Holder and Michael Raley**, VP of Real Estate Development & Sr Project Manager, Mercy Housing, Affordable Housing Development. Ed and Michael are working in the southern California region to locate and build affordable housing. Ed Holder is Mercy Housing’s VP of Real Estate Development focused on creating local, state, and federal funding municipal and agency partnerships that assist with land acquisition, permitting, construction, needed services, and facility operations. Mercy Housing California has built and operates 155 affordable, service-enriched housing communities.

Presentation Highlights:

The presentation highlighted the San Antonio and Foster St. Veterans Villas, a 60-unit project with 20 units reserved for homeless veterans (18 subsidized) and 39 units for families with 2-3 bedrooms. Nearing the end of construction, partial TCO is expected by mid-November 2024, full TCO by mid-December, and residents moving in by mid-January 2025. Outreach efforts are underway at Cerritos College, the City of Norwalk, and the American Legion to inform people about the application process. This development is in close partnership with the City of Norwalk, which provided the ground lease on the former Norwalk Senior Center site, and the site has received significant capital investments. Funding also comes from the HCD Veterans Housing and Homeless Prevention Program, the Federal Home Loan Bank, and the Low-Income Housing Tax Credit Program.

Q&A:

Q: For the Veterans Villas, you have individual units, and you mentioned that you are conducting outreach. One of our concerns when we place families at shelters or other locations that are transition is security. *Are there background checks because you are mixing two different populations, and that is a big concern for DV population?* – DV Shelter Rep Attendee

A: We will have onsite services and onsite property management, who are well trained in trauma-informed, and there will be an extra layer of security; security has been at the front. We share the concern of safety. This approach has been tested in about 50 units in operations for about 7 years – Speaker response.

Q: *As a Service Provider, the attendee asked, how do you bid or propose apartments to be part of the service delivery of the Veterans Villas?* – Service Provider Attendee

A: Our resident service coordination is provided internally by Mercy Housing; that role is more about linking residents to the services they need. That is not the site of onsite case management—the real case management for the permanent supportive housing that is a veteran’s program in this case; if you are a vet, that is provided by the VA. We just learned the service partners will be volunteers of America Service. But that is under direct contractor with the VA that is not really a Bid; it’s part of a package deal with this funding is the service partners. – Speaker response.

Topic: Program Management

5th Speaker **Omar E. Hernandez**, President/CEO, Global Urban Strategies. A dynamic and results-driven executive with over two decades of leadership experience, serving as the President of Global Urban Strategies, Inc. Demonstrated expertise in program management, technical writing, community and stakeholder engagement, and strategic consulting, delivering impactful results for a diverse array of clients.

Presentation Highlights and General Comments:

The presenter emphasized:

- The importance of increasing housing stock, addressing the affordability gap, and benefiting from lower interest rates.
- The need for housing with intellectual and developmental disabilities
- Collaboration between the workforce board and Dignity Moves to provide work to prevent homelessness
- The need to increase program promotion/outreach/education

Q&A:

Q: *As a developer with the Cal Home Funding, when do you get a commitment from the State or through the City? Or is when the getting ready to close the project or is it two years later when the project is open and ready to occupy?* For Example. If CalHome is coming with 10 units worth of funding, when do you have that assurance?

A: The City has a standard agreement with the State, which will provide \$10 million for downpayment assistance. Applicants must secure their first loan before the City vets them, as it doesn’t make sense to vet those who can’t obtain a loan. The City must go through a competitive process to receive the funding allocation from the State. Once the allocation and agreement are signed, the funds are dedicated for the City to disburse to eligible applicants.

Speaker Panel Q&A

The second segment of the housing summit included a speaker panel discussion. Attendees were encouraged to ask questions, and the speakers provided answers. Sometimes one speaker or several responded to the question. The following questions were asked:

Q&A Discussion

Q: *How do we push against the stigma of affordable low-income housing and housing for the homeless to fulfill that need for housing?*

A: Discussion:

Speaker Response:

- Every project presents unique challenges.
- Continued education is essential to help people understand the causes of homelessness and potential solutions.
- Educating the region, community, and state about homelessness and affordable housing issues is crucial.
- There are solutions to homelessness, and working cohesively can expand resources and tools to address it.
- Overcoming resistance is necessary to make a significant impact on solving homelessness.

Omar E. Hernandez:

- Housing stock is crucial, not just for affordable housing.
- Each state must create a Regional Housing Needs Assessment to determine the number of housing units needed at various market rates.
- High development costs and lack of funding for developers are significant challenges.
- There is an affordability gap, making new housing developments unaffordable.
- Housing prices have increased dramatically; for example, a house that cost \$400K ten years ago now costs at least \$1 million.
- Recently, there has been a shortage of available homes, and those available are unaffordable, compounded by high interest rates.
- Lower interest rates increase purchasing power, leading to more competition and potential bidding wars.
- There is a significant need for housing.
- Programs like CALHOME and HOME are essential and actively processed by the City.
- Collaborating with developers to create both affordable and general housing is vital to meet this need.

Jeff Gaddess:

- With two decades of experience, I observe that resource allocation is based on acuity levels.
- We need a better understanding of the homeless population and their needs.
- Significant funds are being allocated to border issues without clearly defining specific needs.
- Preventable issues arise from prolonged street living and increasing acuity levels.
- City managers and political leaders frequently ask about addressing those who refuse help, often due to significant mental health and substance issues.
- A large portion of the homeless population has chronic issues due to long-term homelessness.
- Effective resource allocation can prevent chronic homelessness.
- We are collaborating with San Jose to allocate resources, housing, and services based on acuity levels.
- This approach changes homelessness metrics and educates the community, reducing stigma.
- **Homelessness is a symptom, not a cause;** educating from this perspective can improve resource utilization.
- Communities question the effectiveness of current funding, highlighting the need for better resource management.

Martha Torres:

- I offer a unique perspective on rental housing.
- Our main challenge is raising awareness among housing providers about collaboration.
- Most of our clients (89 out of 128 services last year) were tenants.
- There is a need for education on rights and responsibilities.
- Only 27 clients' housing providers contacted FHF with questions, indicating a need for better outreach to housing providers.
- Strengthening relationships with housing providers is crucial to help them understand their role in maintaining housing stability.

Q: *What are the plans for vulnerable intellectual and disabled populations?* - Attendee

A: We share your concern, and we do serve folks with mental and developmental disabilities at our other PHSA sites.

Q: *How did you decide to implement that approach? What prompted you to recognize the need for this action? Did specific factors influence the design or use of the sites?* - Tina Roseberry

A: Discussion:

Ben Rosen:

- the goal of the HomeKey project is to provide housing for specific populations.
- It involves connecting with service agencies specializing in intellectual and developmental disabilities.
- On-site space is provided for these agencies to work with residents regularly.
- Considerations include accommodating those needing living assistance or overnight care.
- HomeKey Norwalk is not explicitly targeting these groups but considers these needs.
- All HomeKey sites exceed minimum physical accessibility requirements.
- 15% of units with physical accessibility, 10% for those with sensory impairments, and 5% for those with physical disabilities.
- Compared to the 5% minimum building code

Jeff Gaddess:

- We are exceeding requirements by working closely with a live-in experience advisory board.
- The advisory board includes residents with disabilities or lived experience.
- We collaborate with service providers to design sites, relying on input from those who work with and live in these spaces.
- We continuously learn from each site about lighting, steps, sensory navigation, and noise issues.
- My experience running large-scale autism programs has highlighted the challenges of sensory perception and lighting.
- Our approach is informed by the people we work with and those who will live in the spaces, shaping the future of design for specific needs.

Martha Torres:

- From the FH perspective, for individuals already in housing or seeking homes:
- Both physical and mental disabilities are covered under federal and state housing laws.
- FH can facilitate communication between housing providers and tenants to address reasonable accommodation or modification needs.
- This includes changes to the unit, policies, or practices to suit the tenant's needs.

Ben Rosen:

- The Home Key program has been a significant innovation in financing permanent supportive and interim housing. Throughout my career, I have primarily worked on Tax Credit Projects, which can take 4-6 years or more to secure the necessary funding sources, investors, and lenders. Additionally, the income documentation and various requirements to move someone into a tax credit project are quite complex.
- Home Key has streamlined this process. By collaborating with the county and the state, we have been able to expedite project completion. While every project has its unique challenges, Home Key is delivering projects faster and more cost-effectively than the low-income housing tax credit.

Omar E. Hernandez:

- Despite the benefits of the Home Key program, there is still NIMBYism (Not In My Back Yard) associated with it. Many municipalities are reluctant to utilize Home Key.
- They are concerned about bringing more homeless individuals into their communities.
- Consequently, even when funding is available, many municipalities prefer not to participate.

Workbook Table Discussions

The third segment of the housing summit, enabled attendees to work with one another to complete the “Housing Summit: 2024 Attendee Workbook.” Each participant received a Workbook containing two questions per topic presented by the speakers. Attendees discussed workbook questions with their table mates and recorded their responses in the Workbook. Below are the questions and the consensus reached during the table discussions.



Topic: Fair Housing Law and Discrimination

Speaker Martha Torres

1. In your opinion, what factors contribute to housing discrimination (i.e. race, ethnicity, gender, etc.)?

- i. **Legal and Documentation Status:** Issues related to legal status and documentation can hinder access to housing.
- ii. **Family and Household Characteristics:** Family size, age, and family status can impact housing opportunities, with younger individuals and larger families often facing challenges.
- iii. **Disabilities and Health:** Disabilities and mental health conditions can lead to discrimination, with some individuals deemed unqualified for housing.
- iv. **Sexual Orientation and Gender Identity:** Biases against LGBTQ+ individuals can affect their housing prospects.
- v. **Criminal History:** A criminal record can be a significant barrier to securing housing.
- vi. **Economic Factors:** Affordability, cost of living, and fixed incomes (e.g., SSI, SSDI) are critical issues, along with extremely low-income or no credit history.
- vii. **Landlord Practices and Preferences:** Landlords’ lack of knowledge about Fair Housing Laws, personal preferences, and stereotypes can lead to discriminatory practices.
- viii. **Stigma and Bias:** Stigmas against low-income individuals, mental health issues, and government resources like housing vouchers contribute to discrimination.
- ix. **Misinformation and Education:** Misunderstandings about government programs and a lack of education about housing rights can exacerbate discrimination.
- x. **Zoning and Land Use:** Zoning laws and land use policies can create barriers, particularly in areas with high crime rates or urban sprawl.
- xi. **Cultural and Racial Bias:** Cultural biases and racial discrimination remain pervasive issues.
- xii. **Housing Market Dynamics:** The availability of workforce housing, mixed-use multifamily housing, and accessory dwelling units (ADUs) can influence access.
- xiii. **Predatory Practices:** Practices like predatory evictions by “slumlords” further complicate the housing landscape.

2. What methods do you feel will reduce housing discrimination from occurring?

- i. **Policy and Legal Measures**
 - Implement local, state, and federal policies.
 - Enforce fair housing laws and address violations.
 - Update laws regularly.
 - Implement state and local mandates.
 - Ensure mandatory landlord registration and training.

- ii. **Education and Awareness**
 - Offer education, training, and information to staff, residents, providers, tenants and the community about available programs and resources and fair housing laws and policies.
 - Educate landlords, especially small landlords, about housing discrimination laws.
 - Increase situational awareness of housing rights.
 - Educate families using vouchers on being good tenants to reduce stigma.
- iii. **Collaboration and Community Engagement**
 - Collaborate with nonprofits and advocacy groups.
 - Build relationships with landlords and property owners to educate them on landlord and tenant rights.
 - Foster cohesiveness in tenant relationships.
- iv. **Support and Provide Resources/Funding**
 - Affordable housing.
 - Household income assessment based on their needs and review each case individually.
 - Consider the salaries of unemployed participants and adjust rent accordingly.
 - Housing counseling.
 - Maintain a landlord eviction database.
- v. **Diversity and Inclusion**
 - Promote diversity through various programs.
 - Promote diversity in property management and homeownership.
 - Address implicit bias through training.
- vi. **Oversight and Monitoring**
 - Monitor and adjust tenant selection criteria to reduce landlord power in the process.
 - Oversight over landlord and tenant actions.

Topic: Permanent Supportive Housing

Speaker Jeff Gaddess

1. How should supportive housing programs work to ensure family stability, preventing individuals' return to homelessness?

i. Case Management and Support Services

- Provide comprehensive case management with all subsidies, not just housing navigation.
- Offer continual support, especially during the initial move-in period, including help with bill paying and understanding rental agreements.
- Ensure individuals and/or families receive a detailed assessment and wrap-around services based on their acuity level.
 - Wrap-around services assessment should include: professionals like psychiatrists, social workers, occupational therapists, and peer support.
- Offer more Intensive Case Management Services (ICMS) and future eviction prevention.

ii. Education and Training

- Provide educational classes and attendance requirements for individuals and/or families on:
 - Available resources for permanent housing
 - Home ownership and first-time homebuyer programs
 - Life skills training
 - Financial health
 - Housing rights
 - Socialization
 - Reintegration into society
 - Successful employment applications and interview preparation

iii. Health and Well-being

- Assist with mental health, substance abuse, and health issues.
- Offer retention programs that support mental health with other resources.
- Provide trauma-informed case management.

iv. Community and Relationship Building

- Foster guidance, encouragement, and coaching for those permanently housed.
- Create programs to help individuals strengthen relationships with family (biological or non-biological) for additional support.
- Connect individuals to their community to build a support system, enhancing their sense of belonging and care for their home.

v. Housing Stability

- Work with landlords on providing long-term leases to prevent families from returning to homelessness, with transitional leases from project-based properties.
- Increase housing units for families.
- When/where needed, provide on-site service providers.
- Implement mandatory landlord registration and training.
- Promote diversity in property management and homeownership.

vi. Policy and Oversight

- Enforce landlord/property management groups properly implement and enforce local, state, and federal policies.
- Ensure oversight of landlords and tenants.
- Address implicit bias through training.
- Maintain a landlord eviction database.
- Ensure the right to housing counseling.
- Update laws regularly to reflect current needs and challenges.

2. Who do you feel are the most vulnerable populations that most need permanent supportive housing? (i.e. co-op, familial, veteran, etc.)

- Immigrant (non-documented) individual/families
- Veterans
- Single parents
- Multi-generational families
- Individuals with developmental disabilities

- Individuals with physical disabilities
- Seniors
 - Particularly: seniors with mental illness and Black and Latino; seniors living in expensive areas (LA County)
- Families, particularly in expensive areas like LA County
- Domestic violence (DV) survivors
- Individuals/families who have experienced chronic homelessness
- Individuals with intellectual developmental disabilities (IDD), Individuals with intellectual developmental disabilities (IDD), severe mental illness, or dual diagnoses.
- Youth and transitional young adults
- Low-income families and individuals, including those on limited or fixed incomes and those working for extremely low wages, struggle to support themselves.
- High acuity individuals
- Families living in overcrowded conditions (e.g., rooms, garages, sheds)

Topic: Interim and Permanent Supportive Services

Speaker Ben Rosen

1. In your opinion, what types of supportive services are needed as part of interim housing? Please explain.

- Wrap-around services, in-person or on site, for those transitioning from chronic homelessness to permanent housing.
 - General support services, housing navigation support, life skills training, intense case management services, mental health and substance abuse services to address trauma from homelessness, employment and financial literacy and planning.
 - Housing case management to help clients obtain vital documents and income.
 - Reintegration programs with job training and certification
- Education to help residents advance and become permanent tenants/owners.
- Support services that prepare individuals/families for permanent housing.
 - Mental and physical health screenings for long-term housing.
- Explanations to individuals of their benefits and or available resources.
- HomeKey Programs, education, and mentoring towards employment.
- Housing First programs with supportive services.
- Seek ways to increase the City's interim housing stock.

2. What are some creative ways to provide housing to individuals experiencing homelessness?

- **HomeKey Designs:** Converting hotels into housing units.
- **Family Reunification and Micro-communities:** Shared housing where funding is used to purchase homes and rent them out to clients.
- **Shared Housing:** Housing with onsite resources and counselors.
- **Roommates and Boarders:** Safe and confident housing arrangements.
- **Creating Shelters:** Establishing new shelters for the homeless.
- **Additional Dwelling Units (ADUs):** Building ADUs to increase housing options.
- **Tiny Home Communities:** Developing communities of tiny homes.
- **Mixed-use and Affordable Housing:** Creating more mixed-use, permanent supportive housing (PSH), and affordable housing.
- **Mini Homes with Supportive Services:** Smaller, safer locations with supportive services instead of large congregate shelters.
- **Shipping Container Conversions:** Turning shipping containers into livable units.
- **Supplemental Cost Phasing:** Work-for-housing arrangements similar to discounts for onsite property managers.
- **Mobile Home Units:** Utilizing mobile homes as housing options.
- **Transformed Hotels:** Converting hotels into interim homes.
- **Safe Parking Areas:** Providing safe places for individuals living in their cars, with connections to support systems.
- **Pathway to Homes Sites:** Establishing tiny home sites as pathways to permanent housing.

Topic: Affordable Housing Development

Speaker Ed Holder & Michael Raley

1. What types of affordable housing units are most needed in Norwalk? (i.e. small apartments, large family, senior, accessible)

- Affordable rental and or single-family housing units for larger families and or groups of clients, family, friends, or acquaintances to share costs
- Housing for survivors of domestic violence
- Accessible units for individuals with physical disabilities
 - ADA-compliant units and housing for seniors
- Homes for individuals with intellectual disabilities
- Small sized units including rental apartments and tiny houses
- Affordable condominiums for single buyers
- Affordable senior housing
- Housing with attached supportive services for the most vulnerable populations
- Emergency housing with rental assistance for families
- Units with land accessibility

2. Affordable housing development is expensive! What types of assistance do developers need the most?

- Capital funding for building units and providing operating subsidies.
- Funding flexibility.
- Grant funding application assistance from non-profit collaboration including:
 - Housing data; funding, future services; unit marketing plans.
- City support through increased funding, encouragement, and acknowledgment of developers' successes.
- Increased low-income tax credit opportunities.
- Zoning reforms and density bonuses.
 - Loosening/flexibility of requirements and regulations.
 - Assistance with current ADU code compliance recommended materials.
 - Legal changes to reduce the cost of building affordable housing.
- Reduction of construction costs and or additional subsidies to reduce purchase price.
- State and federal funding, including measures on ballots. Advocacy for community awareness about ballot propositions and potential funding opportunities.

Topic: Program Management

Speaker Omar E. Hernandez

1. What do you feel are the challenges for low-and moderate-income households in becoming a homeowner?

- i. **Financial Barriers**
 - High cost of housing and living expenses.
 - Limited disposable income to maintain homeownership.
 - High interest rates and insufficient down payment assistance.
 - Inability to secure higher loans and save enough for down payments.
 - Monthly costs of owning a home and maintaining livable wages.
- ii. **Market Challenges**
 - Competitive housing market with cash buyers outbidding families with loan limits.
 - Limited availability of affordable housing and low-income for-sale units.
 - Housing stock limitations.
- iii. **Educational and Support Needs**
 - Lack of guidance and education on homeownership opportunities.
 - Need for outreach programs to inform about available opportunities.
 - Programs to help clients discover their talents and improve their financial situation.
 - Promoting first-time home-buying projects to encourage young buyers.
- iv. **Accessibility Issues**
 - Difficulty accessing affordable homes.
 - Challenges meeting state income requirements without financial strain.
 - Housing prices out of reach for extremely low-income workers.
- v. **Psychological and Social Factors**
 - Fear, bidding wars, and interest rate concerns.
 - Need for assistance and support to navigate the home-buying process.

- By addressing these challenges through financial support, market adjustments, educational programs, and accessible housing options, low- and moderate-income households can be better supported in becoming homeowners.

2. How can these challenges be addressed?

- Promotion. Hold workshops to educate the population about homeownership.
- Implement state reforms and housing incentives.
- Address challenges through public hearings and educational classes.
- Ensure fair opportunities for buyers with loans.
- Provide down payment assistance and simplify loan qualifications.
- Promote and educate new homebuyers on applying for loans and navigating the application process.
- Develop programs that enhance the chances for families to buy homes

| Contributing Factors to Fair Housing Issues | | | |
|--|---|----------|--------|
| Fair Housing Issues | Contributing Factors | Priority | |
| | | Lower | Higher |
| Disparities in Access to Opportunity: Affordable Housing | <ul style="list-style-type: none"> City land use regulations does not encourage and outright permit affordable housing types and opportunities near services, employment, parks and transit. | | X |
| | <ul style="list-style-type: none"> Low number of affordable homes | | X |
| | <ul style="list-style-type: none"> Voucher qualification standards are set too low. | X | |
| | <ul style="list-style-type: none"> Low number of vouchers and need for rental assistance. | | X |
| | <ul style="list-style-type: none"> High home and land values, and high construction and material costs. | | X |
| | <ul style="list-style-type: none"> Need for parking requirement relief. | X | |
| | <ul style="list-style-type: none"> Lack of larger home options (3 bedrooms) | X | |
| Disparities in Access to Opportunity: Homeless Housing | <ul style="list-style-type: none"> Limited homeless prevention programs and case management workers. | | X |
| | <ul style="list-style-type: none"> Those needing assistance do not qualify. | | X |
| | <ul style="list-style-type: none"> Zoning challenges with the development of group homes and supportive housing. | X | X |
| | <ul style="list-style-type: none"> Lack of local support and resources to collaboratively plan and build transitional and permanent supportive housing. | | X |
| Disparities in Access to Opportunity: Employment & Income | <ul style="list-style-type: none"> Salaries are stagnant compared to rising cost of housing and job market is tight. | | X |
| | <ul style="list-style-type: none"> Transit routes are not convenient to workplaces. | X | |
| | <ul style="list-style-type: none"> Lack of homeless programs and or staff designed to seek out both work and housing opportunities. | | X |
| | <ul style="list-style-type: none"> Average worker does not make the average living wage. | | X |
| | <ul style="list-style-type: none"> Median income for renter households is significantly lower than owner occupied households. | | X |
| Disparities in Access to Opportunity: Education | <ul style="list-style-type: none"> Landlord willingness to accept Section 8 tenants or special needs tenants. | | X |
| | <ul style="list-style-type: none"> Low awareness to Fair Housing Law and minimal outreach. | | X |
| | <ul style="list-style-type: none"> Lack of landlord education with tenant interviews, rental contracts, eviction processes, criminal activity awareness and rental assistance resources. | | X |














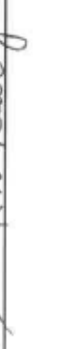
Please help us prioritize the following contributing factors to fair housing issues by putting an “X” in the Lower or Higher Priority columns below.

Sign-In Sheets

SIGN IN SHEET

| Attendee Name | Organization Name | Signature | Attendee Email | Tickets |
|--------------------|--------------------------------|-----------|------------------------------|---------|
| Ishah Ahumada | City of Huntington Park | | iahumada@hpca.gov | 1 |
| Jenny Alatorre | Hope Inc. | | jenn.v.alatorre@hope-inc.net | 1 |
| Muzme Aleman | Jovenes, Inc. | | maleman@jovenesinc.org | 1 |
| Genese Anderson | LA County | | ganderson@ceo.lacounty.gov | 1 |
| Diana Arguiano | Jovenes, Inc. | | Danguiano@jovenesinc.org | 1 |
| Elizabeth Barboza | | | santosalonra11@gmail.com | 1 |
| Celina Barela | Helpline Youth Counseling | | cbarela@hycinc.org | 1 |
| Rosa Barragan | Rosa Barragan | | rbarragan@nlmusd.org | 2 |
| Annette Battistone | Homes for Life | | abattistone@homesforlife.org | 1 |
| Paul Bollier | City of Huntington Park | | pbollier@hpca.gov | 1 |
| Maria Bosch | Hope Inc. | | maria.bosch@hope-inc.net | 1 |
| Ryan Casarez | Homes for Life | | rcasarez@homesforlife.org | 1 |
| Blake Coddington | Primestor | | BCoddington@Primestor.com | 1 |
| Jessica Cruz | Path | | jessicafr@epath.org | 1 |
| Isabel Davila | The Whole Child | | idavila@thewholechild.org | 1 |
| Diamond Davis | Assurance Learning | | ddavis@assurancelearning.org | 1 |
| Max Estrada | Path | | maxe@epath.org | 1 |
| Lauren Quijano-Gin | Hope Inc. | | lauren.quijano@hope-inc.net | 1 |
| Lucia Gutierrez | Primestor | | L.Gutierrez@primestor.com | 1 |
| Omar Hernandez | Global Urban Strategies | | omar@global-urban.com | 2 |
| Jennifer Lee | LA County | | lee@ceo.lacounty.gov | 1 |
| Luis Lopez | Soroptimist Village Foundation | | luisdavidlopezb@gmail.com | 1 |

SIGN IN SHEET

| Attendee Name | Organization Name | Signature | Attendee Email | Tickets |
|-------------------------------------|---|--|--------------------------------|---------|
| Rick Lucas | Jovenes, Inc. |  | rkoen@jovenesinc.org | 1 |
| Elizabeth Martinez | Women's & Childrens Crisis Center |  | ecmartinez@dvshefelter.org | 1 |
| Samantha Medina | Jovenes, Inc. |  | smedina@jovenesinc.org | 1 |
| Daniela Espinosa, Program Mgr | Global Urban Strategies |  | Global Urban Strategies | 1 |
| Sandra Michel | SELACO WDB |  | sandra.michel@selaco.com | 1 |
| Andrew San Nicolas | Kingdom Causes Bellflower | | asannicolas@kcbellflower.org | 1 |
| Dexter O'Connell | Safe Place for Youth | | dextero@safeforcefor youth.org | 1 |
| Cynthia Iniguez, Dir. Of Operations | Global Urban Strategies |  | Global Urban Strategies | 1 |
| Anais Pablo | Norwalk La Mirada Unified School | | apablo@nlmusd.org | 1 |
| Gerald Phillips | Neighborhood Housing Solutions | | gphillips@nhslacounty.org | 1 |
| Mercedez Quintanilla | Dept of Health La County | | Mercedez@dohla.org | 1 |
| Erin Rank | Habitat LA | | erank@habitatla.org | 1 |
| Gabriela Regalado | City of Norwalk | | gregalado@norwalkca.gov | 1 |
| Aleida Reyes | Helpline Youth Counseling |  | areyes@hycinc.org | 1 |
| Sandra Rodriguez | Women's & Childrens Crisis Center |  | ecmartinez@dvshefelter.org | 1 |
| Ben Rosen | Weingart |  | benr@weingart.org | 1 |
| Alondra Santos | Social Services Commissioner |  | santosalandra11@gmail.com | 1 |
| Jennine Solorio | The Whole Child | | jsolorio@thewholechild.org | 1 |
| Monica Soto | LA CADA |  | msoto@lacada.com | 1 |
| Patrick Surpanich | Habitat LA | | psurpanich@habitatla.org | 1 |
| Angela Tasker | Social Services Commissioner |  | angelatasker@icloud.com | 1 |
| Carmelita S Tiongson |  |  | carmelitatiogson@gmail.com | 1 |

SIGN IN SHEET

| Attendee Name | Organization Name | Signature | Attendee Email | Tickets |
|---------------------|---------------------|-----------|--------------------------------|---------|
| Arlene Vasquez | LA CADA | | avasquez@lacada.com | 1 |
| Jason Barnette | KCB | | jbarnette@kebelha.org | |
| Christine Sandoval | NHA | | csandoval@norwalkca.gov | |
| Myrtha Torre | FHF | | mtorres@fhfca.org | |
| Michael Kaley | Mercy Housing | | michael.kaley@mercyhousing.org | |
| Rosa Rendon | HUD | | rosamario.n.rendon@hud.gov | |
| Ed Haber | Mercy Housing | | ehaber@mercyhousing.org | |
| Ramon Pagan | CITY of NORWALK | | | |
| DENISSE LOPEZ | SOC. SERV. | | dlopez@norwalkca.gov | |
| Placido Santopina | Homeless Initiative | | msantopina@ccn.norwalkca.gov | |
| NICHOLAS DELGONDILO | CITY OF NORWALK | | ndelgondilo@norwalkca.gov | |
| Mayra Garcia | City of Norwalk | | mgarcia@norwalkca.gov | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

2024 Norwalk Housing Summit Event Agenda & Presentation

The Housing Summit Presentation is available on the City's website: *(TBA)*



| 9:00 AM | Registration |
|----------|--|
| 9:15 | Welcome Remarks Bethani Cardenas, Norwalk Housing Manager |
| 9:30 | Fair Housing Law and Discrimination Speaker: Martha Torres, Community Engagement Liaison Fair Housing Foundation |
| 9:45 | Permanent Supportive Housing Speaker: Jeff Gaddess, VP Programs and Partnerships DignityMoves |
| 10:00 | Interim and Permanent Supportive Housing Services Speaker: Ben Rosen, Dir. of Real Estate Development, Weingart |
| 10:15 | Affordable Housing Development Speaker Ed Holder & Michael Raley, Mercy Housing |
| 10:30 | Housing Program Management Speaker: Omar E. Hernandez, President/CEO Global Urban Strategies |
| 10:45 | Break |
| 11:00 | Workbook Table Discussions Discuss workbook topics and prioritize City Needs |
| 11:50 | Workshop Wrap-up |
| 12:00 PM | Closing Remarks |



Housing Summit
Speaker Bios
Addressing Barriers to Housing



Martha Torres, Community Engagement Liaison, Fair Housing Foundation; Fair Housing Law and Discrimination. Martha Torres is a dedicated professional serving as the Community Engagement Liaison and has been at the Fair Housing Foundation since January 2000. In her current role, she plays a pivotal part in connecting FHF with the diverse communities it serves, overseeing the Education and Outreach Department. Mrs. Torres, a HUD certified Housing Counselor, trains about 650 individuals annually, making a significant impact through her educational efforts.



Jeff Gaddess, VP Program and Partnerships, DignityMoves; Permanent Supportive Housing. Jeff Gaddess, recently Director of South County Programs for Good Samaritan Shelter Organization, is now VP Program and Partnerships at DignityMoves in Santa Barbara. Jeff provides a, person-centered treatment approach for our most vulnerable populations. His focus is on creating safe and healing environments where people can come off the streets, stabilize, heal and move forward with their lives. Jeff works with community stakeholders and concerned citizens ensuring all voices are heard in an effort to create real and lasting change.



Ben Rosen, Dir. of Real Estate Development, Weingart; Interim and Permanent Supportive Housing Services. Ben Rosen joined the Weingart Center in 2018 and manages all aspects of development and financing for Weingart's permanent supportive housing developments. Ben has over 18 years of experience in affordable and permanent supportive housing development and has overseen the development of over 2,000 affordable, service enriched units. Ben is a LEED for Homes Accredited Professional (LEED AP) and graduated from UC Davis with a B.S. in Community and Regional Development.



Ed Holder and Michael Raley, VP of Real Estate Development & Sr Project Manager, Mercy Housing. Affordable Housing Development. Ed and Michael are working in the southern California region to locate and build affordable housing. Ed Holder is Mercy Housing's VP of Real Estate Development focused on creating local, state and federal funding municipal and agency partnerships that assist with land acquisition, permitting, construction, needed services and facility operations. Mercy Housing California has built and operates 155 affordable, service enriched housing communities.



Omar E. Hernandez, President/CEO, Global Urban Strategies. Dynamic and results-driven executive with over two decades of leadership experience, serving as the President of Global Urban Strategies, Inc. Demonstrated expertise in program management, technical writing, community and stakeholder engagement, and strategic consulting, delivering impactful results for a diverse array of clients.

5. Public Review

Date: October 21 through November 21, 2024

Comments Received: (TBA)

A copy of the Analysis of Impediments was made available to the public for 30-days, beginning October 21, 2024 and ending November 21, 2024. A public notice was published in the newspaper and posted on the City’s website. A physical copy was made available at the following locations during regular business hours:

- City of Norwalk, Community Development, Room #12, 12700 Norwalk Blvd., Norwalk
- City of Norwalk, Social Services Center, 11929 Alondra Blvd., Norwalk
- Norwalk Regional Library, 12350 Imperial Highway, Norwalk

The following is a summary of comments received.

(TBA)