

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction NORWALK

Reporting Period 01/01/2014 - 12/31/2014

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

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Table A

Annual Building Activity Report Summary - New Construction
Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information							Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions		
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3				0		2					
(10) Total by Income Table A/A3			0	0	0	2					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	0	0	0	0
No. of Units Permitted for Above Moderate	2	0	0	0	0	2	2

* Note: This field is voluntary

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Table B
Regional Housing Needs Allocation Progress
Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9			
Very Low	Deed Restricted	75	0	0	0	0	0	0	0	0	0	0	75
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	46	0	0	0	0	0	0	0	0	0	0	46
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		50	0	0	0	0	0	0	0	0	0	0	50
Above Moderate		126	0	2	0	0	0	0	0	0	-	2	124
Total RHNA by COG. Enter allocation number:		297											
Total Units ▶ ▶ ▶			0	2	0	0	0	0	0	0	0	2	
Remaining Need for RHNA Period ▶ ▶ ▶ ▶ ▶													295

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)	Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.		
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
Category #1, Program 1: Land Use Element/Zoning Map/Project Implementation	Implementation of the Land Use Element will ensure that development of the vacant and underutilized sites will contribute to meeting the City's share of the regional housing need. The Land Use Element will be continuously implemented.	2013-2021	Program 1 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #1, Program 2: Lot Consolidation Incentives Program	The city will create a incentive program to consolidate lots to increase housing capacity and create quality developments.	2013-2021	Program 2 has not yet been implemented, but will be carried forward within the 2013-2021 planning period.
Category #1, Program 3: No Net Loss Program	This Program is designed to ensure that sites identified in the Element continue to accommodate the City's share of regional housing need.	July 2014	Program 3 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #1, Program 4.1-4.5: Zoning Ordinance Amendments to Encourage a Variety of Housing Types	Complete Zoning Ordinance amendments to encourage a variety of housing types.	January 2015	Program 4 was implemented and includes new ordinances allowing emergency shelters, supportive housing, transitional housing, and employee & farm employee housing in 2014. (Ordinance Nos. 14-1652 & 14-1657).

Category #2, Program 5: Section 8 Housing Choice Voucher Program (Rental Assistance)	The Norwalk Housing Authority (NHA) will continue to administer 705 Section 8 Housing Choice Vouchers.	January 2015	Program 5 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period. The NHA continues to administer Section 8 within the City.
Category #2, Program 6 Affordable Housing Density Bonus Program	Creation of a housing density bonus program.	July 2014	Program 6 was implemented in 2014 and includes an ordinance to allow for housing density bonuses for qualified projects. (Ordinance No. 14-1656).
Category #2, Program 7: Affordable Housing Developer Partnership Program	Promotion of housing for low and moderate income households.	January 2015	Program 7 was implemented in 2014 and included an RFP sent to qualified developers seeking projects related to the creation of permanent affordable housing.
Category #2, Program 8: Developmentally Disabled Outreach Program	Conduct outreach to inform residents with developmental disabilities of options available for housing.	January 2016	Program 8 was implemented in 2014 and included partnership with a non-profit organization to acquire and rehabilitate housing for very low income developmentally disabled adults.
Category #2, Program 9.1 & 9.2: Homeless & Extremely Low Income (ELI) Program	Address homelessness problems through Social Services Department outreach and participation in Gateway Connections program with the local COG.	2013-2021	Program 9.1 & 9.2 were continuously implemented in 2014 to help homeless individuals through the Social Services Department and an 3rd party outreach program.
Category #3, Program 10: Parking and Development Cost Study	Evaluate the Affordable Housing Cost Study and determine if development studies or policies require changes to reduce cost of housing while maintaining quality developments.	2013-2021	Program 10 has not yet been implemented, but will be carried forward within the 2013-2021 planning period.
Category #3, Program 11: Parking Space Reduction for Affordable and Special Needs Housing	Allow affordable and special needs and other housing developers to request a reduction in parking.	2013-2021	Program 11 has not yet been implemented, but will be carried forward within the 2013-2021 planning period
Category #3, Program 12: Revise Zoning Ordinance Family Definition	Allow for the City be consistent with fair housing laws regarding the definition of family.	January 2015	Program 12 was implemented in 2014 and includes an ordinance revising the definition of family. (Ordinance No. 14-1652).
Category #3, Program 13: Adopt Zoning Ordinance Reasonable Accommodation Procedure	Allow for the City make accommodations for disabled persons by allowing equal opportunity in housing choice and be consistent with fair housing laws.	January 2015	Program 13 was implemented in 2014 and includes an ordinance creating a procedure for a Reasonable Accommodation (Ordinance No. 14-1657).
Category #4, Program 14: Housing Code Enforcement Program	The Property Maintenance Division operates this program and is responsible for responding to complaints or inquiries regarding Municipal Code violations, as well as being proactive in identifying and initiating cases.	2013-2021	Program 14 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.

Category #4, Program 15: CDBG Residential Rehabilitation Program	CDBG funds provide financial incentives and assistance to rehabilitate single-family dwelling and rental structures up to four (4) units. No interest and low interest loans, grants and rebates are offered.	2013-2021	Program 15 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #4, Program 16.1 & 16.2: Housing Improvement Program (HOME)	Zero Percent Deferred Loans/Grants for Elderly and Disabled.	2013-2021	Program 16.1 & 16.2 were continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #5, Program 17: Fair Housing Services Program	Contract with Fair Housing Foundation to establish, maintain and advance fair housing choices to assist with housing discrimination, counseling & investigative services, housing dispute resolution, and provide education and outreach.	2013-2021	Program 17 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #5, Program 18: Fair Housing Information Program	The City will make fair housing information available at City Facilities.	2013-2021	Program 18 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #5, Program 19: Norwalk Housing Authority Fair Housing Program	Ensure equal opportunity and affirmatively further fair housing through the Norwalk Housing Authority's program administering Section 8.	2013-2021	Program 19 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #5, Program 20: Assessment of Fair Housing (AFH)	Revise scope & content of the fair housing analysis required of CDBG funds recipients to be consistent for a proposed rule for Affirmatively Furthering Fair Housing (AFFH).	October 2014	Program 20 was not implemented in 2014. The proposed rule was not finalized by HUD due to the volume of comments received. Staff will continue to monitor the proposed rule and make adjustments as necessary.
Category #6, Program 21 At-Risk Housing Preservation Program	Preserve 48 affordable housing units at risk of conversion to market rate housing.	2013-2021	Program 21 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.
Category #7, Program 22: Energy Efficiency Conservation Outreach Program	Promotion of "Energy Upgrade California" and other home energy efficiency programs for Norwalk residents	2013-2021	Program 22 was continuously implemented during 2014 and will be continued throughout the 2013-2021 planning period.

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General Comments: