FINAL DRAFT
2013-2021 HOUSING ELEMENT
OF THE GENERAL PLAN

CITY COUNCIL PUBLIC HEARING

JANUARY 7, 2014

City of Norwalk
Draft 2013-2021 Housing Element
of the General Plan

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SECTION 1
INTRODUCTION

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Draft 2013-2021 Housing Element of the General Plan
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A. REGIONAL SETTING

The City of Norwalk was incorporated on August 26, 1957 becoming Los Angeles County's 66th City. Located in the midst of some of Southern California's most accessible highways in the greater Los Angeles area, and located only 17 miles southeast of Los Angeles, the 9.35 square miles that make up the Norwalk have become one of the most rapidly developing and growing communities anywhere in the state of California. The City of Norwalk is approximately 95 feet above sea level, has an average temperature of 63 degrees, and averages an estimated 10 inches of rainfall per year.

Norwalk sits at the heart of an expanding regional transportation network which is an outstanding convenience to residents that work anywhere in Los Angeles or Orange Counties. The community is 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 state. 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 the Union Station in Los Angeles. Norwalk's access to regional transportation is unparalleled in Los Angeles County.

B. HISTORICAL CONTEXT

Time has always brought many changes, and the City of Norwalk is no different when it comes to change. Originally, the land that became known as "Norwalk" was home to the Shoshonean Indian tribes. They survived primarily on honey, an array of berries, acorns, sage, squirrels, rabbits and birds. Their huts were part of the Sejat Indian village. In the late 1760s, Spanish settlers, Padres and missions flourished in the area. In 1833, the Mexican government passed the Secularization Bill, which returned the land to the Indian tribes. However, the Indian tribes suffered the loss of much of their culture, and were unable to successfully cope with the return of their land.

The Rancho and mining days in California ended around the 1860's and the land was subdivided once again and made available for sale. Word of this land development reached the Sproul Brothers in Oregon. They recalled the fertile land and huge sycamore trees they saw during an earlier visit to the Southern California area. In 1869, Atwood Sproul, on behalf of his brother, Gilbert, purchased 463 acres of land at $11 an acre in an area known as Corazon de los Valles, or "Heart of the Valleys."

By 1873, news of a railroad service coming through the area was committed. The Sprouls deeded 23 acres and stipulated a "passenger stop" clause in the deed. Three days after the Anaheim Branch Railroad crossed the "North-walk" for the first time, Gilbert Sproul surveyed a town site. In 1874, the name was recorded officially as Norwalk.

While a majority of the Norwalk countryside remained undeveloped during the 1880's, the Norwalk Station allowed potential residents the opportunity to visit the "country" from across the nation. This pre-1900 era also brought the "first families" to Norwalk, including the Sprouls, the Dewitts, the Settles, the Orrs, and many others. They grouped together to shape the future of this community.

In 1880, D.D. Johnston pioneered the first school system in Norwalk. Johnston was also responsible for the first real industry in town, a cheese factory, by furnishing Tom Lumbard with the money in 1882

.

Norwalk – in the 1890s - experienced the construction of a number of fine homes that were located in the middle of orchards, farms and dairies. One of those residential landmarks was built in 1891 by the D. D. Johnston family, and it subsequently became known as the Hargitt House, an 1891 Victorian Eastlake. The Hargitt House Museum, located at 12426 Mapledale, was donated to the people of Norwalk by Charles ("Chun") and Ida Hargitt.

At the turn of the century, Norwalk had become established as the dairy "Heart of the Valleys." Of the 50 local families reported in the 1900 census, most were associated with farming or with the dairy industry. Norwalk was also the home of some of the largest sugar beet farms in all of Southern California during this era. As the years passed, the community continued to grow. Permanent educational facilities were constructed; electricity and telephone service installed, and railroads and highways linked Norwalk to statewide markets.

The need for local control over local affairs soon became so great that a special incorporation election was called. On August 26, 1957, Norwalk was certified by the Secretary of State as California's 15th largest city and became the. County's 66th city. With cityhood came startling improvements in services to local residents. Progressive health and building standards were adopted, law enforcement increased, storm drainage improved, and citywide street lighting districts formed.

C. STATE REQUIREMENTS AND LEGISLATIVE CHANGES

The Housing Element is one of the seven mandated elements of the General Plan, and it describes ways in which the housing needs of existing and future residents can be met. The element became a mandated element of a general plan in 1969, or 44 years ago. The law acknowledges that, in order for the private market to adequately address housing needs and demand, local governments must adopt land use plans and regulatory systems which provide opportunities for, and do not unduly constrain, housing development.

Government Code Section 65583 states:

> The housing element shall consist of an identification and analysis of existing and projected housing needs and a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvement, and development of housing. The housing element shall identify adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters, and shall make adequate provision for the existing and projected needs of all economic segments of the community.

In enacting the housing element requirement in 1969, the State legislature found and declared that -

> The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farm workers, is a priority of the highest order.

And that –

> The provision of housing affordable to low- and moderate-income households requires the cooperation of all levels of government.

Also –

> Local and state governments have a responsibility to use the powers vested in them to facilitate the improvement and development of housing to make adequate provision for housing needs of all economic segments of the community.

The Housing Element must include six major components:

- An assessment of the community's housing *needs*.
- An inventory of *sites* that can accommodate the need for new housing.
- An analysis of housing market and governmental *constraints* that impede public and private sector efforts to meet the needs.
- A *progress report* describing actions taken to implement the *2008-2014 Housing Element*.
- A statement of *goals*, quantified *objectives* and *policies* relative to the construction, rehabilitation, conservation and preservation of housing.
- An *implementation program* which sets forth a schedule of actions which the City is undertaking or intends to undertake to implement the policies and achieve the stated goals and objectives.

SB 812 is the only recent major change to the Housing Element Law. Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the special housing needs of persons with developmental disabilities. This analysis should include an estimate of the number of persons with developmental disabilities, an assessment of the housing need, and a discussion of potential resources.

SB 375 requires that the housing element due date is 18 months after adoption of the Regional Transportation Plan (RTP). October 15, 2013 (18 months after the RTP was adopted) is the due

date for adoption of the Housing Element. If a housing element is not adopted within 120 days of October 15, 2013, then another element is due in October 2017 rather than October 2021.

According to Government Code Section 65588(f)(1):

> "Planning Period" shall be the time period between the due date for one housing element and the due date for the next housing element.

Therefore, the planning period for the City's Housing Element is the period from October 15, 2013 through October 15, 2021.

According to Government Code Section 65588(f)(2):

> "Projection Period" shall be the time period for which the regional housing need is calculated.

The SCAG Regional Housing Needs Assessment (RHNA) covers the period from January 1, 2014 to October 1, 2021.

According to SCAG, the anomaly of the housing element due date (October 15, 2013) preceding the RHNA start date (January 1, 2014) is due to (a) legislative changes and statutory definitions and (b) the date that SCAG adopted its Regional Transportation Plan. Also, HCD uses January 1 or July 1 for RHNA determination start date purposes as these are the effective dates used by Department of Finance (DOF) in updating housing estimates and population projections.

D. ROLE AND ORGANIZATION OF THE HOUSING ELEMENT

As previously noted, the Housing Element is one of seven required elements of a General Plan. Its focus is on assessing the community's housing needs and describing programs to address those needs. The element must describe actions to –

- Identify adequate sites to accommodate a variety of housing needs
- Assist in the development of affordable housing
- Remove governmental constraints to housing improvement and construction
- Improve the condition of housing
- Preserve the affordable housing supply
- Promote fair housing
- Promote energy conservation

In addition to this Introduction, two additional Sections and two Appendices comprise the Housing Element:

> Section 2: Overview: This Section provides an overview of the public participation efforts of the City during the development of the Housing Element, challenges the City faces in addressing housing needs, and a brief summary of the document.
>
> Section 3 - Housing Program: This Section provides a summary of the housing needs and describes the goals, policies and objectives of the Housing Element. Section 3 also

describes the individual programs that the City will implement during the eight-year planning period in order to address the community's housing needs.

Appendix A: This Appendix contains detailed information on the following:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Progress Report

Appendix B: This Appendix includes a list of organizations consulted, data sources, and definitions.

E. HOUSING ELEMENT CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

Ten elements comprise the Norwalk General Plan:

- Land Use
- Circulation
- Housing
- Conservation
- Open Space
- Noise
- Safety
- Community Design
- Educational
- Cultural Resources

During the planning period, consistency between the Housing Element and General Plan will be maintained through the General Plan Annual Progress Report. This Report, which is usually completed in the spring of each year, reports on the status and implementation progress of the 10 General Plan Elements. The Progress Report contains information on the status of amendments to the General Plan and the status of work efforts and programs implemented by the City each year that go toward meeting the goals and objectives and fulfilling the policies set forth in each of the 10 General Plan Elements.

In future Progress Reports, the Planning Division will include information on whether any of these amendments will generate a need to amend the Housing Element with respect to goals, policies, objectives, programs or the sites inventory. Revisions to the Housing Element can then be made concurrently with amendments to the other General Plan Elements. In this way, internal consistency between the General Plan Elements and the Housing Element will be maintained throughout the planning period.

In addition, the Planning Division will add an internal consistency section to the Housing Element Progress Report which is completed in April of each year and submitted to HCD. That section will describe any revisions or changes to the *2013-2021 Housing Element* that were enacted the prior calendar year in order to maintain consistency with all the other General Plan Elements.

Future amendments to the Safety, Conservation, and Land Use and other Elements will require a review of the Housing Element for internal consistency, which may in turn, require amendments to the Housing Element. For example, if sites identified in the Housing Element as suitable for housing development are subsequently identified as inappropriate for development due to safety concerns, other sites will need to be identified. Annual review of the Land Use Element will assist the Planning Division in future updates of the Housing Element and facilitate identification of appropriate sites to accommodate Norwalk's share of the regional housing need.

F. OTHER STATUTORY REQUIREMENTS

1. Water and Sewer Priority

Chapter 727 amended Government Code Section 65589.7(a) as follows:

> The housing element adopted by the legislative body and any amendments made to that element shall be immediately delivered to all public agencies or private entities that provide water or sewer services for municipal and industrial uses, including residential, within the territory of the legislative body. Each public agency or private entity providing water or sewer services shall grant *a priority for the provision of these services to proposed developments that include housing units affordable to lower income households*. [Emphasis added]

The City continues to work in collaboration with water purveyors that service Norwalk residents, such as Park Water and Golden State Water companies to promote water conservation. The Planning Division will transmit a copy of the adopted element to these entities.

Sewage treatment service to the City is provided by the Los Angeles County Sanitation District #18. The Planning Division will deliver a copy of the Housing Element to the Sanitation District's Administrative Office (1955 Workman Mill Road, Whittier, CA 90601).

2. Flood Hazards and Flood Management Information

Government Code Section 65302 requires all cities and counties to amend the safety and conservation elements of their general plan to include an analysis and policies regarding flood hazard and flood management information upon the next revision of the housing element on, or after, January 1, 2009. The General Plan Safety Element and Conservation Element contain the analysis and policies pertaining to flood hazards and flood management information.

Government Code Section 65302 also requires cities and counties, effective January 1, 2008, to annually review the land use element for those areas subject to flooding identified by flood plain mapping prepared by the Federal Emergency Management Agency (FEMA) or the State Department of Water Resources. The City conducts its annual review as part of the General Plan Annual Progress Report.

SECTION 2
OVERVIEW

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Draft 2013-2021 Housing Element of the General Plan
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Section 2 Overview presents information on:

- Housing Element Public Participation Effort
- Challenges To Addressing the Community's Housing Needs
- Brief Housing Element Summary

A. HOUSING ELEMENT PUBLIC PARTICIPATION EFFORT

A housing element must:

> Include a diligent effort by the local government to achieve public participation of all economic segments of the community in the development of the housing element

The following steps were taken by the City of Norwalk to meet the statutory requirements for public participation in the preparation of the Draft Housing Element:

- Housing Needs Survey
- Community Stakeholder Outreach
- Social Services Commission Public Hearings
- Planning Commission Public Meetings
- City Council Public Meetings
- Public Review of the *Draft 2013-2021 Housing Element*
- Planning Commission and City Council Public Hearings

1. Housing Needs Survey

The eight-question Survey was posted on the City's website. The public was notified of the opportunity to complete the survey by an announcement in the City's website (www.norwalkca.gov) and in the November edition of the City's monthly newsletter, *Norwalk Now.*

The Survey's purpose was to garner insights on the respondents' housing needs and their opinions on the community's housing needs.

As of December 4, 2013, 27 respondents stated that they lived in the City. However, only 22 proceeded to answer the survey questions. A summary of the responses are as follows:

<u>Household Characteristics</u>

- 31.8% stated that they have lived in the City five years or less
- 27.3% stated that they have lived in the City more than 20 years
- 68.2% were owners versus 31.8% renters
- Nearly half (45.5%) stated that they had monthly incomes below $4,000
- Twelve of the 22 (54.5%) that responded to the question regarding size of their household stated that there were 5+ persons

<u>Household Assistance Needs</u>

- Only one respondent stated that they need accessibility modifications (grab bars, ramps or other accessibility modifications)

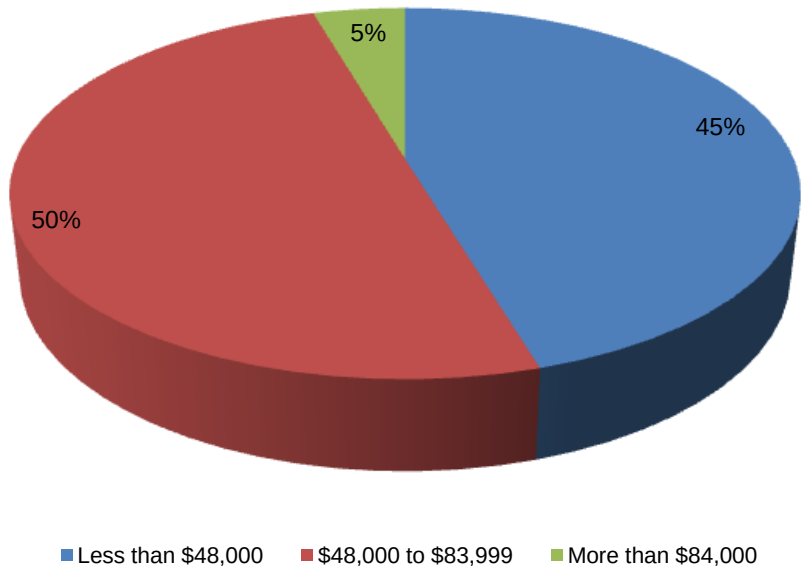
- Eleven of the 19 that responded to the question stated that they needed help with home repairs and maintenance
- One half of those that responded to the question stated that they needed a larger place to live
- One half of those that responded to the question stated that their month housing costs were too high
- Only one that responded to the question stated that they needed in home healthcare

Housing Program Suggestions

Increase housing code enforcement	27.3%
Mobile home repair and rehabilitation	4.5%
Single-family home repair and rehabilitation	68.2%
Assistance with monthly housing costs	40.9%
Assistance to modify my home	54.5%
First time homebuyer assistance:	31.8%
New senior housing	22.7%
New family housing	40.9%
Housing for disabled persons	4.5%
Other	18.2%

As stated above, nearly half of the respondents had monthly incomes below $4,000 ($48,000 annually). Chart 2-1 below illustrates a breakdown of annual income of the 22 respondents.

Chart 2-1
City of Norwalk Housing Needs Survey
Annual Income of Respondents



2. Community Stakeholder Outreach

a. Norwalk Senior Center

The Director of Social Services reports that there has been a steady increase during the past few years in the number of seniors attending the Center. Seniors often express concerns about loneliness and isolation and come to the Center to interact with people and partake in recreational activities. Among the housing concerns of seniors attending the Center are:

- Finding affordable housing
- Maintaining their homes due to lack of money or being too frail
- Problems with exterior maintenance (tree trimming) because too frail
- Need to repair their residences
- High cost of utilities

In order to resolve some of these concerns, some seniors are looking for a roommate to share costs.

b. Norwalk Churches

Forty-six churches are located in Norwalk. A random sample was selected for survey purposes and eight surveys were completed. The eight churches serve a total of 7,300 persons. Opinion regarding housing varied and two churches did not regard housing as a major concern. However, the majority of pastors and church contacts offered the following specific examples of housing needs:

- When I retire as pastor I would have to move out of state because it is too expensive in California.
- Norwalk is meeting needs for seniors but necessarily for low income families. I am not aware of any projects for single parents with families.
- Need transitional housing for displaced families.
- Housing at a reasonable cost
- Probably a need for more senior housing
- Way too much substandard housing
- Overcrowding (more than one family in an apartment)

Three of the eight churches surveyed provide limited emergency shelter services such as hotel lodging. Two of the eight churches mentioned they refer folks in need to the Norwalk Social Services.

c. Fair Housing Foundation

The Fair Housing Foundation (FHF), located in Long Beach, provided fair housing information for the Housing Element. Through its Outreach and Education Program, the FHF:

- Provided information to Senior Center clients on accommodations and modifications for persons with disabilities and information on fair housing laws
- Conducted Tenant Rights Workshops at the Norwalk Social Services Center
- Conducted a Landlord Workshop at the Norwalk Social Services Center
- Processed six housing discrimination cases

The *2013-2021 Housing Element* includes action programs involving the FHF to provide fair housing services and fair housing information.

d. Harbor Regional Center

- The Harbor Regional Center is one of 21 Regional Centers located in California under contract with the California Department of Developmental Services
- Offices are located in Long Beach and Torrance
- The Harbor Regional Center provides support, information and services to developmentally disabled people
- Norwalk is located within the service area of the Harbor Regional Center

The *2013-2021 Housing Element* includes an action program to complete outreach and information services in cooperation with the Harbor Regional Center.

The community stakeholder interviews reveal a diverse set of housing needs. The *2013-2021 Housing Element* includes programs to address a portion of these needs. Because of diminished housing resources, only a limited number of persons, families and homeless can be assisted during the eight-year planning period.

3. Social Services Commission Public Hearings

The Commission is comprised of low and moderate income residents who the City Council has delegated responsibility to provide public input and guide the development of the Consolidated Plan, Annual Action Plan, Housing Element as well as housing programs for low and moderate income residents.

The Commission conducted a Public Hearing in March 2013. The Commission was informed of the Housing Element process. The Commission took action to encourage the City to continue and expand its housing rehabilitation efforts and to continue funding for homeless and supportive services. The Commission's action/recommendations were subsequently incorporated into the *Draft 2013-2021 Housing Element*.

4. Planning Commission Public Meetings

During the past year, the Planning Commission has held numerous 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. Additionally, outreach was made to the owners of the sites considered for re-zoning to the R-4 designation. Table 2-1 lists and describes all the Planning Commission meetings held between September 2012 and July 2013.

The Planning Commission conducted a public meeting on the *Draft 2013-2021 Housing Element* on September 11, 2013. The Planning Commission accepted the document and authorized staff to move forward.

5. City Council Public Meetings

The City Council also held public meetings on the Housing Element Update. Table 2-1 also lists and describes the City Council meetings held in August 2013. The City Council conducted a public meeting on the *Draft Housing Element* on October 1, 2013.

Table 2-1
City of Norwalk
2013-2021 Housing Element Meeting Summaries

Date	Discussion
September 12, 2012	Staff provided the Planning Commission with background regarding the preparation of the Housing Element update, due in October 2013, and discussed optional strategies for meeting State mandated affordable housing requirements.
January 9, 2013	Planning Commission and staff continued its discussion regarding the Housing Element update and site suitability requirements for potential sites for rezoning to meet the City's lower income housing units allocation. The Planning Commission directed staff to provide specific site information for potential sites to be rezoned to allow high density multi-family residential developments in the following types of categories: churches, schools, and commercial, industrial and government sites.
February 13, 2013	Planning Commission preliminarily selected several commercial, industrial, schools, churches and government sites to potentially rezone to allow high density multi-family residential developments to meet State mandated housing requirements. Staff was instructed to present additional information on the sites for further evaluation to assist them with selecting the most appropriate sites that will potentially proceed into the rezoning process.
March 13, 2013	Planning Commission evaluated the previously selected sites to potentially rezone to meet State laws, including commercial, industrial, schools, churches and government sites, and reduced the list by selecting sites where high density multi-family housing would be most appropriate. Staff was instructed to group the sites into categories and calculate the total number of units that the selected sites can accommodate by type for further evaluation.
April 10, 2013	Planning Commission selected three (3) sites for potential rezoning, including: 1) Shopping Center at southwest corner of Alondra & Maidstone at 15900 Gard Avenue; 2) Religious Institution and single-family residence located northwest of the 105 Fwy and west of Studebaker at 12719-39 Studebaker Road; and 3) Low-Density Residential Sites and vacant parcel near northwest corner of Excelsior and Pioneer at 14807-15 Pioneer Boulevard. Planning Commission determined that rezoning efforts should occur prior to the adoption of the Housing Element in order to have the zoning in place within current Housing Element cycle.

Table 2-1 continued
City of Norwalk
Housing Element Meeting Summaries

Date	Discussion
May 2013	Weekly Memos were submitted to the City Council to inform them of the Planning Commission's direction and staff's intent to send a letter to the property owners regarding potential resignation of their properties.
June 11, 2013	Staff mailed letters to property owners of sites selected informing of them of potential redesignation of their property to allow high density residential uses.
June 19, 2013	Staff received a letter from the Department of Housing and Community Development (HCD) indicating that the candidate sites selected by the Planning Commission would provide sufficient capacity to accommodate the City's 4th and 5th cycle housing need.
June 26, 2013	At a public meeting, the Planning Commission held a discussion of the housing element and rezoning timeline.
July 10, 2013	Planning Commission held a public hearing regarding Text Amendment No. 298, General Plan Amendment No. 168 and Zone Change No. 343 to establish an R-4 zone and rezone 3 sites to allow high density residential uses. At that meeting, the Planning Commission recommended that the City Council approve the project.
August 6, 2013	City Council held a public hearing to consider Text Amendment No. 298, General Plan Amendment No. 168 and Zone Change No. 343. At that meeting, the City Council continued the public hearing to the meeting of August 20, 2013.
August 20, 2013	At the continued public hearing, the City Council introduced the ordinances to approve Text Amendment No. 298, General Plan Amendment No. 168 and Zone Change No. 343, to establish an R-4 zone and rezone 2 sites to allow high density residential uses.
August 29, 2013	At an adjourned regular meeting, the City Council conduced a second reading of the ordinances to adopt Text Amendment No. 298, General Plan Amendment No. 168 and Zone Change No. 343

6. Public Review of the Draft Housing Element

As part of the public participation efforts that the City is putting forth, a copy of the Draft Housing Element has been made available for public review and comment on the City's website (www.norwalkca.gov), at the Community Development Department, and at the Alondra and Norwalk Libraries. An announcement of the completion and availability of the Draft Housing Element was placed on the November edition of the City's monthly newsletter, *Norwalk Now*, and in the *Los Cerritos Community News*.

7. Planning Commission and City Council Public Hearings

The Public Hearings before the Planning Commission and City Council offered another opportunity for the public to comment on the *Draft Housing Element*. Community stakeholders

were notified by the Planning Division of the opportunity to comment on the *Draft Housing Element* at the scheduled public hearings.

B. CHALLENGES TO ADDRESSING THE COMMUNITY'S HOUSING NEEDS

At the beginning of the prior planning period – July 1, 2008 – Norwalk was in a much better position to address the community's housing needs. Years before the prior planning period began; the City had established a Redevelopment Agency and had accumulated financial resources in the Low and Moderate Income Housing Fund. Additionally, the Norwalk Housing Authority was maintaining its volume of Section 8 Housing Choice Vouchers. Now almost five years later as Norwalk enters the new planning period it faces the challenge of diminishing resources.

1. Reduced Funding for the Section 8 Housing Choice Voucher Program

Sequestration – automatic Federal spending cuts – could impact the resources of the Norwalk Housing Authority has to administer and make housing assistance payments under the provisions of the Section 8 Housing Choice Voucher Program. HUD has warned:

> About 125,000 individuals and families, including elderly and disabled individuals, could lose assistance provided through the Housing Choice Voucher (HCV) program and be at risk of becoming homeless. The HCV program, which is administered by state and local public housing agencies (PHAs), provides crucial assistance to families and individuals in renting private apartment units. There may be even more families affected by these sequestration cuts to the extent that PHAs are forced to absorb annual funding losses in less than a full twelve month time frame. In addition, since sequestration will also cut PHA administrative fees for the HCV program, numerous PHAs may find continued operation of the program financially untenable and thus stop operating the program entirely, which will harm even more families and individuals, including homeless veterans.
>
> Source: Written Testimony of Secretary Shaun Donovan, Hearing before the Senate Committee on Appropriations on *The Impacts of Sequestration*, Thursday February 14, 2013

Sequestration has impacted the Norwalk Housing Authority by limiting the ability to lease to the full voucher allocation. Rental assistance through the Section 8 program is being reduced through attrition. If sequestration continues and baseline funding becomes inadequate in 2014, then dramatic actions will need to be taken such as increasing the amounts tenants contribute to rent.

2. City's Loss of Funds to Address Community Housing Needs

The City was forced to dissolve its Redevelopment Agency as of February 1, 2012, and the redevelopment funds that the Agency would have received for affordable housing, among other purposes, was redistributed to the State and other taxing districts. According to the City's Finance Department, the City lost $6,900,000 in Norwalk Redevelopment Agency Low and

Moderate Housing Set-Aside Funds and $9,200,000 in a low income housing bond that the City had issued. According to funding projections contained in the Redevelopment Agency's 5-year Implementation Plan, the total amount that was anticipated to be allocated to the Low and Moderate Housing Set-Aside Fund between 2012 and 2021 is approximately, $20,247,828.

The City also has experienced significant reductions in funding from the Community Development Block Grant (CDBG) and Home Investment Partnership Act (HOME). In 2011 and 2012, the City experienced a reduction of $602,176 (36% reduction) in CDBG funds and $321,000 (56% reduction) in HOME funds that the City would have received annually. When calculating this annual reduction over the span of eight years, the total loss in funding is approximately $4,817,408 in CDBG funds and $2,568,000 in HOME funds.

Table 2-2 outlines the total loss in funding for affordable housing that would have been available to the City during the 2013-2021 planning period.

Table 2-2
City of Norwalk
Affordable Housing Funding Reductions
February 1, 2012 - October 30, 2021

Program	Amount Lost
Existing Low and Moderate Housing Set-Aside Funds as of February 1, 2012	-$6,900,000
Existing Housing Bonds as of February 1, 2012	-$9,200,000
Projected Low and Moderate Housing Set-Aside Funds from February 1, 2012 - October 30, 2021	-$17,755,000
Projected CDBG funds from February 1, 2012 - October 30, 2021	-$4,817,408
Projected HOME funds from February 1, 2012 - October 30, 2021	-$2,568,000
Total Loss	**-$41,240,408**

The City has experienced a total loss of approximately $41.2 million that was anticipated to be used to provide affordable housing during the 2013-2021 planning period. In absence of Norwalk Redevelopment Agency Low and Moderate Housing Set-Aside Funds, and reduced CDBG and HOME Program funds, the City is actively seeking replacement funding sources to recover lost funding in efforts to continue facilitating affordable housing. But, given the economic downturn which has forced Federal and State agencies to reduce funding available to cites, it is unlikely that the City will be able to recover 100% of funding that was lost. Despite this circumstance, the City will make attempts to seek replacement funding assistance for affordable housing.

3. California Homes and Jobs Act

The California Homes and Jobs Act of 2013 would place a fee of $75 on the recordation of real estate related documents — excluding home sales — raising $500 million annually for state investment in affordable home production and leveraging an additional $2.78 billion in federal, local, and bank investment in homes and jobs for Californians. If enacted, monies generated by the fee would be placed in a Trust Fund that would support the –

> …development, acquisition, rehabilitation, and preservation of housing affordable to low- and moderate income households, including, but not limited, to emergency shelters, transitional and permanent rental housing, including necessary service and operating subsidies; foreclosure mitigation; and homeownership opportunities.

If the California Homes and Jobs Act of 2013 is enacted, it may be possible that resources could become available so a developer could seek funding for an affordable housing development to be located in Norwalk. Efforts are to be made, according to the Act, “to promote a geographically balanced distribution of funds.”

The California Homes and Jobs Act passed both the Assembly Housing and Community Development and Assembly Labor and Employment Committees. After the August 30, 2013 Assembly Appropriations hearing, SB 391 remains on track for passage in 2014. Bill author Senator Mark DeSaulnier reported that the California Homes and Jobs Act will remain on the Assembly Appropriations Committee's calendar while work is done to strengthen the bill, then move forward early in the new year. Because this is the first year of a two-year session, bills introduced in 2013 have until the end of the 2014 session to pass both houses

C. HOUSING ELEMENT SUMMARY

Table 2-3 on the next page shows the initiatives that will be undertaken to meet the seven program objectives of the State housing element law. As noted above, resources to address housing needs have dwindled leaving the City in a much poorer position than it was five years. The most recent major change to the Housing Element Law requires an analysis of the needs of developmentally disabled persons. Program #8 - Developmentally Disabled Outreach Program – addresses the new requirement.

Table 2-3
City of Norwalk
2013-2021 Housing Element
Housing Program Outline
List of Specific Individual Programs by Program Category

Program Category	Specific Individual Program
Category 1 – Identify Housing Sites to Accommodate the City's Share of the Regional Housing Need	1. Land Use Element/Zoning Map/Project Implementation
	2. Lot Consolidation Incentives Program
	3. No Net Loss Program
	4. Zoning Ordinance Amendments to Encourage a Variety of Housing Types
Category 2 – Assist in the Development of Lower Income and Moderate Income Housing	5. Section 8 Housing Choice Voucher Program (Rental Assistance)
	6. Affordable Housing Density Bonus Program
	7. Affordable Housing Developer Partnership Program
	8. Developmentally Disabled Outreach Program
	9. Homeless and Extremely Low Income (ELI) Program
Category 3 – Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing	10. Parking and Development Cost Study
	11. Parking Space Reductions for Affordable and Special Needs Housing
	12. Revise Zoning Ordinance Family Definition
	13. Adopt a Zoning Ordinance Reasonable Accommodation Procedure
Category 4 – Conserve and Improve the Existing Stock of Affordable Housing	14. Housing Code Enforcement Program
	15. CDBG Residential Rehabilitation Program
	16. HOME Housing Improvement Program
Category 5 – Promote Housing Opportunities for All Persons	17. Fair Housing Services Program
	18. Fair Housing Information Program
	19. Norwalk Housing Authority Fair Housing Program
	20. Assessment of Fair Housing (AFH)
Category 6 – Preserve Assisted Housing at Risk of Conversion to Market Rate Housing	21. At-Risk Housing Preservation Program
Category 7 – Promote Energy Conservation	22. Energy Conservation Program

SECTION 3
HOUSING PROGRAM

City of Norwalk
Draft 2013-2021 Housing Element of the General Plan
Section 3 – Housing Program
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A. INTRODUCTION

Government Code Section 65583(c) requires that a housing element include:

A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element….

SB 375 changed the program period to eight years (October 15, 2013 to October 15, 2021).

The housing program must:

- Identify Actions to Make Sites Available to Accommodate the City's Share of the Regional Housing Need [Government Code Section 65583(c)(1)]
- Assist in the Development of Adequate Housing to Meet the Needs of Extremely Low-, Very Low-, Low- and Moderate Income Households [Government Code Section 65583(c)(2)]
- Address and, Where Appropriate and Legally Possible, Remove Governmental Constraints to the Maintenance, Improvement and Development of Housing [Government Code Section 65583(c)(3)]
- Conserve and Improve the Condition of the Existing Stock of Affordable Housing [Government Code Section 65583(c)(4)]
- Promote Housing Opportunities for All Persons Regardless of Race, Religion, Sex, Marital Status, Ancestry, National Origin, Familial Status, or Disability [Government Code Section 65583(c)(5)]
- Preserve for Lower Income Households Assisted Housing at Risk of Conversion to Market Rate Housing [Government Code Section 65583(c)(6)]
- Promote Energy Conservation [Government Code Section 65583(a)(8)]

For *each* of the seven program categories listed above, Section 3 presents:

- A summary of the program category's housing needs. Each housing need (e.g., cost burden, housing rehabilitation) is discussed in greater detail in Appendix A.
- A statement of the program category's housing goals, policies and objectives.
- A description of the program category's individual programs that will be implemented during the 2013-2021 planning period.

Table 3-1 presents a summary description of the individual programs of each program category as follows:

- Individual Program Title
- Responsible Implementing Agency
- Objective
- Time Schedule
- Funding Source(s)

Under the Responsible Implementing Agency column, CDD refers to Community Development Department.

The 22 individual programs are described in greater detail on pages 3-4 through 3-23.

Table 3-1
City of Norwalk
2013-2021 Housing Program Summary

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Adequate Housing Sites				
1. Land Use Element/ Zoning Map/Project Implementation	Planning Division of CDD	Sites to meet RHNA of 201 housing units	Ongoing from 2013-2021	General Fund for Planning Division staff
2. Lot Consolidation Incentives Program	Planning Division of CDD	Establish program	July 1, 2014 Ongoing from 2014-2021	General Fund for Planning Division staff
3. No Net Loss Program	Planning Division of CDD	Establish procedure	July 1, 2014 Ongoing from 2014-2021	General Fund for Planning Division staff
4. Zoning Ordinance Amendments to Encourage a Variety of Housing Types	Planning Division of CDD	Adopt amendments	January 2015 Ongoing from 2015-2021	General Fund for Planning Division staff
Affordable Housing				
5. Section 8 Housing Choice Voucher Program (Rental Assistance)	Norwalk Housing Authority	700 +/- lower income families	Ongoing from 2013-2021	Funds from the U.S. Department of Housing and Community Development
6. Affordable Housing Density Bonus Program	Planning Division of CDD	20 density bonus units	Enact Density Bonus Ordinance by July 1, 2014 Ongoing from 2014-2021	General Fund for Planning Division staff
7. Affordable Housing Developer Partnership Program	Planning Division of CDD	Implement program	January 2015 Ongoing from 2015-2021	General Fund for Planning Division staff
8. Developmentally Disabled Outreach Program	Planning Division of CDD Harbor Regional Center	Implement program	January 2016 Ongoing from 2016-2021	General Fund for Planning Division staff
9. Homeless and Extremely Low Income (ELI) Program	Planning Division of CDD Norwalk Housing Authority Social Services Department	Implement homeless and ELI programs	Ongoing from 2013-2021	General Fund for Planning Division Staff and Social Services Department staff plus HUD funds

Table 3-1 continued
City of Norwalk
2013-2021 Housing Program Summary

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Remove Governmental Constraints				
10. Parking and Development Cost Study	Planning Division of CDD	Complete study	July-December 2014	General Fund for Planning Division staff
11. Parking Space Reductions for Affordable and Special Needs Housing	Planning Division of CDD	Implement program	Ongoing from 2013-2021	General Fund for Planning Division staff
12. Revise Zoning Ordinance Family Definition	Planning Division of CDD	Amend the Zoning Ordinance	January 2015	General Fund for Planning Division staff
13. Adopt a Zoning Ordinance Reasonable Accommodation Procedure	Planning Division of CDD	Adopt procedure	January 2015	General Fund for Planning Division staff
Improve Housing Conditions				
14. Housing Code Enforcement Program	Property Maintenance Division of CDD Norwalk Housing Authority	2-5 new cases per month	Ongoing 2013-2021	General Fund for Property Maintenance Division staff
15. CDBG Residential Rehabilitation Program	CDBG Division of CDD	400 homes rehabilitated	Ongoing 2013-2021	HUD CDBG funds for CDBG Division staff
16. HOME Housing Improvement Program	CDBG Division of CDD	100 homes improved	Ongoing 2013-2021	HUD HOME funds for CDBG Division staff
Promote Fair Housing				
17. Fair Housing Services Program	CDBG Division of CDD Fair Housing Foundation (FHF)	850 households. and 40 housing discrimination cases	Ongoing 2013-2021	HUD CDBG funds for CDBG Division staff and FHF services
18. Fair Housing Information Program	CDBG Division of CDD Fair Housing Foundation (FHF)	Disseminate Information (brochures, flyers, workshops)	Ongoing 2013-2021	HUD CDBG funds for CDBG Division staff and FHF services

Table 3-1 continued
City of Norwalk
2013-2021 Housing Program Summary

Individual Programs	Responsible Implementing Agency	Objective	Time Schedule	Funding Source(s)
Promote Fair Housing-Continued				
19. Norwalk Housing Authority Fair Housing Program	Norwalk Housing Authority	Implement fair housing goals, policies and objectives	Ongoing 2013-2021	HUD funds for Norwalk Housing Authority staff
20. Assessment of Fair Housing (AFH)	CDBG Division of CDD Norwalk Housing Authority	Complete AFH	October 2014	HUD funds for CDBG Division staff and Housing Authority
Preserve Assisted Housing at Risk of Conversion to Market Rate Housing				
21. At-Risk Housing Preservation Program	Planning Division of CDD Norwalk Housing Authority	Preserve 48 affordable housing units	Ongoing 2013-2021	General Fund for Planning Division Staff and HUD funds for Norwalk Housing Authority
Promote Energy Conservation				
22. Energy Conservation Program	Planning Division of CDD and Norwalk Housing Authority	Reduce energy consumption	Ongoing 2013-2021	General Fund for Planning Division Staff and HUD funds for Norwalk Housing Authority

PROGRAM CATEGORY #1:
DESCRIBE ACTIONS TO MAKE SITES AVAILABLE TO ACCOMMODATE THE CITY'S SHARE OF THE REGIONAL HOUSING NEED AND ENCOURAGE THE DEVELOPMENT OF A VARIETY OF HOUSING TYPES

Government Code Section 65583(c)(1) states that the housing program must:

> *Identify actions that will be taken to make sites available during the planning period of the general plan with appropriate zoning and development standards and with services and facilities to accommodate that portion of the city's … share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory … without rezoning…*
>
> *Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing single-room occupancy units, emergency shelters, and transitional housing.*

1. Housing Needs, Goals, Policies and Objectives

SCAG's Regional Housing Needs Assessment has allocated a new housing construction need to Norwalk of 201 housing units, as follows:

SCAG'S Regional Housing Needs: January 2014 – October 2021

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
26	26	31	33	85	201

The Sites Inventory and Analysis in Appendix A demonstrates that there are sufficient sites to meet most of the housing needs listed above.

Goals

- 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.

Policies

- Implement the Land Use Element and Zoning Ordinance to achieve adequate sites for all income groups.
- Designate sites that provide for a variety of housing types.
- Facilitate the development of single-family homes to provide homeownership opportunities for moderate- and above moderate-income households.
- Encourage through specific plans, planned unit developments, density bonuses and other incentives the construction of new housing on vacant and underutilized sites.

New Construction Objectives

Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
5	5	10	50	130	200

The new construction objective is based on SCAG's projection of household growth during the planning period. Income group objectives allocated as follows: 20 density bonus units for the three lower income groups and 180 market housing units for the moderate and above moderate income groups. The allocation between these two income groups is proportional based on the Regional Housing Needs Assessment (e.g., 33 divided by 33+85 times 180).

2. Housing Programs

Program #1 – Land Use Element/Zoning Map/Project Implementation

This program implements the Land Use Element, Zoning Map and project approvals for sites that accommodate the above moderate, moderate and lower income housing needs allocation.

The Sites Inventory and Analysis demonstrates sufficient sites to accommodate the projected housing needs, as follows:

- Sites having a combined capacity of 136 housing units accommodate the above moderate income housing need of 85 housing units. The sites include approved developments, vacant sites, and underutilized sites.
- Eight underutilized sites of 30,000 square feet or more have a combined capacity of 70 housing units which accommodate the moderate income housing need of 33 housing units.
- Two sites with a combined capacity of 100 housing units accommodate the lower income housing need of 83 housing units. Residential densities range from 23 to 30 dwellings per acre.

Program #1 will be administered by the Planning Division throughout the 2013-2021 planning period.

Program #2 – Lot Consolidation Incentives Program

Lot consolidation of parcels zoned multi-family will increase housing capacity and create quality developments. The City will play an active role in facilitating lot consolidation, particularly as it relates to the R-4 zoned sites. The development standards of the R-4 Zone require a minimum lot size of 25,000 square feet and a minimum lot width of 100 feet. A minimum lot size of 25,000 square feet ensures that no less than 16 housing units can be accommodated on such parcels. Some R-4 zoned parcels are less than 25,000 square feet and, therefore, lot consolidation will result in larger multi-family developments that will provide quality housing.

Incentives offered for lot consolidation could include:

- Hold informal workshops/learning sessions with property owners and developers
- Lot consolidation requests will be processed ministerially.
- Waiving of the application fee for parcel mergers
- Development of conceptual plans on consolidated lots

The lot consolidation procedure and incentives will be posted on the City's website.

The City will establish the Lot Consolidation Incentives Program by July 1, 2014.

Program #3 – No Net Loss Program

The No Net Loss Program implements Government Code Section 65863 and is modeled after a program description prepared by HCD. The purpose of the program is to ensure that the sites identified in the *2013-2021 Housing Element* continue to accommodate the City's share of the regional housing need throughout the planning period. The following activities comprise the program:

- Monitor annually the sites inventory to determine the amount, type and size of development on the sites identified in the *2013-2021 Housing Element*.
- Develop and implement a formal ongoing (project-by-project, parcel-by-parcel) evaluation procedure pursuant to Government Code Section 65863
- Report on the number of extremely low, very low, low, moderate and above-moderate income housing units constructed annually.

- Update the vacant and underutilized parcels inventory to assist developers in identifying land suitable for residential development.
- In the event that a site is approved for development of a use or density other than that described in the *2013-2021 Housing Element*, the City will identify sufficient additional, adequate, and available sites with an equal or greater residential density so that there is no net loss of residential unit capacity.

The evaluation procedure to implement Government Code Section 65863 will be established by July 1, 2014. A description of the program accomplishments will be included in the Annual Housing Element Progress Reports. The program will be implemented on an ongoing basis throughout the 2013-2021 planning period.

Program #4 - Zoning Ordinance Amendments to Encourage a Variety of Housing Types

The Planning Division has completed draft Zoning Ordinance amendments to encourage a variety of housing types. A brief summary is presented below of the draft Zoning Ordinance amendments regarding:

- Emergency Shelters
- Transitional Housing
- Supportive Housing
- Single Room Occupancy Housing
- Employee Housing

4.1 Emergency Shelters

Government Code Section 65583(c)(1) requires all cities to enact the following zoning provisions:

- Define emergency shelters based on the Health and Safety Code definition
- Identify a zone in which emergency shelters will be allowed by right
- Adopt development and operational standards for emergency shelters

The zoning provisions will be enacted by January 2015.

4.2 Transitional Housing

Government Code Section 65583(a)(5) requires the City to make explicit the zoning provisions for transitional housing. Transitional housing is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing, for example, may be designated for a homeless individual, youth exiting the foster care system, or a family transitioning to permanent housing.

The Zoning Ordinance amendments will:

- Include the Health and Safety code definition of transitional housing
- Permit by right transitional housing in all zones that permit residential uses
- Make transitional housing subject to only the same development standards as required of other residential uses in each residential zone

The zoning provisions will be enacted by January 2015.

4.3 Supportive Housing

Government Code Section 65583(a)(5) requires the City to make explicit the zoning provisions for supportive housing. Supportive housing as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

The Zoning Ordinance amendments will:

- Include the Health and Safety code definition of supportive housing
- Permit by right supportive housing in all zones that permit residential uses
- Make supportive housing subject to only the same development standards as required of other residential uses in each residential zone

The zoning provisions will be enacted by January 2015.

4.4 Single Room Occupancy Housing

State law requires zoning ordinances to make provisions for single-room occupancy (SRO) units. There is no official Government Code definition of SRO housing. However, the California Building Code definition of “efficiency dwelling unit” provides the foundation for the City’s approach to defining SRO housing:

- The unit shall have a living room of not less than 220 square feet (20.4 m^2) of floor area. An additional 100 square feet (9.3 m^2) of floor area shall be provided for each occupant of such unit in excess of two.
- The unit shall be provided with a separate closet.
- The unit shall be provided with a kitchen sink, cooking appliance and refrigeration facilities, each having a clear working space of not less than 30 inches (762 mm) in front. Light and ventilation conforming to this code shall be provided.
- The unit shall be provided with a separate bathroom containing a water closet, lavatory and bathtub or shower.

The Planning Division plans to have the SRO housing Zoning Ordinance amendment adopted by January 2015.

4.5 Employee and Farm Employee Housing

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. HCD guidance indicates that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Jurisdictions cannot impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that are not required of a family dwelling of the same type in the same zone.

The Zoning Ordinance does not contain an Agriculture Zone and, therefore, none of the land within the City limits is zoned agriculture. Consequently, the provisions of California Health and Safety Code Section 17021.6 (Employee Housing Act) for agricultural workers do not apply to Norwalk. Farm worker housing needs are addressed by existing and new affordable housing some of which could be targeted to meet the needs of this special population group.

The Planning Division will prepare a Zoning Ordinance amendment to provide consistency with the Employee Housing Act. The timeline for enacting the zoning provisions is January 2015.

PROGRAM CATEGORY #2:
ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF EXTREMELY LOW-, VERY LOW-, LOW-, AND MODERATE- INCOME HOUSEHOLDS

Government Code Section 65583(c)(2) states that a housing program shall:

Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate- income households.

The term "development" includes providing for affordability covenants in existing housing and construction of new affordable housing units.

1. Housing Needs, Goals, Policies and Objectives

Cost burden or overpaying, which is defined as spending 30% or more of gross household income for housing including utilities, is the most severe need experienced by lower income households. Cost burden is adversely impacting the quality of life of 4,225 lower income renters and 4,385 lower income owners

There also is need for 83 new lower-income and 33 new moderate- income housing units.

Goals

- 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.

Policies

- Support the Federal and State goal of a decent home and suitable living environment for all of Norwalk's residents.
- Assist in the provision of housing affordable to extremely low, very low, low and moderate-income households through actions of the City and Norwalk Housing Authority.
- Continue to leverage local resources with private funding and State and Federal housing programs.
- Continue to address the needs of homeless persons.

Housing Assistance Objectives*

Extremely Low	Very Low	Low	Total
615	101	16	732

***Includes Section 8 assisted households (732)

2. Housing Programs

Program #5 – Section 8 Housing Choice Voucher Program (Rental Assistance)

This program, which is operated by the Norwalk Housing Authority (NHA), provides rental assistance to a total of 732 extremely low, very low and low income households. The tenants pay about 30% of their income on rents while the NHA pays to the property owner the difference between the market rent and the tenant payment.

During the 2013-2021 planning period, the NHA plans to address housing needs by:

- Maintaining high voucher utilization levels
- Marketing the program to property owners as needed
- Applying for additional vouchers should they become available
- Pursuing other housing resources and funding
- Promoting economic self-sufficiency and homeownership among program participants as funding permits
- Networking with local agencies providing supportive services to the elderly, disabled, homeless, and other special needs populations
- Affirmatively marketing the program to races and ethnicities shown to have disproportionate housing needs
- Counseling Section 8 tenants as to location of housing units outside areas of poverty or minority concentration
- Project-basing vouchers to assist with the preservation and/or development of affordable housing.

Each year, the NHA adopts an annual plan to guide implementation of the above-mentioned initiatives.

Subject to funding from the U.S. Department of Housing and Urban Development, the NHA will continue this vital program throughout the 2013-2021 planning period.

Program #6 – Affordable Housing Density Bonus Program

The City will prepare an ordinance describing its procedures for implementing the revised density bonus law. SB 1818, which took effect on January 1, 2005, revised the State density bonus law – Government Code Sections 65915-65918. The law requires all cities to *adopt procedures* that describe how compliance with Sections 65915-65918 will be implemented. Density bonuses may be given for affordable housing, senior housing, land donations for affordable housing, and child care facilities.

Density bonus units must be granted – when certain conditions are met by the applicant – for very low-, low-, and moderate-income households as well as senior citizen housing developments. Density bonuses are calculated as follows:

- A 20% bonus for developments with 5% very low-income units and increases that by 2.5% for every percentage of very low-income units above 5%, up to a cap of 35%.
- A 20% bonus for developments with 10% low-income units and increases that by 1.5% for every percentage of low-income units above 10%, up to a cap of 35%.
- A 5% bonus for condo/PUD developments with 10% moderate-income units and increases that percentage by 1% for every percentage of moderate-income units above 10%, up to a cap of 35%.
- A 20% density bonus for a senior citizen housing development. "Senior" and "affordable" housing density bonuses cannot be combined. That is, an applicant only may seek a density bonus from one of the very-low, low, moderate or senior categories.

The Density Bonus Ordinance (DBO) will be enacted early in the planning period – by July 1, 2014 – in order to maximize the opportunity to encourage and facilitate the development of affordable density bonus units. Following adoption of the DBO, the Planning Division will promote Program #6 as follows:

- Prepare a user-friendly brochure explaining the DBO
- Hold annual workshops for land owners and developers.

The quantified objective is 20 density bonus units during the 8-year planning period.

Program #7 – Affordable Housing Developer Partnership Program

The Planning Division will implement an Affordable Housing Developer Partnership Program in order to promote housing for low and moderate income households. The Planning Division has already:

- Compiled a list of affordable housing developers who have developed projects in the Norwalk Housing Market Area.
- Identified the types of affordable housing developed (large family, senior, special needs)
- Type of financing (HOME, Low Income Housing Tax Credits)
- Developer contact information (addresses, lead person(s))

The City will transmit a survey to the affordable housing developers to:

- Determine the kinds of affordable housing communities they believe could/should be developed in Norwalk
- Identify the funding sources they intend to apply for
- Types of assistance that could/should be provided by the City to facilitate affordable housing development (e.g. expedited processing; density bonus units; fee waivers, reductions, or deferrals; reduced parking, etc.)

The goal of this program is to encourage developers to address a variety of Norwalk's housing needs. This program will be implemented by January 2015 or approximately one year after adoption of the *2013-2021 Housing Element*.

Program #8 – Developmentally Disabled Outreach Program

Chapter 507, Statutes of 2010 (SB 812), which took effect January 2011, amended State housing element law to require the analysis of the disabled to include an evaluation of the special housing needs of persons with developmental disabilities.

HCD guidance indicates that there are a number of housing types appropriate for people living with a developmental disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. 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 need group.

Through this program, the City will work with the Harbor Regional Center to implement an outreach program that informs families within Norwalk on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops. The City also will work with the Harbor Regional Center to identify funding sources that can address the housing needs of developmentally disabled persons.

This program will be implemented by January 2016 or approximately two years after adoption of the *2013-2021 Housing Element*.

Program #9 – Homeless Services and Extremely Low Income (ELI) Program

9.1 Homeless Services

The Social Services Department offers public assistance programs and services designed to assist low-income Norwalk residents and those in need of emergency shelter or food. According to the Social Services Department, motel vouchers are issued for up to three (3) nights, depending on the circumstance, for emergency lodging for persons in need of temporary shelter. Often times, persons seek this service due to loss in wages, need a place to sleep meanwhile they are admitted into a homeless shelter, unable to afford shelter for themselves and family for small period of time, or the person is chronically homeless and is need of a place to get cleaned up and rest. The City has an agreement with the Guesthouse Inn and Best Western Inn to allow persons with City-issued vouchers to stay at those inns. Prior to entering this agreement, Social Services Department staff conducted inspections to ensure that the establishments were clean and safe.

Many of the constituents who seek assistance from the Social Services Department live at motels. They come in for food assistance, dispute resolutions regarding complaints about the living conditions at motels, advocacy assistance for services through other agencies, and referrals to drug/alcohol rehabilitation facilities, homeless shelters, medical treatment facilities and other public agencies.

The City has taken additional efforts to address the homelessness problem by collaborating with the Gateway Cities Council of Governments, Gateway Connections Program, to offer housing and services to persons who are homeless. This program, along with the Social Services and Community Development Departments and Norwalk Housing Authority, serves as a bridge between those who are in need and resources that are available. These services provide

individuals with alternative housing options, rather than living in a motel room that is not equipped with the amenities needed for basic necessities.

9.2 Extremely Low Income

The needs of extremely low income households are addressed within the framework of the programs administered by the Community Development Department and Norwalk Housing Authority. Each of these entities addresses the needs of low and moderate income households, including extremely low income households. The quantified objectives for extremely low income households are based on individual programs that address the existing and future needs of extremely low income households, as follows:

- Program #5 – Section 8 Rental Assistance - 615 ELI households
- Program #6 **-** Affordable Housing Density Bonus Program - 5 ELI households
- Program #7 – Developmentally Disabled Outreach Program – an unknown number of developmentally disabled persons and households
- Program #9 – Homeless Services – an unknown number of homeless persons
- Program #14 – CDBG Residential Rehabilitation Program – 100 ELI households
- Program #15 – HOME Housing Improvement Program – 25 ELI households
- Program #19 – At-Risk Housing Preservation Program – 24 ELO households

This program will be implemented throughout the 2013-2021 planning period.

PROGRAM CATEGORY #3:
ADDRESS AND, WHERE APPROPRIATE AND LEGALLY POSSIBLE, REMOVE GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING

More specifically, Government Code Section 65583(c)(3) states that a housing program must:

> *Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities.*
>
> *The program shall remove constraints to, or provide reasonable accommodations for housing designed for, intended for occupancy by, or with supportive services for, persons with disabilities.*

1. Housing Needs, Goals, Policies and Objectives

The governmental constraints analysis found the following:

- Parking standards may constrain the development of affordable and special needs housing
- Need to revise the “family” definition
- Lack of reasonable accommodation procedure

Goal

- 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.

Policies

- Address the special needs of disabled persons through adoption of a reasonable accommodation procedure.
- Complete Zoning Ordinance amendments that address the needs of disabled persons.

Objectives

The housing program efforts do not involve the production or rehabilitation of housing. Therefore, quantified objectives cannot be set for this Program Category.

2. Housing Programs

Program #10 – Parking and Development Cost Study

Four State agencies are now in the process of completing a major *Affordable Housing Cost Study*. That Study is making a determination of how key "cost drivers" contribute to construction costs/development costs of affordable, multi-family housing. Among the key "development standards" cost drivers being examined are:

- Density
- Parking
- Building heights

The *Affordable Housing Cost Study* is due for completion by December 2013. The Planning Division will evaluate the *Affordable Housing Cost Study* and determine if additional studies by the City are needed. If change to current development standards or policies are warranted, the Planning Division will make recommendations to the Planning Commission of any changes that may be needed to reduce the cost of housing while still maintaining quality housing developments.

Recommendations will be forwarded to the Planning Commission by July-December 2014.

Program #11 – Parking Space Reductions for Affordable and Special Needs Housing

During the 2013-2021 planning period, the Planning Division and Planning Commission will continue to offer options for the provision of parking based on specific parking demands of uses.

Zoning Ordinance Section 17.03.060 (adjustments to parking requirements) allows the Planning Commission to reduce the minimum number of required parking spaces for a particular development. Part C of Section 17.03.060 allows such parking space reductions subject to a "parking study" approved by the City Traffic Engineer and Planning Commission. Part C states:

The parking study shall substantiate or justify a request for reduction in parking or outline alternative methods to provide adequate parking, circulation and access for a particular development.

The Zoning Ordinance also permits the adoption of project specific development standards as part of Specific Plan Areas (SPAs) and Planned Unit Developments (PUDs). Examples of this procedure are: SPA No. 14 (density for this housing development was at 50 dwelling units per acre); SPA No. 11 (lower parking requirements); and PUD No. 3 (lower parking requirements).

Each of these procedures allows affordable and special needs and other housing developers to request a reduction in parking standards. The strategies will be implemented throughout the 2013-2021 planning period.

Program #12 – Revise Zoning Ordinance Family Definition

The draft Zoning Ordinance amendments recommend that the City's "family" definition be updated because it refers to related and unrelated persons and places an occupancy limit if a single-family home is occupied by unrelated persons. The City's current definition is inconsistent with fair housing laws.

The City will enact the Zoning Ordinance amendment by January 2015.

Program #13 – Adopt Zoning Ordinance Reasonable Accommodation Procedure

The Federal Departments' of Justice (DOJ) and Housing and Urban Development (HUD) as well as the California Attorney General all encourage cities to adopt a reasonable accommodation procedure. The Office of Attorney General pointed out that while a city may deny a disabled applicant's request from relief under variance or conditional use permit procedures, the procedures may be insufficient to justify the denial when judged in light of the fair housing laws' reasonable accommodations mandate.

A request for reasonable accommodation may include a modification or exception to the rules, standards and practices for the siting, development and use of housing or housing-related facilities that would eliminate regulatory barriers and provide a person with a disability equal opportunity to housing of their choice.

The draft Zoning Ordinance amendments completed to date include a complete Reasonable Accommodation Procedure which is modeled after the recommendations of the Mental Health Advocacy Services, Inc. The City will enact the Zoning Ordinance amendment by January 2015.

Following adoption by the City Council, the reasonable accommodation procedure will be described on the City's website and a brochure will be prominently displayed at the Community Development Department counter. The application for a reasonable accommodation also will be available on-line and at the Community Development Department counter.

PROGRAM CATEGORY #4:
CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING

Government Code Section 65583(c)(4) states that a housing program shall describe actions to:

> *Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public and private actions.*

1. Housing Needs, Goals, Policies and Objectives

An estimated 2,800 single-family, condominium and multi-family housing units are need of minor, moderate or major rehabilitation. The one-way neighborhood has the largest share of housing in need of rehabilitation.

Goals

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

Policies

- Support a code enforcement program to help maintain the physical condition and appearance of neighborhood areas.
- Encourage the retention of existing single-family neighborhoods and mobilehome parks that are economically and physically sound.
- Continue to provide financial assistance to extremely low, very low and low-income families, seniors, and disabled persons so that they can live in homes free of housing deficiencies.
- Continue to provide financial assistance for room additions so that low income, large families can eradicate overcrowded conditions.

Objectives

- Housing code enforcement at an average level of 2-5 new cases per month for all income levels during the 2013-2021 planning period.
- Rehabilitation of 500 existing housing occupied by extremely low-, very low-, and low-income homeowners.

The rehabilitation objective assumes that funding from a non-City source will continue to be available during the planning period. The income category distribution is based on past funding levels and performance of the Community Development Block Grant (CDBG) and Home Investments Partnership (HOME) funded programs.

2. Housing Programs

Program #14 – Housing Code Enforcement Program

The Code Compliance Division focuses on enforcing property maintenance, zoning requirements, building requirements, and related provisions of the Norwalk Municipal Code. The codes help ensure that homeowners and surrounding residents are protected from potential health and safety risks in addition to maintaining Norwalk's aesthetic integrity. Staff is responsible for responding to complaints or inquiries regarding violations of zoning, sign, land use ordinances, and public nuisances as well as being proactive in identifying and initiating cases. Code Compliance Division inspectors are knowledgeable of the Norwalk Municipal Code, California Health and Safety Code and California Building Code. They work closely with homeowners to address property maintenance issues and this cooperation allows for the correction of code violations and helps to preserve the quality of life within the Norwalk's neighborhoods.

In addition, the Norwalk Housing Authority inspects housing through the Section 8 Housing Choice Voucher Program. Housing units are inspected to ensure assisted households live in housing units that meet the Section 8 Housing Quality Standards. Another purpose of the inspections is to ensure that Section 8 units are free of local code violations.

Both code enforcement efforts will continue to be implemented during the 2013-2021 planning period.

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 to lower income families.

A room addition to alleviate overcrowding is an eligible activity and the CDBG Division typically completes two CDBG funded room additions per year.

Based on recent performance, it is projected that 400 homes will be rehabilitated through CDBG funding. This objective translates to an annual average of 50 rehabilitated homes.

Program #16 – HOME Housing Improvement Program

16.1 Zero Percent Deferred Loan Program

This program is available to extremely low income (0-30% AMI) families on a citywide basis and is restricted to single-family homes. Some of the criteria for this loan includes: no interest charged on the loan, no monthly payments, maximum loan amount is $20,000 (higher loan amounts will be considered on a case by case basis), loan to value must not exceed 80%, loans will not be considered if there is more than one mortgage or encumbrance, the loan is due and payable when the property is sold, refinanced, or title is transferred, and the applicant must own and reside in the home throughout the life of the loan.

16.2 Elderly and Disabled Home Repair Program

This program provides grants to very low-income elderly and permanently disabled or handicapped homeowners. The program will provide essential handicap and general repairs with maximum grant amounts of $2,000 for mobile homes and $4,000 for single-family homes.

Overcrowding conditions are eradicated through the HOME funded Housing Improvement Program. Room additions are an eligible improvement under the provisions of this program. About one-third of the HOME-funded projects benefit large families. The costs of most projects that involve room additions to alleviate overcrowding exceed $100,000.

Based on recent performance, it is projected that 100 homes will be improved through HOME funding. This objective translates to an annual average of 8 to 9 improved homes.

Homeowners are notified of the Residential Rehabilitation and Housing Improvement Programs through the following steps:

- Property Maintenance Officers inform residents that are required to do repairs about the assistance programs available through the CDBG Division.
- Annual Consolidated Plan Action Plan process.
- Display advertisements in the local newspaper.
- Program brochures are available at the Community Development Department, Social Services Department and Senior Center.
- As improvements are being made to homes, neighbors become aware of the programs and call the CDBG Division for information.
- Signs indicating City financial assistance are placed in the front yard of the homes that are rehabilitated.

PROGRAM CATEGORY #5
PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS

Section 65583(c)(5) requires that the housing program:

> *Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.*

1. Housing Needs, Goals, Policies and Objectives

Federal and State fair housing laws prohibit discrimination in the sale, lease, negotiation, insurance, or financing of housing based on race, color, religion, sex, marital status, familial status, disability, national origin, ancestry, sexual orientation, source of income or other arbitrary factor. Housing discrimination complaints may be filed with HUD; the California Department of Fair Employment and Housing; and the Fair Housing Foundation, which serves many communities including Norwalk.

The Fair Housing Foundation, located in Long Beach, reports annually about five housing discrimination cases. The basis for most complaints is mental or physical disability.

Goal

- 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.

Policies

- Continue to promote fair housing opportunities through the City's participation in the Community Development Block Grant Program.
- Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints.
- Continue to provide financial resources to promote fair housing in the community.
- Ensure that persons living in Norwalk are not discriminated on the basis of race, religion, sex, marital status, ancestry, national origin, color or other bases protected by State and Federal fair housing laws.

Objectives

- 50 General Housing Counseling/Resolutions
- 10 Inquiries (about possible housing discrimination)
- 5 Cases (opened when counseling and inquiries substantiate possible housing discrimination)

2. Housing Programs

Program #17 – Fair Housing Services Program

Norwalk will contract with the Fair Housing Foundation located in Long Beach to establish, maintain, and advance fair housing choices. The Fair Housing Foundation will continue to assist households with:

- Housing Discrimination Counseling and Investigative Services
- Landlord Tenant Housing Dispute Resolution Services
- Education and Outreach Services

The Fair Housing Foundation also provides community education by speaking to school groups, realtors, apartment managers, and mortgage brokers.

Each year, the Fair Housing Foundation assists about 100 to 120 residents. Most residents (about 80%) need housing counseling and/or assistance in resolving issues with their landlord. The Fair Housing Foundation opens about five housing discrimination cases per year. The planning period quantified objective is fair housing assistance to 850 persons/households.

Program #18 – Fair Housing Information Program

The City will make fair housing information available at City Hall, Chamber of Commerce, Senior Center, Social Services Department, and the Norwalk Public Library. The information will include brochures and other written information that will be obtained from the Fair Housing

Foundation and other fair housing resources. In addition, the City will make information available on its Website and provide links to additional resources such as the following:

Reasonable Accommodations

Link to the State Department of Fair Employment and Housing's (DFEH) six-minute video on reasonable accommodations for tenants.
http://www.dfeh.ca.gov/fairHousingVideo.aspx

Fair Housing Information for New Developments

New multi-family housing with four or more units in a building, in the vast majority of cases, must meet the accessibility requirements of the Fair Housing Act:

Accessibility Requirements for Buildings

http://www.hud.gov/offices/fheo/disabilities/accessibilityR.cfm

HUD Fair Housing Act Design Manual

http://www.huduser.org/publications/destech/fairhousing.html

"Fair Housing Accessibility First Website"
http://www.fairhousingfirst.org/index.asp

The above is a HUD supported website to encourage compliance with fair housing act design and construction requirements.

Zoning Activities Are Also Covered Under Fair Housing Laws

Link to information on the Fair Housing Act as it relates to Group Homes and Local Land Use

Additional HUD Fair Housing Information

HUD Office of Fair Housing and Equal Opportunity
HUD information on Fair Housing as it relates to Senior Housing

The largest number of housing discrimination complaints are filed by disabled persons often due to a lack of understanding by resident apartment managers of the rules for granting reasonable accommodations and reasonable modifications. To continue its efforts at disseminating fair housing information, the City will inform on-site resident apartment managers of the following important documents:

- U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Accommodations Under the Fair Housing Ac*t, May 17, 2004
- U.S. Department of Justice, Civil Rights Division and U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity, *Joint Statement of the Department of Housing and Urban Development and Department of Justice, Reasonable Modifications Under the Fair Housing Ac*t, March 5, 2008

The accessibility requirements of the Fair Housing Act are often misunderstood by developers and builders. To increase a better understanding of these requirements, the City will inform on-site resident apartment managers of the following important document:

- U.S. Department of Housing and Urban Development, Office of Fair Housing and Equal Opportunity and U.S. Department of Justice, Civil Rights Division, *Joint Statement on Accessibility (Design and Construction) Requirements for Covered Multifamily Dwellings Under the Fair Housing Act*, April 30, 2013

Program #18 will be implemented by June-July 2014 or approximately six months after adoption of the Housing Element.

Program #19 – Norwalk Housing Authority Fair Housing Program

The Norwalk Housing Authority's Five-Year PHA Plan has adopted a program to ensure equal housing opportunity. The NHA administers the Section 8 Housing Choice Voucher Program to attain the following adopted goal:

- Ensure equal opportunity and affirmatively further fair housing.

The Housing Authority's objectives include:

- Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability.
- Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion, national origin, sex, familial status and disability.
- Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required.

In addition, the Norwalk Housing Authority implements the following policies:

- Affirmatively market to races and ethnicities that have disproportionate housing needs.
- Provide disabled individuals with more search time to find a suitable housing unit.

Program #20 – Assessment of Fair Housing (AFH)

HUD published in the Federal Register a proposed rule for Affirmatively Furthering Fair Housing (AFFH) on July 19, 2013. The proposed rule, if finalized in its present form, will considerably revise the scope and content of the fair housing analysis required of CDBG funds recipients. The proposed rule will require the preparation of an Assessment of Fair Housing (AFH). The CDBG Division and Norwalk Housing Authority will implement this program by October 2014.

PROGRAM CATEGORY #6:
PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS

Section 65583(c)(6) mandates that the housing program shall do the following:

> *Preserve for lower income households the assisted housing developments . . . The program for preservation of the assisted housing developments shall utilize, to the extent necessary, all the available federal, state, and local financing and subsidy programs… except where a community has other urgent needs for which alternative funding sources are not available. The program may include strategies that involve regulation and technical assistance.*

1. Housing Needs, Goals, Policies and Objectives

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. The California Housing Partnership Corporation data base indicates 48 rental housing units located in one apartment community are at-risk of conversion to market rate housing.

Goal

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

Policies

- Monitor and protect the supply of affordable housing.
- Ensure the long-term affordability of future affordable housing developments.

Objectives

- Preserve 48 affordable housing units at risk of conversion to market rate housing.

2. Housing Program

Program #21 – At-Risk Housing Preservation Program

The program consists of the following actions:

Monitor Units at Risk: Maintain contact with the owner and manager to monitor the status of the at-risk development since it may lose their Section 8 subsidies.

Work with Potential Purchasers: Where feasible, provide assistance to public and non-profit agencies interested in purchasing and/or managing units at risk.

Tenant Education: The California legislature extended the noticing requirement of at-risk units opting out of low income use restrictions to one year. Within 60 days of a notice of intent to convert at-risk units to market rate rents, the City will work with potential purchasers using HCD's current list of Qualified Entities (http://www.hcd.ca.gov/ hpd/hrc/tech/presrv/)

Should the property owner pursue conversion of the units to market rate, the City will ensure that tenants were properly noticed and informed of their rights and that they are eligible to receive Section 8 vouchers that would enable them to stay in their units.

Assist Tenants of Existing Rent Restricted Units to Obtain Section 8 Voucher Assistance: Tenants of housing units with expired Section 8 contracts are eligible to receive special Section 8 vouchers that can be used only at the same property. The City will assist tenants of "at-risk" units to obtain these Section 8 vouchers through the Norwalk Housing Authority.

PROGRAM CATEGORY #7
PROMOTE ENERGY CONSERVATION

Government Code Section 65583(a)(8) states the Housing Element must include:

> *An analysis of opportunities for energy conservation with respect to residential development. Cities and counties are encouraged to include weatherization and energy efficiency improvements as part of publicly subsidized housing rehabilitation projects. This may include energy efficiency measures that encompass the building envelope, its heating and cooling systems, and its electrical system*.

Goal

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

Policies

- Educate residents, businesses, visitors and governments to reduce energy use and conserve energy:
- Share information and promote programs to encourage behavior changes that lead to lower energy bills.
- Encourage lower energy use and off peak use during hot summer months.
- Promote awareness and education about sustainability and energy conservation through websites, newsletters, and other community and regional outreach opportunities.

Objective

- Reduce energy consumption.

Program #22 – Energy Efficiency Conservation Outreach Program

During the planning period, the City will partner with Los Angeles County to promote the “Energy Upgrade California” program by co-sponsoring workshops so that residents can receive information about home energy efficiency programs to help lower utility bills. In addition, informational booths will be set up during the City’s Summer Concerts to promote this program and energy conservation.

Additionally, the City’s website will inform residents of the Southern California Edison’s “Energy Management Assistance Program” (EMA) which provides services designed to help income-qualified households to conserve energy and reduce their electricity costs. Through this

program, SCE pays all the costs of purchasing and installing energy efficient appliances and equipment free to homeowners and renters.

The City's website also will inform residents of The Gas Company's energy efficiency rebate program. That program offers rebates to the owners of single family homes, apartments and mobile homes who buy energy efficient appliances.

The Norwalk Housing Authority will continue to implement an energy conservation program throughout the balance of the planning period.

B. SUMMARY OF QUANTIFIED OBJECTIVES

Government Code Section 65583(b) requires the Housing Element to establish quantified objectives *by income group* for the 2013-2021 planning period with regard to: Construction, Rehabilitation, Conservation and Preservation. Table 3-2 below lists the quantified objectives by category and income group.

The construction objective for extremely low, very low and low income households is based on development of the density bonus units (20). The moderate and above moderate construction objective is based on SCAG's growth forecast and then allocated proportionally between the two income groups based on the Regional Housing Needs Assessment (RHNA).

Table 3-2
City of Norwalk
Quantified Objectives: 2013-2021

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

The rehabilitation objective is based on the number of homes that could be rehabilitated with CDBG and HOME funds.

The conservation objective includes the rental assistance provided by the Norwalk Housing Authority.

The preservation objective refers to maintaining the affordability of 48 rental units in one affordable apartment community.

C. BENEFICIAL IMPACTS

Beneficial impacts will be produced by the Housing Program for individual families as well as the community as a whole.

As the Southern California economy improves, new housing will be constructed to accommodate the needs of all income groups on the sites designated by the Land Use Element and Housing Element. The new housing will not only meet the housing needs (space, cost,

location) of individual families but also generate community benefits by relieving pressures on the existing housing stock and creating a healthy vacancy rate.

Rehabilitated housing will produce beneficial impacts by eliminating substandard conditions and reducing overcrowding. As housing is rehabilitated, neighborhood quality will improve and other families will be encouraged to invest in home improvements.

Conserving housing will benefit families by reducing housing costs and maintaining a housing life style that adds diversity to the community's housing stock. Rental assistance enables poor families to retain more of their income for necessities such as food, utilities, and gas.

Beneficial impacts will result from housing preservation because low income families will be able to maintain their current housing at reduced housing costs. If housing is not preserved, detrimental impacts would be generated such as a reduced vacancy rate, increased cost burdens, and overcrowding.

The City's will expand its efforts to ensure that fair housing exists in the community. Expanded services also will produce beneficial impacts such as educating residents of their rights and informing apartment managers of the obligation to make reasonable accommodations and modifications for disabled persons.

APPENDIX A
HOUSING NEEDS
SITES, CONSTRAINTS
& PROGRESS REPORT

City of Norwalk
2013-2021 Housing Element of the General Plan
Appendix A – Housing Needs, Sites, Constraints & Progress
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A. INTRODUCTION

Appendix A provides information on the following required components of a housing element:

- Housing Needs Assessment
- Sites Inventory and Analysis
- Housing Market Constraints Analysis
- Governmental Constraints Analysis
- Implementation Progress

The Housing Needs Assessment (pages A-2 to A-21) discusses:

- Existing Needs (housing condition, cost burdened, crowding, at risk housing)
- Special Needs (elderly, disabled, large families, farmworkers, female householders, and homeless
- Projected Needs (new construction)

The Sites Inventory and Analysis (pages A-22 to A-36) describes the sites that accommodate the need for lower-income, moderate-income and above moderate-income housing.

The Housing Market Constraints Analysis (pages A-37 to A-46) describes the following components of housing costs:

- Land
- Construction
- Financing
- Existing home sales

The Governmental Constraints Analysis (pages A-46 to A-69) describes actual and potential constraints on housing production and improvement such as:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- *Constraints on housing for persons with disabilities*
- Constraints on meeting regional share housing needs

The Progress Report (pages A-70 to A-82) describes the appropriateness of the goals and policies of the *Draft 2008-2014 Housing Element* and the progress made toward implementation of the programs included in the prior element.

B. HOUSING NEEDS ASSESSMENT

1. INTRODUCTION AND SUMMARY

a. Introduction

In addition to the Introduction and Summary, the Housing Needs Assessment describes the following:

- Part B - *housing characteristics* including the number and types of housing units and the condition of housing.
- Part C – *household characteristics* including the number of households, level of payment compared to ability to pay, and overcrowding.
- Part D - an analysis of existing *affordable housing developments at risk of converting to market rate housing* during the next 10 years.
- Part E - an analysis of *special housing needs* experienced by populations such as the elderly; persons with disabilities including those with developmental disabilities; large families; farmworkers; families with female heads of households; and families and persons in need of emergency shelter.
- Part F - an analysis of *population and employment trends* and of *projections* of existing and projected housing needs for all income levels. The existing and projected needs include the City's *share of the regional housing need.*

b. Summary

Key findings of the Housing Needs Assessment include:

<u>Housing and Household Characteristics and At-Risk Housing</u>

- 28,045 housing units comprise the existing housing stock
- Single-family detached homes comprise about three-fourths (73%) of the existing housing stock
- 2,800 housing units need rehabilitation and about 80 are in need of replacement
- About 65% of housing stock is owner-occupied and 35% is renter-occupied
- About 8,600 lower income households are cost burdened of which 4,800 are severely cost burdened
- About the same number of lower income owners (4,385) are cost burdened as lower income renters (4,225).
- *Almost 5,000 households are crowded – renters comprise about 55% and owners 45% of all crowded households, respectively.*
- Los Alisos North – a 48-unit affordable multifamily rental housing complex – is potentially at-risk of converting to market rate housing

<u>Special Housing Needs</u>

- 12.6% of elderly owners (645/5,111) and 35.3% of elderly renters (635/1,798) are paying more than they can afford for housing
- About 8,000 disabled persons live in Norwalk
- The elderly have the highest rate of disabilities as 38.3% of all people 65 years of age or older report one or more disability

- 625 developmentally disabled residents are served by the Harbor Regional Center
- Mental retardation/intellectual disability is the most prevalent condition experienced by 625 developmentally disabled residents
- 24.7% of the large family owners (1,520/6,166) and 41.3% of large family renters (1,130/2,735) are cost burdened
- There are 248 residents employed in a farming occupation
- About 7,000 female householders live in Norwalk, which is slightly more than one fourth (28%) of all the City's householders
- About 5,000 female householders live with a family and 2,000 live alone.
- The City's homeless estimate is 58 persons.

Projected Housing Needs

- The SCAG *2012-2035 Regional Transportation Plan/Sustainable Community Strategy Growth Forecast* projects an increase of 3,600 persons and 300 households between 2008 and 2020
- The SCAG *Growth Forecast* shows an increase in employment of 1,100 jobs between 2008 and 2020
- 201 housing units is the City's share of the regional housing need, which includes 83 units for lower income households

2. HOUSING CHARACTERISTICS

Part 2 provides information on the existing housing stock by occupancy status, numbers and types of housing units, and housing conditions.

a. Existing Housing Stock by Occupancy Status

In January 2013, 27,093 housing units were occupied while 952 dwellings were vacant. The total housing stock is comprised of 28,045 housing units, which is an increase of 491 dwellings since the April 2000 Census. The occupancy status and total housing stock in 2013 is about the same as reported in the April 2010 Census. Table A-1 reports the detailed statistics.

b. Numbers and Types of Units

The number and type of housing units in 2013 is essentially the same as reported by the April 2010 Census. Single-family detached and attached homes comprise almost 80% of the housing stock. Housing units in multi-family structures of five or more dwellings comprise 17.5% of the housing stock. Table A-2 reports the detailed data.

c. Condition of the Existing Housing Stock

There is a relationship between the age of the housing stock and the prevalence of poor housing conditions. For instance, the older a home, the greater is the need for maintenance, repair and/or replacement of key mechanical systems. According to HCD, housing that is 40+ years old is an indicator of the *maximum* rehabilitation need. Table A-3 shows that almost 19,000 housing units (67% of the housing stock) was built in 1969 or earlier. That number overstates the need because many home owners do maintain their homes and the City's housing improvement and code enforcement programs encourage property owners to maintain the housing stock.

Table A-1
City of Norwalk
Housing Stock by Occupancy Status
April 2000, April 2010 and January 2013

Occupancy Status	Number of Housing Units 2000	Number of Housing Units 2010	Number of Housing Units 2013
Occupied	26,887	27,130	27,093
Vacant	667	953	952
Total	27,554	28,083	28,045
Percent Vacant	2.4%	3.4%	3.4%

Source: Census 2000 Summary File 1 (SF 1), DP-1 Demographic Profile, Housing Occupancy
2010 Census Summary File 1, DP-1 Demographic Profile, Housing Occupancy
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2013 with 2010 Benchmark* Sacramento, California, May 2013
Table construction by Castañeda & Associates

Table A-2
City of Norwalk
Housing Stock by Type of Unit
April 2000, April 2010 and January 2013

	Number of Units					
Type of Unit	2000	Percent	2010	Percent	2013	Percent
1 unit, detached	20,197	73.3%	20,579	73.3%	20,582	73.3%
1 unit, attached	1,412	5.1%	1,255	4.5%	1,255	4.5%
2 to 4 units	823	3.0%	854	3.0%	832	3.0%
5+ units	4,667	16.9%	4,910	17.5%	4,890	17.5%
Mobile homes, Boat, RV, Van, Etc.	455	1.7%	485	1.7%	486	1.7%
Total	27,554	100.0%	28,083	100.0%	28,045	100.0%

Source: Census 2000 Summary File 3 (SF 3), Table H030 Units in Structure.
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2013 with 2010 Benchmark* Sacramento, California, May 2013
Table construction by Castañeda & Associates

Table A-3
City of Norwalk
Age of Housing Stock by Year Built – 2010

Year Structure Built	Number of Units	Percent
2005 or later	0	0.0%
2000 to 2004	538	1.9%
1990 to 1999	1,283	4.6%
1980 to 1989	3,112	11.1%
1970 to 1979	4,284	15.3%
1960 to 1969	4,912	17.5%
1950 to 1959	10,216	36.4%
1940 to 1949	3,152	11.2%
1939 or earlier	587	2.1%
Total	28,083	100.0%

Note: The American Community Survey was used to compute the percentage of units in each age cohort. The ACS percentages then were applied to the 2010 Census count of units [28,083] to estimate the number of housing units by year structure built.
Source: *2010 American Community Survey 1-Year Estimates*, Table B25034, Year Structure Built
Table construction by Castañeda & Associates

A survey was completed in May 2013 of housing conditions in the City's oldest neighborhood, which is called the one-way neighborhood because of its numerous one-way streets. The neighborhood is bounded by the following streets: Pioneer Boulevard, Alondra Boulevard, Norwalk Boulevard and Hopland Street. There are about 900 housing units located in this neighborhood. Almost all of the 900 homes have one or more rehabilitation need such as exterior painting, re-roofing, repair of broken windows, and replacing of wood fences and block walls.

Additional housing units located outside the one-way neighborhood are in need of rehabilitation. For purposes of a quantified estimate, it is assumed that at least 10% (1,900) of the housing stock that is 40 years of age or older are in need of minor, moderate or major repairs. The total estimate of housing rehabilitation needs is, therefore, 2,800 dwellings.

Housing that is beyond reasonable repair or in serious dilapidated condition warrants replacement, not rehabilitation. Based on the *2005-2009 American Community Survey*, SCAG compiled information on the condition of housing. SCAG reports that 82 housing units lacked complete plumbing facilities, which is an indicator of housing in need of replacement.

During the 2013-2021 planning period, the City will continue to address the housing rehabilitation needs of both rental and owner housing units. Annually, through CDBG and HOME funds, the City financially assists the rehabilitation of 50-75 dwelling units. Fewer housing units need replacement; however, some dwellings are replaced with new construction as the recycling of underutilized properties occurs in the private housing market.

3. HOUSEHOLD CHARACTERISITICS

Part 3 examines the following household characteristics:

- Tenure – owners and renters
- Level of payment compared to ability to pay
- Overcrowding

a. Tenure – Owners and Renters

Tenure refers to whether housing units are occupied by owners or renters. Census 2010 reports 27,130 occupied housing units – 17,671 owners (65.1%) and 9,459 renters (34.9%). Since 2000 the ownership rate decreased slightly from 65.8% to 65.1%. Table A-4 shows that the majority of households 35+ years of age are owners. Conversely, the younger households (15 to 34 years of age) are predominantly renters.

Table A-4
City of Norwalk
Tenure by Age of Householder-2010

Age of Householder	Owner	Percent	Renter	Percent	Total	Percent
15 to 24 years	128	23.1%	427	76.9%	555	2.0%
25 to 34 years	1,637	43.6%	2,118	56.4%	3,755	13.8%
35 to 44 years	3,773	61.4%	2,376	38.6%	6,149	22.7%
45 to 54 years	4,472	70.7%	1,851	29.3%	6,323	23.3%
55 to 64 years	3,643	74.2%	1,270	25.8%	4,913	18.1%
65 years and over	4,018	73.9%	1,417	26.1%	5,435	20.0%
Total	17,671	65.1%	9,459	34.9%	27,130	100.0%

Source: Census 2010, Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder
Table construction by Castañeda & Associates

b. Level of Payment Compared to Ability to Pay

Level of payment compared to ability to pay measures the number and percentage of households who are paying more than they can afford for housing. This problem is referred to as “overpaying” or “cost burdened. There are two overpaying measures:

- Cost burden — 30% or more of income spent on housing costs
- Severe cost burden — 50% or more of income spent on housing costs

1. <u>2013 Income Limits for Income Groups</u>

Table A-5 shows the 2013 household income limits for four income groups, adjusted by household size –

- Extremely low income : <30% of the County median household income
- Low income: 30%-50% of the County median household income
- Lower income: 50%-80% of the County median household income
- Moderate income: 80%-120% of the County median household income

Table A-5
Los Angeles County
2013 Annual Income Limits Adjusted by Household Size

Household Size (# of persons)	Extremely Low Income	Very Low Income	Lower Income	Moderate Income
1 person	$17,950	$29,900	$47,850	$54,450
2 persons	$20,500	$34,200	$54,650	$62,200
3 persons	$23,050	$38,450	$60,750	$70,000
4 persons	$25,600	$42,700	$68,300	$77,750
5 persons	$27,650	$46,150	$73,800	$83,950
6 persons	$29,700	$49,550	$79,250	$90,200
7 persons	$31,750	$52,950	$84,700	$96,400
8 persons	$33,800	$56,400	$90,200	$102,650

Source: California Department of Housing and Community Development, Year 2013 Income Limits, February 25, 2013
Table construction by Castañeda & Associates

The income limits are important because they determine eligibility for City programs that provide financial assistance to owners and renters.

Table A-6 shows the annual income and monthly income for a 3-person household in each of the four income groups. For instance, the monthly income of a lower-income 3 person household ranges between $3,205 and $5,062. Based on 30% of income expended on housing costs, such households could afford monthly payments in the range of $961 to $1,518.

Table A-6
Los Angeles County
Income Limits for a *3-Person* Household

Income Group	Income Limits	Monthly Income
Extremely Low	less than $23,050	less than $1,920
Very Low	$23,051-$38,450	$1,921-$3,204
Lower	$38,451-$60,750	$3,205-$5,062
Moderate	$60,751-$70,000	$5,063-$5,833
Above Moderate	$70,001+	$5,834+

Source: Table A-6
Table construction by Castañeda & Associates

2. <u>Cost Burdened and Severely Cost Burdened Owners and Renter.</u>

Overpaying is often cited as one of the major problems confronting the lower income population. Table A-7 shows the total number of households and the number cost burdened and severely cost burdened by income group and household type. In summary:

- There are a total of 3,990 extremely low income renter and owner households (2,645 + 1,345) of which 2,750 (2,020 +730) are cost burdened (>30%). More than three-fourths of the ELI renters are cost burdened.

- There are a total of 4,045 very low income renter and owner households (1,585 + 2,460) of which 2,885 (1,385+1,500) are cost burdened (>30%). Eighty-seven percent of very low income renters are cost burdened.
- There are a total of 6,345 low income renter and owner households (2,090 + 4,255) of which 3,725 (1,130 + 2,595) are cost burdened (>30%). More than one half of the low income renters are cost burdened.
- There are a total of 14,380 lower income (<80% AMI) renter and owner households of which 9,360 are cost burdened (>30%). Seventy-two percent of all lower income renters are cost burdened.
- There are a total of 27,705 (9,355 + 18,350) households of which 12,490 (4,750 + 7,740) are cost burdened (45%).

Table 7
City of Norwalk
Cost Burdened Households by Income and Household Type

Household Type/Income Level/Cost Burden	Small Related	Large Related	Elderly	Other	Total Cost Burdened	Percent Cost Burdened	Total Households by Income
Renters Cost Burden >30%							
0-30% AMI	600	670	490	260	2,020	76.4%	2,645
30-50% AMI	825	265	155	140	1,385	87.4%	1,585
50-80% AMI	565	270	85	210	1,130	54.1%	2,090
All Households	2,090	1,260	730	670	4,750	50.8%	9,355
Renters Cost Burden >50%							
0-30% AMI	490	645	295	250	1,680	63.5%	2,645
30-50% AMI	275	135	75	90	575	36.3%	1,585
50-80% AMI	90	10	-	-	100	4.8%	2,090
All Households	855	820	370	340	2,385	25.5%	9,355
Owners Cost Burden >30%							
0-30% AMI	225	110	315	80	730	54.3%	1,345
30-50% AMI	550	560	295	95	1,500	61.0%	2,460
50-80% AMI	1,505	745	235	110	2,595	61.0%	4,255
All Households	3,895	2,085	1,050	710	7,740	42.2%	18,350
Owners Cost Burden >50%							
0-30% AMI	185	95	190	70	540	40.1%	1,345
30-50% AMI	425	370	215	55	1,065	43.3%	2,460
50-80% AMI	700	385	130	55	1,270	29.8%	4,255
All Households	1,550	1,020	570	355	3,495	19.0%	18,350

Source: HUD User Website, CPD Data, City of Norwalk, 2006-2010 CHAS.

Cost burdened renters can be assisted by the Norwalk Housing Authority's Section 8 Housing Choice Voucher Program which offers rental assistance to extremely low and very low income families. However, there are no funding resources to provide financial assistance to owners who are overpaying.

c. Overcrowding

Overcrowding refers to too many people occupying a housing unit. It is usually measured by the number of persons per room. The U.S. Census Bureau does not define "overcrowding;" however, it does estimate the number of occupants per room. In regard to the concept of overcrowding, the *American Community Survey* provides the following useful insights:

> The intent of the rooms question is to count the number of whole rooms used for living purposes. For each unit, rooms include living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, enclosed porches suitable for year-round use, and lodger's rooms. Excluded is strip or pullman kitchens, bathrooms, open porches, balconies, halls or foyers, half-rooms, utility rooms, unfinished attics or basements, or other unfinished space used for storage. A partially divided room is a separate room only if there is a partition from floor to ceiling, but not if the partition consists solely of shelves or cabinets.
>
> Occupants per room are obtained by dividing the number of people in each occupied housing unit by the number of rooms in the unit. The figures show the number of occupied housing units having the specified ratio of people per room. *Although the Census Bureau has no official definition of crowded units*, many users consider units with more than one occupant per room to be crowded.
>
> This data is the basis for estimating the amount of living and sleeping spaces within a housing unit. These data allow officials to plan and allocate funding for additional housing to relieve crowded housing conditions. The data also serve to aid in planning for future services and infrastructure, such as home energy assistance programs and the development of waste treatment facilities.

The specific question asked by the *American Community Survey* is:

> How many separate rooms are in this house, apartment, or mobile home? Rooms must be separated by built-in archways or walls that extend out at least 6 inches and go from floor to ceiling. INCLUDE bedrooms, kitchens, etc. EXCLUDE bathrooms, porches, balconies, foyers, halls, or unfinished rooms.

With respect to crowded conditions, there are two measures:

- Overcrowding – 1.01 persons or more per room
- Severe overcrowding – 1.51 persons or more per room

Therefore, a housing unit with three bedrooms, a kitchen, a dining room, and a living room would have a total of six rooms. If six persons occupied the housing unit, the number of persons per room would be 1.0 and, consequently, not be overcrowded. However, if seven persons occupied the housing unit, then there would be 1.17 persons per room and the dwelling would be considered overcrowded. Eleven people would need to occupy the same housing unit in order to be considered severely overcrowded (1.83 persons per room).

Crowded households are an indicator of the need for an increase in the number of 3-bedroom apartment units and bedroom additions to owner occupied housing. Table A-8 estimates almost 5,000 crowded households in 2010. Of this total, about 65% (3,208) are "crowded" and 35% (1,725) are "severely crowded" (1.51 or more occupants per room). Renters comprise about 55% and owners 45% of all crowded households, respectively.

Table A-8
City of Norwalk
Crowded and Severely Crowded Households by Tenure: 2010

Occupants Per Room	Owner	Renter	Total
1.01 to 1.50	1,522	1,686	3,208
1.51 to 2.00	239	527	766
2.01 or more	454	505	959
Total	2,215	2,718	4,933

Sources: *2010 American Community Survey* (ACS), Table B25014 Tenure by Occupants per Room. 2010 Census Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder.
Table construction by Castañeda & Associates

The City's housing improvement programs provide financial assistance to help home owners construct room additions. Relief from crowded housing conditions also happens without governmental intervention. For instance, the 2010 Census reports 3,632 fewer crowded households than the 2000 Census. Table A-9 shows the number of crowded owner and renter households in 2000 and 2010. Between 2000 and 2010 the number of crowded owners decreased by about 2,500 whereas the number of crowded renters decreased by about 1,000.

Table A-9
City of Norwalk
Tenure by Persons per Room Size 2000 and 2010

Tenure/Persons Per Room	2000	Percent	2010	Percent[1]
Owner occupied:				
1.01 to 1.50 occupants per room	2,126	12.0%	1,522	8.6%
1.51 to 2.00 occupants per room	1,567	8.9%	239	1.4%
2.01 or more occupants per room	1,084	6.1%	454	2.6%
Sub-total	4,777	27.9%	2,215	12.6%
Renter occupied:				
1.01 to 1.50 occupants per room	1,273	13.8%	1,686	17.8%
1.51 to 2.00 occupants per room	1,272	13.8%	527	5.6%
2.01 or more occupants per room	1,243	13.5%	505	5.3%
Sub-total	3,788	41.1%	2,718	28.7%
Total	8,565		4,933	

[1]Percent of all owner and renter households
Note: Percentages for 2010 are per the *2010 American Community Survey* (ACS), Table B25014 Tenure by Occupants per Room applied to the number of households by tenure from the 2010 Census Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder.
Sources: Census 2000, Summary File 3 (SF3), Table H020 Tenure by Occupants per Room. *2010 American Community Survey* (ACS), Table B25014 Tenure by Occupants per Room. 2010 Census Summary File 1, Table QT-H2: Tenure, Household Size and Age of Householder.
Table construction by Castañeda & Associates

4. AT-RISK HOUSING ASSESSMENT

a. At-Risk Inventory

At-risk housing refers to affordable rental housing that may convert to market rate housing between 2013 and 2023. According to HCD:

> Assisted housing developments are multifamily rental housing complexes that receive government assistance under …. Federal, State, and/or local programs …. which are eligible to change to market-rate housing due to termination (opt-out) of a rent subsidy contract …. or other expiring use restrictions (e.g., State or local programs) within the 5-year planning period of the housing element and the subsequent 5-year period. [Emphasis added]

The California Housing Partnership Corporation data base indicates that two at-risk developments are located in Norwalk: Norwalk Christian Towers (185 units) and Los Alisos North (48 units). However, the Towers is now owned by Preservation Partners Development (PPD), a firm that acquires, rehabilitates and preserves "at-risk" affordable housing which were originally developed under HUD financing and direct rental subsidy programs. PPD provides the opportunity to rehabilitate and permanently preserve existing affordable housing assets by offering owners the opportunity to realize 'market values' upon sale. PPD utilizes low income housing tax credits and tax exempt bond financing to acquire and rehabilitate "at-risk" housing.

On the other hand, Los Alisos North – which has 28 2-bedroom and 20 3-bedroom units – is due to have its Section 8 assisted units expire in September 2013. Section 8 provides rental assistance to the elderly and families residing in a specific project – that is, project based rental assistance. HCD has explained:

> Section 8 contracts, which were originally issued for 15-20 year terms, are now subject to annual renewal. Upon expiration of the Section 8 contract, owners are generally under no obligation to accept a contract renewal and maintain the affordability of the units to lower income households. Section 8 assisted properties include both the HUD older-assisted properties (approximately half of these), and newer assisted properties which were generally financed by HUD under the Section 221(d)(4) program, or by the California Housing Finance Agency (CHFA).
>
> Source: California Department of Housing and Community Development, *Affordable Rental Housing at Risk of Conversion*, page 4

The process of converting affordable housing to market rate housing is a difficult and lengthy process, which requires notices to tenants, local government, local housing authorities and qualified entities. Table A-12 summarizes the State notice requirements.

Table A-10
State Preservation Notice Requirements
Pursuant to Government Code Sections 65863.10, 65863.11, and 65863.13

Type of Notice	*When*	*Parties*
Intent to Prepay, Terminate, or Expiration of Subsidies	6 and 12 Months	Tenants Affected Public Agencies
Opportunity to Submit a Purchase Offer	12 Months	Qualified Entities
Notice to Affected Public Agencies	6 Months	Affected Public Agencies
Notice of Any Changes	Within 7 business days of any change	Tenants

b. Cost Analysis

The cost analysis involves estimates of the costs to preserve or replace the affordable housing units in the event all were converted to market rate housing.

A cost estimate to preserve the housing is difficult to establish because of many unknown factors. Preservation could occur by providing tenant or project based rental assistance to the 48 tenants/housing units located in Los Alisos North. Preservation by means of rental assistance would annually cost an estimated $432,000 based on average monthly subsidy of $750 ($750 x 12 = $9,000 X 48 = $432,000). Over a 30-year period, the preservation cost would be $12,960,000, assuming no change to the monthly rental assistance amount or the need for renovations.

Preservation by means of acquisition and rehabilitation of the at-risk housing units is estimated to cost $12 million. The $250,000 per unit acquisition and rehabilitation cost is based on 75% of the average tax new construction cost in Los Angeles County ($333,715). Source: California Tax Credit Allocation Committee, *Cost Containment and the LIHTC Program*, July 2011 Public Forums.

c. Preservation Resources

Resources that could be available to preserve “at-risk” housing include:

- Low-income Housing Tax Credit Program (LIHTC) - The LIHTC Program provides for federal and state tax credits for private and non-profit developers and investors who agree to set aside all or an established percentage of their rental units at affordable rent levels. These tax credits may also be utilized on rehabilitation projects, contributing to the preservation of at-risk housing.
- Preservation Financing Program, operated through California Housing Finance Agency (CHFA), offers tax-exempt financing for the acquisition or refinancing of a project with an expiring Section 8 contract.
- Section 8 Tenant Protection Vouchers (TPAs)
- HOME Investments Partnerships (HOME) Program
- Community Development Block Grant (CDBG) funds

d. Qualified Entities

Pursuant to California Government Code Section 65863.11, owners of government-assisted projects cannot terminate subsidy contracts, prepay a federally-assisted mortgage, or discontinue use restrictions without first providing an exclusive Notice of Opportunity to Submit an Offer to Purchase. This Notice is required to be sent to Qualified Entities at least twelve months prior to sale or termination of use restrictions. Qualified Entities are nonprofit or for profit organizations or individuals that agree to maintain the long-term affordability of projects.

Fifty-two organizations are included in the most recent HCD list of Qualified Entities that have expressed an interest in preserving the affordability of at-risk housing developments located in Los Angeles County.

5. SPECIAL HOUSING NEEDS

Special housing needs refer to the needs of the following populations:

- Elderly
- Persons with disabilities
- Persons with developmental disabilities
- Large families
- Farmworkers
- Families with female heads of household
- Families and persons in need of emergency shelter

a. Elderly

The special housing needs that the elderly potentially experience include, but are not limited, to:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide on-site supportive services
- Assistance in locating housing or in securing shared housing
- Housing located near transportation, shopping and medical services

The special housing needs of seniors are unique because of the aging process. The housing needs of seniors are often the result of the age, gender, health, and economic status of elderly couples and individuals.

According to the 2010 Census, there are about 6,900 elderly households (62+ years of age) –

- 5,111 owners
- 1,798 renters

Table A-11 shows the number of cost burdened elderly households by tenure and income group.

Table A-11
City of Norwalk
Cost Burdened Elderly Households by Income and Tenure

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	250	365	615
Very Low (31-50%)	155	180	335
Low (51-80%)	240	90	330
Total	645	635	1,280

Source: U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*
Table construction by Castañeda & Associates

The HUD CHAS data estimates that 1,280 elderly households are cost burdened – 645 owners and 635 renters.

Therefore, 12.6% of elderly owners (645/5,111) and 35.3% of elderly renters (635/1,798) are cost burdened.

While 645 elderly owners are overpaying, there are no ongoing programs to provide monthly financial assistance to such owners. Some homeowners may benefit from housing rehabilitation programs and some may need financial counseling to reduce overpaying.

Rental housing assistance for elderly renters is available from the Section 8 Housing Choice Voucher Program which is administered by the Norwalk Housing Authority.

b. Persons with Disabilities

Some key special housing needs may include:

- Affordable housing
- Units with accessibility modifications
- Units with special accommodations for live-in caretakers
- Housing developments that provide supportive services
- Units accessible to public transportation
- Assistance in locating housing or in securing shared housing
- Housing with design features that facilitate mobility and independence

The majority of housing units in most communities lack features such as ramps, extra wide doors, raised toilets, hand rails, lowered counters, or slip-resistant floors that would make them suitable for, or readily adaptable, to people with mobility limitations and people using assistive technology. The majority of existing dwellings are inaccessible to people with a mobility impairment.

Table A-12 shows the number and percentage of disabled persons by age group. About 8,000 disabled persons live in Norwalk. The elderly have the highest rate of disabilities as 38.3% of all people 65 years of age or older report one or more disability. Disabilities may include difficulties with hearing; vision; concentrating, remembering, or making decisions; difficulty walking or climbing stairs; self-care difficulty such as difficulty dressing or bathing; or independent living difficulty such as difficulty doing errands alone or visiting a doctor's office or shopping.

Table A-12
City of Norwalk
Disability Status of Civilian Non-institutionalized
Population by Age Group – April 2010

Age Group	Total Population	Disabled Population	Percent Disabled
< 5 years	7,416	0	0.0%
5-17 years	21,668	715	3.3%
18-64 years	65,069	3,384	5.2%
65 years +	10,096	3,867	38.3%
Total	104,249	7,965	7.6%

Note: Total population per Census is 105,549 with 1,300 institutionalized persons residing in Norwalk. No institutionalized persons less than 5 years of age are subtracted from the <5 age group, 80 institutionalized persons are subtracted from the 5-17 years age group; 885 institutionalized persons are subtracted from the 18-64 years of age group; 335 institutionalized persons are subtracted from the 65+ age group total.
Sources: 2010 Census Summary File 1, Table P12 Sex by Age (total population by age group)
2010 Census Summary File 1, Table QT-P13 Group Quarters Population by Sex, Age, and Type of Group Quarters: 2010 (institutionalized population by age group)
Source: American FactFinder, U.S. Census Bureau, *2010 American Community Survey 1-Year Estimates, Table S1810, Disability Characteristics*
Table construction by Castañeda & Associates

Disabled householders could benefit from programs that provide assistance to retrofit their homes. As some disabled householders are also cost burdened, rental assistance is another beneficial program.

c. Persons with Developmental Disabilities

According to Section 4512 of the Welfare and Institutions Code a "Developmental disability":

> Means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the

developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The State Department of Developmental Services (DDS) currently provides community based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The Harbor Regional Center (HRC), which serves Norwalk, is one of 21 regional centers in the State of California that provides point of entry to services for people with developmental disabilities. The center is a private, non-profit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families.

About 0.59 percent of California's population is served by the DDS. This percentage applied to Norwalk's population (106,093) yields an estimate of 625 residents who could be served by the HRC. Based on HRC's clients by diagnosis, the most prevalent condition among the City's 625 residents would be mental retardation/intellectual disability. The other most prevalent diagnosis – in rank order - would be autism, epilepsy, cerebral palsy, and other. However, individuals may have more than one diagnosis.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. 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 need group.

Section 3 – Housing Program - describes programs to address the needs of developmentally disabled persons.

d. Large Families

HCD defines large families as consisting of five or more persons. Lower income, large families need three, four or five bedroom housing units at affordable costs. Since housing with these numbers of bedrooms usually command higher costs than smaller units, affordability is another key need of large families/households.

According to the 2010 Census, there are 8,901 large family households –

- 6,166 owners
- 2,735 renters

The HUD CHAS data estimates that 2,650 large family households are cost burdened –

- 1,520 owners
- 1,130 renters

Therefore, 24.7% of the large family owners (1,520/6,166) and 41.3% of large family renters (1,130/2,735) are cost burdened. Table A-13 shows the number of large family households by household size and tenure. Table A-14 shows the number of cost burdened large family households by tenure and income group.

Table A-13
City of Norwalk
Large Families by Tenure – 2010

Large Families	Owners	Percent	Renter	Percent	Total	Percent
5 Persons	2,517	67.8%	1,196	32.2%	3,713	41.7%
6 Persons	1,517	68.0%	714	32.0%	2,231	25.1%
7 Persons+	2,132	72.1%	825	27.9%	2,957	33.2%
Total	6,166	69.3%	2,735	30.7%	8,901	100.0%

Source: American FactFinder, Census 2010, Summary File 1, Table H16: Tenure by Household Size.
Table construction by Castañeda & Associates

Table A-14
City of Norwalk
Cost Burdened Large Families by Tenure and Income Group

Income Group	Owners	Renters	Total
Extremely Low (0-30%)	110	545	655
Very Low (31-50%)	445	310	755
Low (51-80%)	965	275	1,240
Total	1,520	1,130	2,650

Source: U.S. Department of Housing and Urban Development, 2005-2009 CHAS (Comprehensive Housing Affordability Strategy)
Table construction by Castañeda & Associates

e. Farmworkers

HCD guidance indicates that a housing element should estimate the number of permanent and migrant farmworkers within the community. A farm worker is --

- A person who performs manual and/or hand tool labor to plant, cultivate, harvest, pack and/or load field crops and other plant life.
- A person who attends to live farm, ranch or aquacultural animals including those produced for animal products.

  Source: State of California, Employment Development Department, Labor Market Information Division Occupational Definition

Because of their predominantly low incomes, housing affordability is an acute need for farmworkers.

Based on the *2005-2009 American Community Survey*, SCAG estimates that 248 residents are employed in a farming occupation. These “farmworkers” reside in Norwalk and are members of a household and occupy a housing unit. Therefore, they would be included in the estimates of household needs such as cost burdened and crowding.

f. Female Householders

Some important housing needs of female householders include:

- Affordable housing
- Housing developments that provide supportive services
- Assistance in locating housing or in securing shared housing
- Access to housing which accommodates children
- Access to housing which is designed for security and convenience
- Access to housing near parks and open space to serve the needs of female householders with children.

Table A-15 shows that there are 7,509 female householders live in the City, which represents about one-fourth (28%) of all the City's householders. About 5,050 female householders live with a family and 1,990 live alone. About 15% of all female householders are 65 years of age or older and live alone. Potential housing needs include rental assistance and assistance with home maintenance and repairs for owner female householders living alone.

Table A-15
City of Norwalk
Female Householders by Tenure – 2010

Type of Household	Owner	Renter	Total	Percent
Family, No Husband	2,839	2,206	5,045	67.2%
Living with others	246	229	475	6.3%
Living Alone				
<65 Years	423	409	832	11.1%
65 Years+	643	514	1,157	15.4%
Subtotal Living Alone	1,066	923	1,989	26.5%
Total	4,151	3,358	7,509	100.0%
Percent	55.3%	44.7%		

Source: 2010 Census Summary File 1 (SF 1), Table QT-H3 Household Population and Household Type by Tenure: 2010
Table construction by Castañeda & Associates

g. Families and Persons in Need of Emergency Shelter

According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in: place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in an emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

In 2007, the Los Angeles Homeless Services Authority (LAHSA) estimated 127 homeless persons in Norwalk. The 2009, 2011 AND 2013 homeless counts did not provide estimates for the City of Norwalk. However, the three counts showed decreases in homeless persons compared to the 2007 count. Norwalk is located in Service Planning Area 7 – East of the Los

Angeles Homeless Services Authority. There was a 24% decrease in homeless persons in SPA 7 between 2011 and 2013. Based on these percentages decreases, the City's homeless estimate is 58 persons. Based on the 2010 Census data, SCAG estimates 41 homeless persons. The midpoint is 50 homeless persons.

Whatever the causes of homelessness, the "count" in many communities, including Norwalk, varies within the year, and year to year, and over extended periods of time. The LAHSA estimate could overstate the number of homeless people in the City.

6. PROJECTED HOUSING NEEDS

a. Population Trends and Projections

Over the past 33 years, the City's population grew by 20,807 persons. About 9,000 persons each were added during the 1980-1990 and 1990-2000. Although growth has slowed since 2000, the population increased by almost 2,800 persons between 2000 and 2013. Table A-16 shows the population trends during the past three decades.

Table A-16
City of Norwalk
Population Growth Trends - 1980 to 2012

Year	Population	Incremental Increase	Incremental % Increase	Cumulative Increase	Cumulative % Increase
1980	85,286				
1990	94,279	8,993	10.5%	8,993	10.5%
2000	103,298	9,019	9.6%	18,012	21.1%
2010	105,549	2,251	2.2%	20,263	23.8%
2013	106,093	544	0.5%	20,807	24.3%

Source: U.S. Census of Population and Housing for years 1980, 1990, 2000 and 2010
State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State 2013, with 2010 Benchmark* Sacramento, California, May 2013.
Table construction by Castañeda & Associates

The SCAG *2012-2035 Regional Transportation Plan/Sustainable Community Strategy Growth Forecast* projects an increase of 3,600 persons and 300 households between 2008 and 2020. On an annual basis, the household growth forecast (25) is the same as the City's regional share allocation of 201 housing units (25) between 2013 and 2021.

b. Employment Trends and Projections

Employment generates income, which leads to effective housing demand and housing choice. Table A-17 indicates that between 2000 and 2010 the labor force increased by almost 8,800 workers. During this period, the unemployment rate grew from 8.3% in 2000 and 12.4% in 2010.

Table A-17
City of Norwalk
Civilian Labor Force and Employment Characteristics
for Population 16 Years and Over: 2000 and 2010

Employment Status	2000	2010
Population 16 Years +	73,541	80,065
In the Civilian Labor Force	42,782	51,933
Employed	39,231	45,476
Unemployed	3,551	6,457
Unemployment Rate	8.3%	12.4%

Source: 2000 Census, Table DP-3 Profile of Selected Economic Characteristics: 2000, Employment Status Population 16 Years and Over
2010 DP-1 Profile of General Population and Housing Characteristics, 2010
2010 American Community Survey 1-Year Estimates, Table DP-03: Selected Economic Characteristics, Employment Status Population 16 Years and Over
Table construction by Castañeda & Associates

Table A-18 shows that about 43,000 residents are employed and that about 24,300 jobs exist within the City. Consequently, about 18,700 local workers work in job locations which are outside of Norwalk. There are more workers than local jobs in every industry except public administration. For example, about 6,900 residents are employed in the "manufacturing" industry compared to 1,700 "manufacturing" jobs located in Norwalk. In contrast, about 1,500 residents are employed in "public administration" compared to the 2,800 jobs in that industry. These data indicate a jobs/housing imbalance as there are too few jobs for the number of households and workers residing in Norwalk.

The SCAG The SCAG *2012-2035 Regional Transportation Plan/Sustainable Community Strategy Growth Forecast projects* an increase in employment of 1,100 jobs between 2008 and 2020.

c. Share of Regional Housing Needs

Pursuant to State law, SCAG has allocated to each city and county in the region its share of the regional housing need. The regional share includes new housing need to:

- Accommodate household growth
- Replace units lost from the inventory due to demolitions, fires and other causes
- Provide a healthy vacancy rate

The City's share of the regional housing need for the period from January 1, 2014 to October 1, 2021 is 201 housing units. Table A-19 shows number of housing units needed for five income groups.

Table A-18
City of Norwalk
Resident Workers and Local Jobs by Industry

Industry	Workers	Percent	Jobs	Percent	Difference
Agriculture forestry fishing and hunting and mining	358	0.8%	15	0.1%	343
Construction	2,656	6.2%	1,445	6.0%	1,211
Manufacturing	6,909	16.1%	1,700	7.0%	5,209
Wholesale trade	2,245	5.2%	820	3.4%	1,425
Retail trade	5,221	12.2%	3,585	14.8%	1,636
Transportation and warehousing and utilities	3,361	7.9%	745	3.1%	2,616
Information	895	2.1%	345	1.4%	550
Finance insurance real estate and rental and leasing	2,249	5.3%	1,040	4.3%	1,209
Professional scientific management administrative and waste management services	3,887	9.1%	1,250	5.2%	2,637
Educational health and social services	7,892	18.4%	7,200	29.7%	692
Arts entertainment recreation accommodation and food services	3,447	8.1%	2,260	9.3%	1,187
Other services except public administration	2,192	5.1%	1,025	4.2%	1,167
Public administration	1,497	3.5%	2,815	11.6%	-1,318
Armed forces	0	0.0%	15	0.1%	-15
Total	42,809	100.0%	24,260	100.0%	18,549

Source: Southern California Association of Governments, *2005-2009 American Community Survey*, Worker Information by Place of Residence and Industry Affiliation and *2006-2008 Census Transportation Planning Package*, Jobs by Place of Work for Places with Population 20,000 or Above

Table A-19
City of Norwalk
Share of Regional Housing Needs; January 1, 2014 – October 1, 2021

Income Group	Number	Percent
Extremely Low	26	12.9%
Very Low	26	12.9%
Low	31	15.4%
Moderate	33	16.4%
Above Moderate	85	42.4%
Total:	201	100.0%

Source: Southern California Association of Governments, *5th Cycle Final Regional Housing Needs Assessment Allocation Plan,* adopted by the Regional Council on October 4, 2012
Table construction by Castañeda & Associates

C. SITES INVENTORY AND ANALYSIS

1. INTRODUCTION

The City's share of the regional housing need of 201 housing units by income group is as follows:

- Above Moderate Income 85 housing units
- Moderate Income 33 housing units
- Lower income 83 housing units

Section 65583.2(a) states that the inventory of land suitable for residential development –

> …shall be used to identify sites that can be developed for housing within the planning period and that are sufficient to provide for the jurisdiction's share of the regional housing need for all income levels…."

The sites inventory can include vacant and non-vacant sites as well as those having the potential for redevelopment.

2. SITES TO ACCOMMMODATE THE ABOVE-MODERATE INCOME HOUSING NEED

The above moderate income housing need is 85 housing units. Table A-20 summarizes the sites that accommodate the above moderate income housing need.

Table A-20
City of Norwalk
Sites Accommodating the Above Moderate Income Housing Need – September 2013

Sites Accommodating Above Moderate Income Housing Need	Table Reference	Number of Housing Units
Approved housing development	Table A-21	8
Sites w/expired development approvals	Table A-22	15
Housing capacity on vacant sites	Table A-23	14
Housing capacity on underutilized sites	Table A-24	78[1]
Total		115

[1]Includes the gross increase of housing capacity on non-vacant sites with single-family dwellings. Gross instead of net capacity is appropriate because one of the three factors generating the RHNA need is the replacement of demolished housing units.

Table A-21 shows eight approved housing units on two different parcels.

Table A-22 shows that 15 housing units can be constructed on sites with expired development approvals. The housing capacity of these sites is demonstrated by the fact that each had a prior development approval.

Table A-21
City of Norwalk
Housing Sites Approved for Development – September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size	Current Use	Density (dus/ac.)	Capacity (Housing Units)
8075-009-010	11059 Liggett Street	LDR	R-1	6,100 SF	Vacant	8.7	1 SFD
8025-007-001	11820 Norwalk Boulevard	LDR	R-1	1.17 acs	Vacant	8.7	7 SFD
Total							8 SFDs

Source: Field surveys conducted by Community Development Department, April-May 2013
Site Plan No. 1209 (11059 Liggett Street); Zone Variance No. 332, Tentative Tract Map No. 71495, and Precise Development Plan No. 1887 (11820 Norwalk Boulevard)
Table construction by Castañeda & Associates

Table A-22
City of Norwalk
Housing Sites with Expired Development Approvals – September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Current Use	Density (dus/ac.)	Capacity (Housing Units)	Net Increase
8056-024-013 8056-024-014 8056-024-015	12174-12184 Pine St. and 13910 Horst Ave.	HDR	R-3	22,500	5 SFD	22	7 condos	2
8048-011-039	12700 Woods Ave.	HDR	R-3	16,340	2 SFD	22	6 units	4
8048-028-017	11953 Sproul Street	HDR	R-3	6,750	1 SFR	22	2 units	1
8074-027-011	11433 Excelsior Drive	HDR	R-3	43,780	1 SFR	22	4 condos	3
8056-028-010 8056-028-009	12049-12055 Orange St.	HDR	R-3	13,485	1 SFR	22	6 condos	5
Total								15

Source: City of Norwalk, Planning Commission Agenda Report, Precise Development Plan No 1711, May 25, 2005. (12174, 12180, & 12184 Pine St.; 13910 Horst Ave.)
City of Norwalk, Planning Commission Agenda Report, Precise Development Plan No 1749, January 25, 2006. (12700 Woods Ave.)
City of Norwalk, Planning Commission Agenda Report, Precise Development Plan No 1767, January 25, 2007. (11953 Sproul St.)
City of Norwalk, Planning Commission Agenda Report, Precise Development Plan No 1758, May 10, 2006. (11433 Excelsior Dr.)
City of Norwalk, Planning Commission Agenda Report, Tentative Tract Map No. 068931 and Precise Development Plan No. 1783, April 9, 2008 (12049-12055 Orange)
Table construction by Castañeda & Associates

Table A-23 identifies – by parcel number -- the number of housing units that can be constructed on vacant housing sites. The housing unit capacity of 14 housing units is based on residential developments that have been constructed on the lot sizes shown in "Parcel Size" column. A summary of the capacity analysis is given below:

- One unit can be built on each of the 2 parcels having 3,362 square feet. These parcels meet the minimum lot size requirement for the development of one dwelling unit in the R-3 Zone.
- Two units can be built on the parcel having 4,496 square feet. This parcel meets the minimum lot size requirement for the development of two dwelling units in the R-3 Zone.
- Seven housing units can be constructed on the parcel having 15,000 square feet. A 9-unit condominium project has been constructed on a parcel having 14,934 square feet. Therefore, seven units is a realistic capacity.
- One unit each can be developed on the parcels located at Firestone Boulevard, Pioneer Boulevard, and Rosecrans Avenue.

Table A-23
City of Norwalk
Vacant Sites Accommodating Above-Moderate Income Housing Need – September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Density (dus/ac.)	Capacity (Housing Units)
8016-028-010	SWC Pioneer/Allard	HDR[2]	R-3	3,362	22	1
8016-028-011	SWC Pioneer/Allard	HDR	R-3	3,362	22	1
8056-018-008	12216 Sheridan St.	HDR	R-3	4,496	22	2
8047-004-006	12122 Imperial Hwy.	HDR	R-3, PF-Overlay Zone	15,000	22	7
8056-009-039	12323 Firestone Boulevard	LDR	R-1	5,227	8.7	1
8080-014-005	15406 Pioneer Boulevard	LDR	R-1	2,184	8.7	1
8080-014-004	15408 Pioneer Boulevard	LDR	R-1	2,184	8.7	N/A[1]
8080-014-003	15410 Pioneer Blvd.	HDR	R-3	2,184	22	N/A[1]
8070-009-011	13144 Rosecrans Ave.	LDR	R-1	6,294	8.7	1
Total						14

[1]Merger with other contiguous Pioneer Boulevard lots creates a lot that can accommodate one (1) dwelling unit.
Source: MRMLS, Realist Property Profiles
Field surveys completed on January 11, 2007 and January 10, 2008; updated by Community Development Department, May 2013
City of Norwalk, City Council Agenda Report, General Plan Amendment No. 163-Ordinance No. 07-1585, Zone Change No. 334, November 21, 2006
Table construction by Castañeda & Associates

Table A-24 identifies 25 underutilized non-vacant sites that can accommodate the above moderate income housing need. The lots are less than 30,000 square feet and range in size from 7,497 to 25,265 square feet. The housing capacity – a net increase – is calculated at 78 housing units.

Active uses on these non-vacant sites include single-family dwellings, duplexes, triplexes, multi-family structures and parking lots. Most of the existing structures are half-century old; indeed, 12 of the 26 buildings are 60 years of age or older. The buildings are in poor to fair condition. The condition or age of existing active uses and land values stimulate recycling.

Most of the housing built in Norwalk replaces existing structures. Housing that has been constructed, approved for development, or have expired development approvals are located on non-vacant lots with single-family and duplex structures. Active land uses have not impeded recent residential development in Norwalk.

As noted in 3.d below, housing market conditions are improving, the inventory of distressed housing is decreasing, and the City offers a variety of services for developers. All of these factors will contribute to the recycling of underutilized non-vacant sites during the 2013-2021 planning period.

Table A-24
City of Norwalk
Underutilized Residentially Zoned Sites
Less than 30,000 Square Feet - September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Current Use	# of Units	Year Built	Density (dus/ac.)	Capacity in Housing Units	Net Increase
8056-088-019	13413 Norwalk	HDR	R-3	8,554	Single Family	1	N/A	22	4	3
8078-023-062	11127 Ferina	HDR	R-3	15,050	Single Family	1	1950	22	7	6
8078-024-006	11210 Excelsior	HDR	R-3	14,050	Single Family	1	1958	22	7	6
8074-019-004	14508 Jersey	HDR	R-3	12,446	Single Family	1	1947	22	6	5
8047-003-011	12647 Kalnor	HDR	R-3	14,998	Duplex	2	1953	22	7	5
8078-023-043	11112 Excelsior	HDR	R-3	14,057	Duplex	2	1956	22	7	5
8078-024-011	11242 Excelsior	HDR	R-3	14,057	Duplex	2	1948	22	7	5
8047-003-010	12641 Kalnor	HDR	R-3	14,998	Tri-Plex	3	1960	22	7	4
8047-005-017	12746 Kalnor	HDR	R-3	12,497	Tri-Plex	3	1957	22	6	3
8078-026-059	11227 Barnwall	HDR	R-3	15,054	Four-Plex	4	1956	22	7	3
8047-005-020	12726 Kalnor	HDR	R-3	14,998	Four-Plex	4	1947	22	7	3
8047-005-021	12720 Kalnor	HDR	R-3	14,998	Four-Plex	4	1957	22	7	3
8082-020-030	12238 Cheshire	HDR	R-3	13,499	Four-Plex	4	1951	22	6	2
8051-012-020	12712 Curtis and King	HDR	R-3	11,896	Four-Plex	4	1923	22	6	2
8047-004-004	12110 Imperial	HDR	R-3	14,998	Multi-Family	5	1948	22	7	2
8047-004-020	12646 Kalnor	HDR	R-3	14,998	Multi-Family	5	1951	22	7	2
8078-023-016	11066 Excelsior	HDR	R-3	12,933	Multi-Family	5	1949	22	6	1
8047-005-023	12814 Kalnor	HDR	R-3	21,998	Multi-Family	6	1937	22	11	5

Table A-24 continued
City of Norwalk
Underutilized Residentially Zoned Sites
Less than 30,000 Square Feet - September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Current Use	# of Units	Year Built	Density (dus/ac.)	Capacity in Housing Units	Net Increase
8051-012-027	12634 Curtis and King	HDR	R-3	15,300	Multi-Family	6	1923	22	7	1
8047-004-005	12116 Imperial	HDR	R-3	14,998	Multi-Family	6	1961	22	7	1
8056-020-030	12141 Pine	HDR	R-3	14,000	Multi-Family	6	1929	22	7	1
8047-003-022	12011 Adoree	HDR	R-3	24,559	Multi-Family	7	1952	22	12	5
8047-003-002	12614 Paddison	HDR	R-3	19,855	Multi-Family	7	1947	22	10	3
8047-005-012	12109 Adoree	HDR	R-3	17,128	Multi-Family	7	1960	22	8	1
8056-004-007	12187 Sproul	HDR	R-3	25,265	Multi-Family	20	1964	22	21	1
Total										78

Field surveys completed on January 11, 2007 and January 10, 2008; updated by Community Development Department, May 2013

3. SITES ACCOMMODATING THE MODERATE INCOME HOUSING NEED

The moderate-income housing need is 33 housing units. Table A-25 lists eight non-vacant sites that accommodate the moderate income housing need. All the lots are larger than 30,000 square feet in size. The gross capacity of the lots is 70 housing units. The capacity is based on a developed parcel with 13 dwellings on a lot having 27,500 square feet. (13113 San Antonio Drive.) Therefore, a capacity of 14 dwellings on lots of 30,000 square feet is reasonable.

a. Active (Existing) Uses

One lot contains a duplex, five lots contain five units, one lot contains six units and one lot has a nine-unit building. Four of the eight lots have buildings constructed prior to 1940. Recycling is not dependent on the condition and age of housing; rather recycling is encouraged by the land values and the net increase in housing units that can be constructed on each lot. Most of the new housing recently constructed in Norwalk replaces existing structures.

b. Recycling or Redevelopment Trends

As stated above, most of the City's housing development occurs through recycling and redevelopment. Given the scarcity of vacant lots, new residential development will continue to replace existing buildings.

For larger projects of 50 or more housing units, the Norwalk Redevelopment Agency had facilitated housing redevelopment. Per a State mandate, the Agency was dissolved as of February 2012. However, the 2013-2021 Housing Element includes a Lot Consolidation Incentives Program that will provide incentives for the consolidation of one or more lots.

c. Market Conditions

The existing housing market conditions are ripe for redevelopment and reuse. As previously noted, the value of lots is in the land not the existing structures. Lots with single-family homes and duplexes are replaced with multi-family structures. The southern California housing market is improving each month while foreclosures, short sales, trustee sales, and bank-owned REO properties are now representing a smaller share of all home sales.

d. Financial Assistance and/or Regulatory Relief

The City of Norwalk offers a variety of services for the business owner, developer or prospective business owners. The types of available incentives include:

- Priority processing of building permits
- Expedited plan checks (10 Days)
- Financial assistance through local financial institutions and Small Business Administration (SBA) programs.
- Development Review Team to answer Planning, Building and Engineering questions at any stage of the development process

The City's assistance and incentives will facilitate the recycling of the sites listed in Table A-25 and result in the production of housing for moderate-income households.

Table A-25
City of Norwalk
Underutilized Residentially Zoned Sites
Greater than 30,000 Square Feet – September 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Current Use	Number of Units	Year Built	Density (dus/ac.)	Capacity in Housing Units	Net Increase
8078-023-060	11111 Ferina	HDR	R-3	30,113	Duplex	2	1948	22	14	12
8047-003-024	12722 Paddison	HDR	R-3	30,414	Multi-Family	5	1938	22	14	9
8047-003-009	12631 Kalnor	HDR	R-3	30,000	Multi-Family	5	1937	22	14	9
8047-003-014	12711 Kalnor	HDR	R-3	30,000	Multi-Family	5	1938	22	14	9
8047-004-023	12710 Kalnor	HDR	R-3	30,000	Multi-Family	5	1961	22	14	9
8047-005-014	12800 Kalnor	HDR	R-3	30,000	Multi-Family	5	1959	22	14	9
8047-004-019	12704 Kalnor	HDR	R-3	30,000	Multi-Family	6	1962	22	14	8
8047-003-015	12725 Kalnor	HDR	R-3	30,000	Multi-Family	9	1963	22	14	5
Total										70

Field surveys completed on January 11, 2007 and January 10, 2008; updated by Community Development Department, May 2013

4. SITES ACCOMMODATING THE LOWER INCOME HOUSING NEED

a. Demonstration of Adequate Sites for the 4th Housing Element Cycle AB1233

The City failed to have a compliant housing element for the 4th cycle; therefore, its needs to demonstrate it had sites available for development within the period. To accommodate the City's 4th cycle RHNA for lower income households of 80 units, the City created an R-4 zone on August 29, 2013, and applied it to two sites, to permit multi-family by right at densities of 23-30 units per acre. These sites will accommodate 100 units housing units to accommodate the City's lower income housing need, as shown below.

Demonstration of Sufficient Capacity for 4th Cycle Unaccomodated Need	
4th Cycle VL/L Income Shortfall identified (per Table 23, page 80 of 2006-2014 housing element)	87
Total VL/L Income NEED	87
Estimated capacity on Studebaker and Pioneer Sites post rezone	57 + 43 = 100
Total Capacity to accommodate lower-income need	100
Surplus VL/L Capacity	13

b. Identification of Sites

The lower income housing need is 83 housing units. Two sites have a capacity of 100 multifamily dwellings at an average density of 27 dwellings per acre. The two sites are zoned R-4 which permit multi-family housing at a density of 23-30 dwelling units per acre. Table A-26 shows the characteristics and housing capacity of the two sites.

Table A-26
City of Norwalk
Zoned Lower Income Housing Sites – August 2013

Assessor Parcel Number	Address	General Plan Designation	Zoning	Parcel Size (s.f.)	Current Use	Density (dus/ac.)	Capacity (Housing Units)
8050-003-022 8050-003-057	12719 & 12739 Studebaker Road	HDR	R-4 23-30 du/ac	92,602	Church[1] 1 SFD	27 du/ac	57 MFDs[3]
8074-024-002 8074-024-003 8074-024-007	14807 & 14815 Pioneer Blvd.	HDR	R-4 23-30 du/ac	69,424	2 SFDs 1 vacant lot	27 du/ac	43 MFDs
Total							100 MFDs

[1]Church site is comprised of 2 lots.
[2]The 3 lots are adjacent to each other. The City will provide lot consolidation incentives.
Source: Field surveys conducted by Community Development Department, March-April 2013
[3]MultIfamily dwellings

a. Active (Existing) Uses

The properties at 12719-12739 Studebaker Road contain the Bethany Congregational Church, which was constructed in 1956. The church site is owned by Bethany Congregational Church and is comprised of 2 lots totaling over 92,000 square feet. The site contains the following: 5,500 square foot sanctuary; 1,800 square foot administration offices; 600 square foot youth hall; 1,600 square foot single-family dwelling; and 400 square foot garage. The buildings were built between the years 1956 to 1967. According to the City of Norwalk Building Permit records, only records found for repairs at that site have been to re-roof the existing buildings. Upon visual inspection of the property, the buildings are dilapidated due to lack of general maintenance such as new paint, and repair or replacement of building exterior materials. See aerial on page A-33 and assessor parcel map on page A-34 for maps of the site.

The properties located at 14807-14815 Pioneer Boulevard and APN 8074-024-007 contain two single-family dwellings on a three parcels having more than 69,000 square feet. Two of the properties are owned by the same owner and the third lot is owned by a relative of the owner of the other two lots. See aerial on page A-35 and assessor map on page A-36.

On both sites the existing uses pose no impediment to their replacement with new multi-family housing, given the age and quality of the existing structures, and as explained below, the strong interest of the private market in development in Norwalk.

b. Recycling or Redevelopment Trends

The church site is underutilized in that there is a vast amount of open space on the lot. The site can be redeveloped with multi-family residential uses given its current R-4 zone. A realtor informed the City that both properties were up for private sale at some point and the City has received numerous inquiries from several individuals expressing interest in building housing on that site. Therefore, the potential for redevelopment is high.

Upon discussions with the property owners of the two single-family dwellings, the owners are interested in selling the properties in the future for potential redevelopment. As the three lots are adjacent to one another, the City will provide lot consolidation incentives to encourage and facilitate development.

Each site has a housing unit capacity that can draw the interest of affordable housing developers who utilize low income housing tax credits as part of their financing package.

c. Market Conditions

The existing housing market conditions are ripe for redevelopment and reuse. As previously noted, the value of lots is in the land not the existing structures. Lots with single-family homes and duplexes are replaced with multi-family structures. The southern California housing market is improving each month while foreclosures, short sales, trustee sales, and bank-owned REO properties are now representing a smaller share of all home sales.

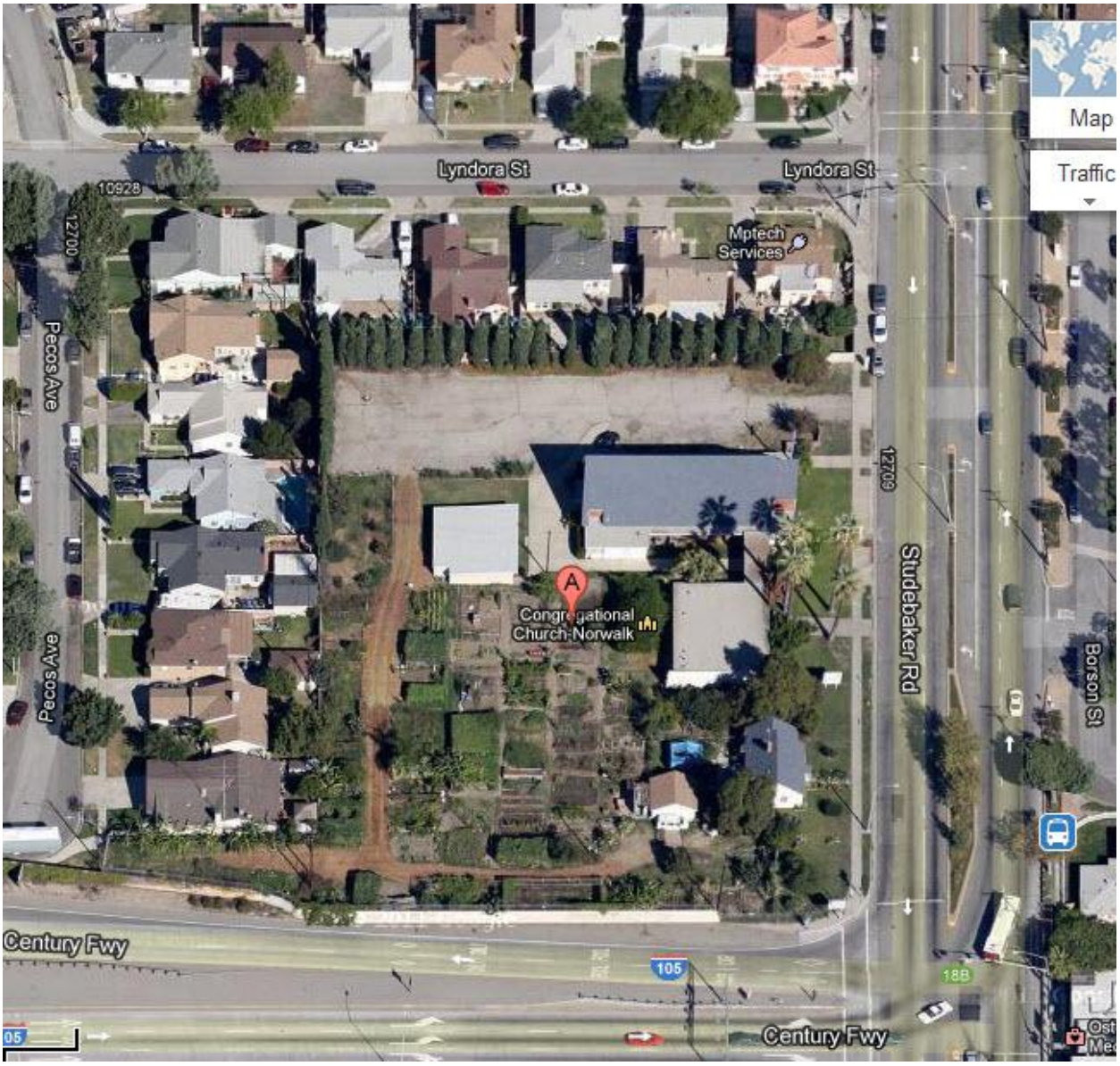
d. Financial Assistance and/or Regulatory Relief

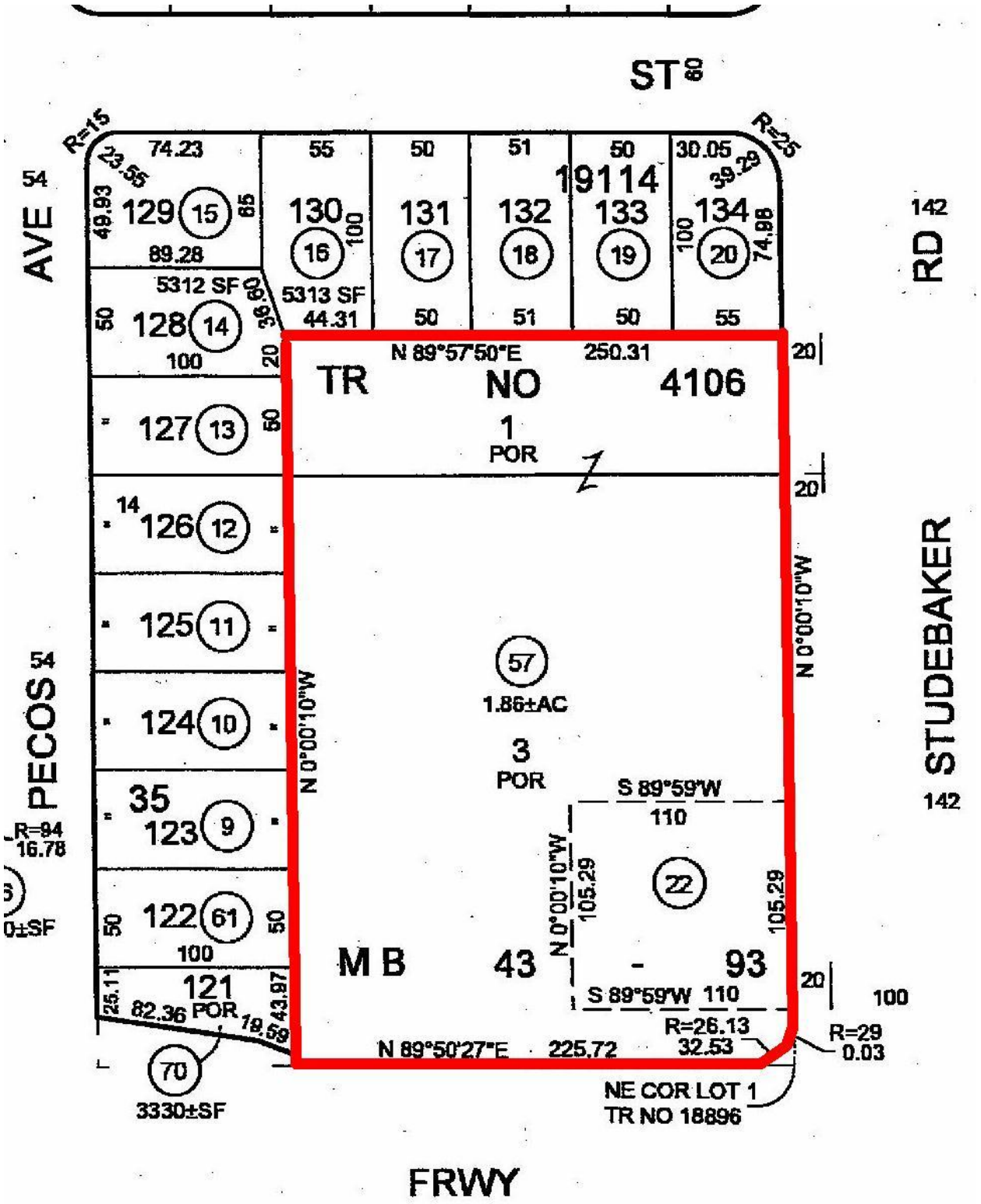
The City of Norwalk offers a variety of services for the business owner, developer or prospective business owners. The types of available incentives include:

- Priority processing of building permits;
- Expedited plan checks (10 Days);
- Financial assistance through local financial institutions and Small Business Administration (SBA) programs;
- Development Review Team to answer Planning, Building and Engineering questions at any stage of the development process;
- Section 8 Housing Choice Voucher Program to offer rental assistance to extremely low, very low and low income households;
- Affordable Housing Density Bonus Program aimed at facilitating the development of affordable density bonus units; and
- Affordable Housing Developer Partnership Program aimed at encouraging developers to address a variety of Norwalk's housing needs.

The City's assistance and incentives will facilitate the redevelopment of the sites listed in Table A-26 and result in the production of housing for lower-income households.

12719 and 12739 Studebaker

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TR NO 4106
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57
1.86±AC
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22
70
3330±SF
NE COR LOT 1
TR NO 18896
N 89°57'50"E 250.31
N 89°50'27"E 225.72
N 0°00'10"W
S 89°59'W 110
R=26.13
32.53
R=29
0.03
R=15
R=25
R=94
16.78
5312 SF
5313 SF
44.31
82.36 POR
19.59
43.97
25.11
74.23
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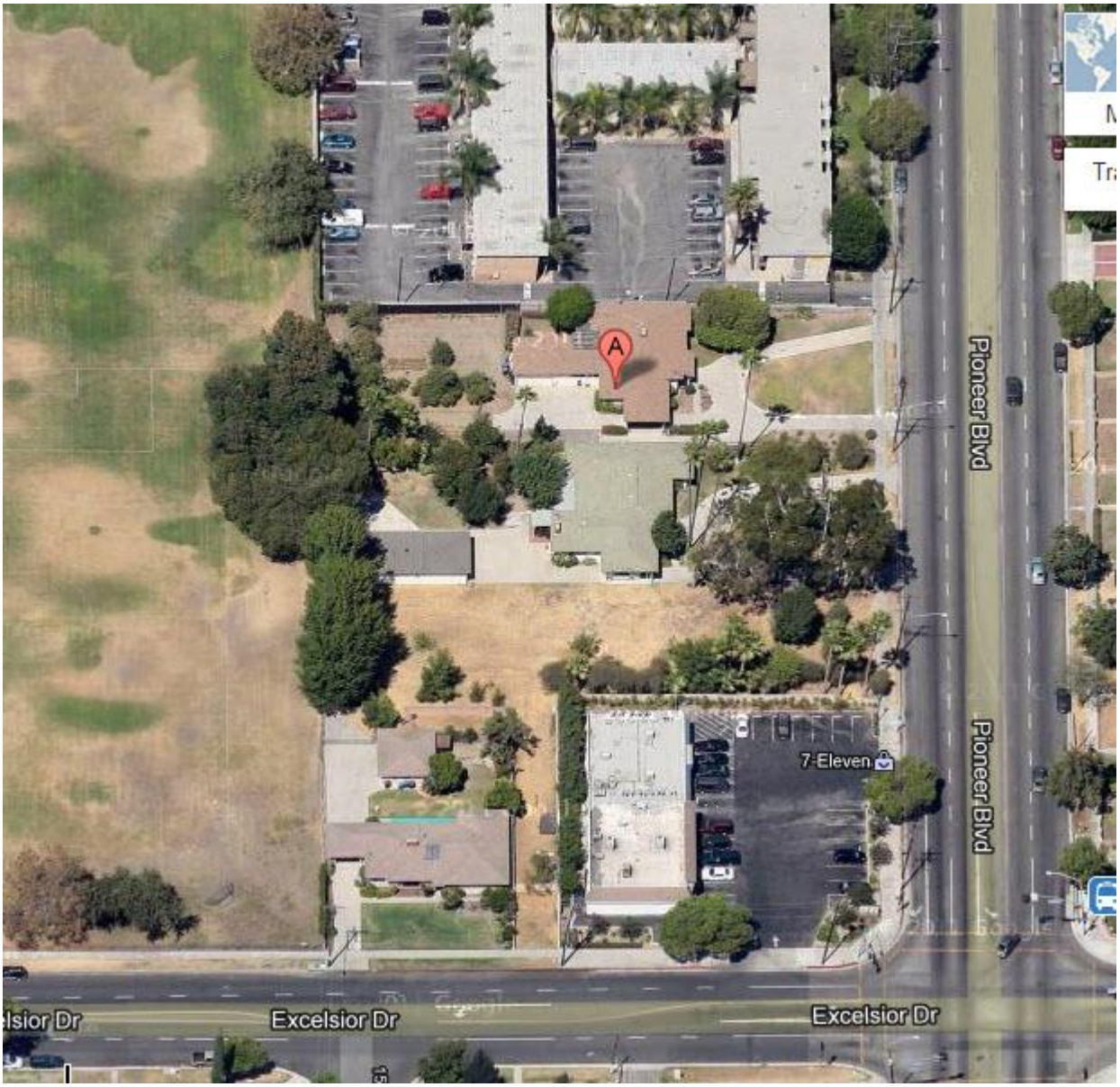
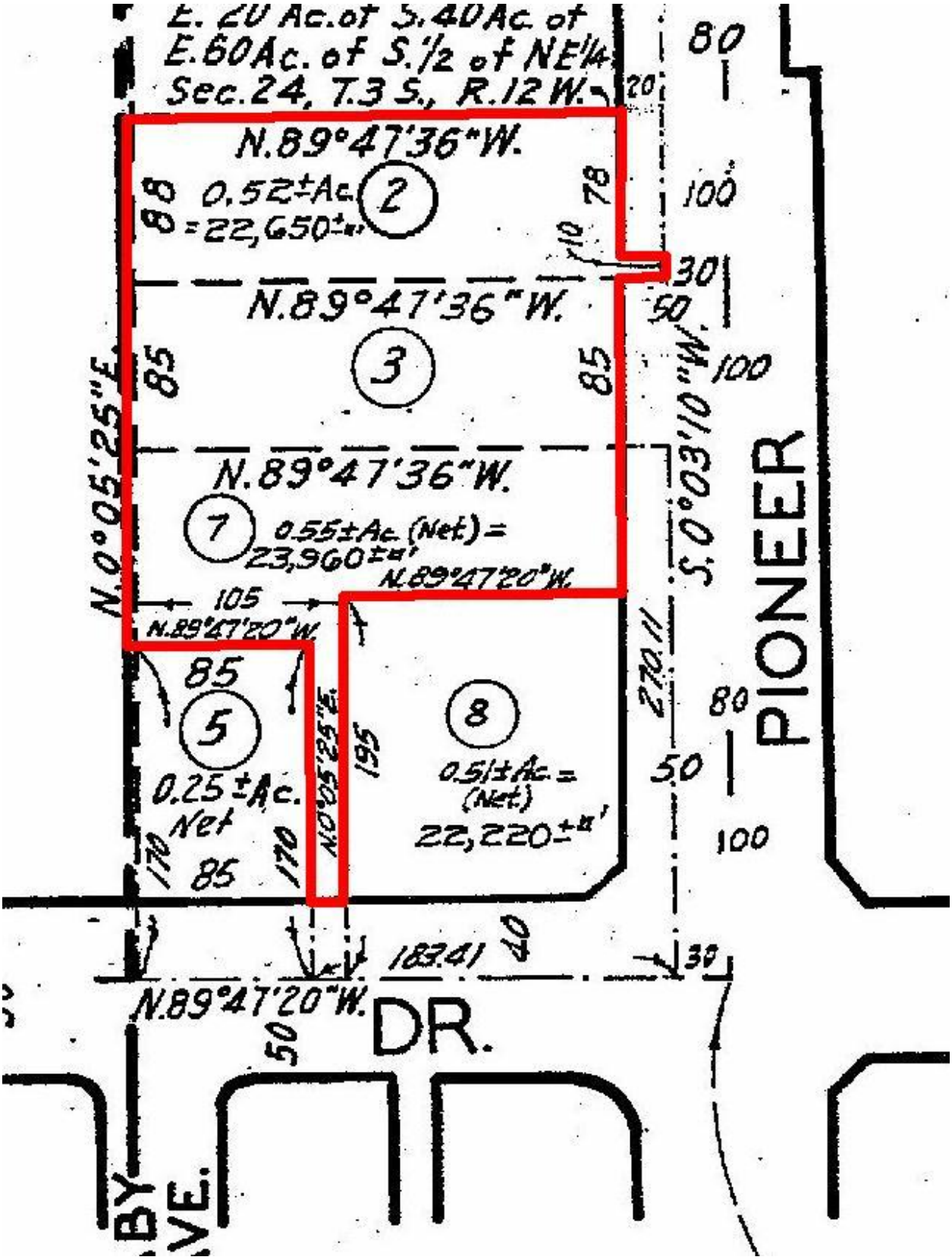
14807 and 14815 Pioneer

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5. ENVIRONMENTAL CONDITIONS

Government Code Section 65583.2 (b)(4) states that the inventory of sites shall include:

> A general description of any environmental constraints to the development of housing within the jurisdiction, the documentation of which has been made available to the jurisdiction. This information need not be identified on a site-specific basis.

All the housing sites are infill sites surrounded by residential development. There are no known environmental constraints that would inhibit the development of these sites. Moreover, proposed projects on vacant and underutilized land are listed under the City of Norwalk Local CEQA Guidelines as Class 32 Categorical Exemption from the requirements of the California Environmental Quality Act. Class 32 consists of infill development projects on sites no more than 5-acres in size substantially surrounded by urban developments.

There are no environmental constraints that would hinder housing development on the identified sites.

6. PUBLIC FACILITIES AND SERVICES

The Housing Element must include "…*an analysis of the relationship of … public facilities and services to these sites.*" Government Code Section 65583.2 (b)(5) states that the inventory of sites shall include:

> A general description of existing or planned water, sewer, and other dry utilities supply, including the availability and access to distribution facilities. This information need not be identified on a site-specific basis.

Public services and facilities provided to residential neighborhoods include:

- Sewer and Sanitary Waste
- Solid Waste
- Water Supply
- Flood and Drainage Control
- Roads

There is existing infrastructure serving all of the infill sites, as each site is surrounded by developed parcels. For example, the "backbone" water and sewer service and facilities are in place. Upgrades may be needed to water and sewer lines; however, the upgrades, if necessary, would be paid by project developers.

The City's Utility Infrastructure Element is intended to ensure that adequate utility levels (e.g., water, sewer, storm drains, natural gas, electricity, etc.) are provided within the City to meet Norwalk's current and future needs. Recently, the City has continued to maintain all existing utility infrastructure and enhance its functional longevity to maximum performance.

With respect to sewer capacity, the Public Services Department requires an individual assessment of capacity at exact site locations. If the capacity is insufficient to support the proposed development, the project developer is responsible for upgrading sewer mains to hold

increased sewage. As a result there is or will be sufficient sewer capacity to accommodate the incremental increase in housing units.

Water capacity is determined by three providers:

- Park Water System
- Golden State Water Company
- City of Norwalk

The Park Water Company provides water capacity to three distinct water systems. One of these systems is the Bellflower/Norwalk Water System. Park's largest customer base is the City of Norwalk. According to Park, the water demand is approximately 89% of total demand.

The Golden State Water Company serves approximately 20,000 customers in portions of Norwalk as well as Artesia, Downey, Hawaiian Gardens, La Mirada, Lakewood, Long Beach, Santa Fe Springs and unincorporated County territory. Estimates of unused capacity are unavailable from the Water Company. An individual assessment of water capacity at exact site locations is necessary to estimate if capacity is sufficient. If not, then the developer is responsible for upgrading the existing system including the upgrading of fire hydrants/water mains to meet required fire flows.

The Norwalk Municipal Water also provides water to the community. It too requires an individual site assessment of water capacity. In the event of insufficient water capacity, the project developer is responsible for upgrading the system.

The City's road network includes local streets, major highways, secondary highways and collectors. The road network has sufficient capacity to accommodate the traffic generated from the additional housing units.

Through the Capital Improvement Program, the City has taken measures to ensure that the utility infrastructure is working efficiently and effectively. One measure that was taken in the 2010 calendar year was a special study in which the City's sewer system was analyzed to determine whether it is working efficiently and whether future repairs are necessary.

Additionally, the City initiated and designed several projects in 2010 that will improve the community's infrastructure which include:

- Upgrading the existing water well at Norwalk Park; and
- Installing a new water well at Hermosillo Park.

These improvements are necessary to ensure that Norwalk residents are provided with adequate utility services.

As described above public facilities and services – including water and sewer capacity - are or will be adequate to meet the demands generated by housing that is recently constructed, under construction, approved for development and future development on vacant, redevelopment and underutilized sites.

D. HOUSING MARKET CONSTRAINTS

1. INTRODUCTION

Government Code Section 65583(a)(6) requires –

> An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.

According to HCD:

> Although nongovernmental constraints are primarily market-driven and generally outside direct government control, localities can significantly influence and offset the negative impact of nongovernmental constraints through responsive programs and policies. Analyzing specific housing cost components including the cost of land, construction costs, and the availability of financing assists the locality in developing and implementing housing and land-use programs that respond to existing local or regional conditions. While the cost of new housing is influenced by factors beyond a locality's control, local governments can create essential preconditions (favorable zoning and development standards, fast track permit processing, etc.) that encourage and facilitate development of a variety of housing types and affordable levels.

The requisite analysis includes:

- Land Costs – Estimate the average cost or the range of costs per acre for single-family and multifamily zoned developable parcels.
- Construction Costs – Generally estimate of typical total construction costs which includes materials and labor.
- Availability of Financing - Consider whether housing financing, including private financing and government assistance programs, is generally available in the community. This analysis could indicate whether mortgage deficient areas or underserved groups exist in the community.

In addition to the above, the market constraints analysis includes recent sales prices.

Market constraints impede the private sector's ability to produce housing within the means of low-income and sometimes also moderate-income households. Affordable housing costs are set forth by several local, State and Federal programs. The Low Income Housing Tax Credit Program establishes affordable maximum rents based on:

- Maximum household income adjusted by household size
- Expected occupancy of the unit, regardless of the number of people who actually live in the unit
- Tenants at maximum income paying 30% of their income for housing

Table A-27 shows the lower income maximum affordable housing monthly rents by unit type.

Table A-27
Los Angeles County
Lower Income (60% of Median Income)
Affordable Housing Monthly Rents: 2013

Unit Type	Expected Occupancy	Maximum Income	Maximum Rent (Income/12)*.3
Studio	1.0 person	$35,860	$896.50
One-Bedroom	1.5 persons	$38,420	$960.00
Two-Bedroom	3.0 persons	$46,110	$1,152.50
Three-Bedroom	4.5 persons	$53,280	$1,330.00
Four-Bedroom	6.0 persons	$59,430	$1,485.50

2. LAND COSTS

Land costs are a major component of new housing production costs. The development industry typically categorizes land into three types, raw land, entitled land and finished lots. The values attributed to parcels of land increase through these three stages:

- Raw land is a vacant piece of land without any entitlements or improvements.
- Entitled land can range from having the appropriate zoning to having a recorded subdivision for the land. Again the values can increase the further a piece of land is in the entitlement process.
- Finally, land can be categorized as “finished lots”. This is the final stage prior to the actual construction of a home. All grading has been completed and all infrastructure (streets, curbs, gutters, storm drains, sewers and utilities) have been installed. In most cases, this also means that all fees (except those associated with building permits) have also been paid. At this stage, the land is at its highest value.

Table A-28 shows the most recent residential land sales prices. Six sales have closed including two R-1 lots and two R-3 lots. The single-family lots sold for $110,000 and $120,000. The R-3 lots sold for an average of $38,300 to $57,500 per unit

3. CONSTRUCTION COSTS

Average construction costs are difficult to estimate because they can vary due to the following physical characteristics:

- Design type
- Construction type
- Quality
- Shape
- Location (mountains vs flatlands)

[Source: California State Board of Equalization, Assessors’ Handbook Section 531, *Residential Building Costs*, January 2010, page 4]

Table A-28
City of Norwalk
Land Prices - 2013

Address	Zoning	Status	Size (Sq. Ft.)	Price	Price/Sq. Ft.
12122 Union St	R-3	Active	6,723	$387,288	$57.61
12122 Imperial	R-3	Active	14,666	$389,000	$26.52
12023 Orange St.	R-3	Sold	4,503	$115,000	$25.54
12025 Orange St.	R-3	Sold	7,470	$115,000	$15.39
14327 Pontlavoy Ave.	R-1	Sold	5,101	$60,000	$11.76
10804 Abingdon[1]	R-1	Sold	4,540	$18,000	$3.96
11057 Liggett St.	R-1	Sold	6,098	$110,000	$18.04
10965 Hayford	R1	Sold	5,886	$120,000	$20.39

[1]Potentially unbuildable due to water easement
Note: The most recently closed sales were completed within the last 18 months. Zoning as provided by listing agents.
Source: Pacific West Association of Realtors, Southern California Multiple Listing Service (MLS). LoopNet Commercial Real Estate
Table construction by Castañeda & Associates

The International Code Council (ICC) provides Building Valuation Data (BVD) for its members. The BVD table provides the "average" construction costs per square foot, which can be used in determining permit fees for a jurisdiction. The ICC states:

> …it should be noted that, when using this data, these are "average" costs based on typical construction methods for each occupancy group and type of construction. The average costs include foundation work, structural and nonstructural building components, electrical, plumbing, mechanical and interior finish material.

Table A-29 shows the BVD average per square foot construction costs for three types of buildings.

Table A-29
Construction Costs per Square Foot for Residential Construction

Group (2012 International Building Code)	Type IV Classification
R-2 Residential, multiple family	$127.81
R-3 Residential, one- and two-family	$124.55
R-4 Residential, care/assisted living facilities	$154.51
Private garage	$58.17

Source: International Code Council, Building Valuation Data (BVD), February 2013

Based on the above, the following are estimated construction costs for a -

- 1,000 SF housing unit in an apartment building $127,810
- 1,500 SF single-home on a level lot $186,825
- 400 SF garage for single family home $23,268

It is important to note that while this BVD table does determine an estimated cost of a building (i.e., Gross Area x Square Foot Construction Cost), this data is only intended to assist jurisdictions in determining their permit fees. This data table is not intended to be used as an estimating guide because the data only reflects average costs and is not representative of specific construction.

The above costs are too low to be representative of construction costs. For example, the average cost of a low income housing tax credit unit built in Los Angeles County is $333,715. (Source: California Tax Credit Allocation Committee, *Cost Containment Forums Report*, August 23, 2011.)

Affordable housing projects need to pay prevailing wages. This requirement typically drives up construction costs by 15% to 20%.

The cost of construction alone exceeds the cost affordable to lower income households. Several factors contribute to the cost of construction including dwelling unit size, height (elevator may be required), terrain, slopes, quality, State laws, profit motivations, and several other considerations.

New affordable homes and apartments cannot be constructed without some public funding sources that subsidize the entire development and reduce the loan amount to that which can be supported by the affordable rents and ownership costs. The loss of redevelopment funds and the federal cutbacks of HOME funds have severely crippled efforts to produce affordable housing in the City.

4. AVAILABILITY OF FINANCING

a. Financing Availability Based On Interest Rates

For a sustained period of time, market mortgage interest rates have been either very reasonable or at historic lows. Table A-30 shows interest rates for two points in time. According to a weekly survey of 20 southland lenders, as of August 21, 2013, the average mortgage interest rates on all loans have increased during the past six months. For loans up to $417,000, a 30-year fixed rate loan is available at an interest rate of 4.68%, which is .94% higher than six months ago. For “jumbo” loans of more than $417,000, the interest rate is 4.64% for 30-year term, which is .57% higher than six months ago.

It should be noted that not all would be homebuyers would qualify for the lowest interest rates available. The most favorable interest rates are available to loan applicants who have good FICO credit scores.

Table A-30
Average Mortgage Rates
Weekly Survey of 20 Southland Lenders - As of August 21, 2013

Type of Loan	Last Week	Six Months Prior
Rates for loans up to $417,000		
30-year fixed	4.68%/.29 pt.	3.74%/.41pt.
15-year fixed	3.68%/.30 pt.	2.94%/.35 pt.
Rates for loans of $417,00 and up		
30-year fixed	4.64%/.29 pt.	4.07%/.43 pt.
15-year fixed	3.96%/.29 pt.	3.35%/.25 pt.

Note: A pt. (point) is a term used by the lending industry to refer to the loan origination fee. One point is equal to 1% of the loan amount.
Source: Compiled by HSH Associates, Financial Publishers

(FICO refers to Fair Issac Corporation, a firm that developed the mathematical formulas used to produce FICO scores. A FICO score is a snapshot of an applicant's credit risk; the higher the score, the lower the risk to lenders. The FICO score is computed based on: payment history, amounts owed, length of credit history, new credit, and types of credit in use.

b. Financing Availability Based on HMDA Data

1. Introduction

HCD has advised cities that an understanding of the geographic areas and or groups without sufficient access to credit will help localities to design programs to address known deficiencies. The information that helps most to understand the geographic areas served by credit is the Home Mortgage Disclosure Act or HMDA data.

HMDA requires lenders to disclose the number, amount, and census tract location of mortgage and home improvement loan applications. The HMDA data encompasses lender activity for conventional, FHA, home improvement loans and refinancing loans. The data identifies five types of action taken on a loan application: loan originated, application approved by the lender and not accepted by the applicant, application withdrawn, file closed for incompleteness and application denied.

It is important to remember that the *census tract location* in the following tables refers to the *property location* on which a loan application was made. However, borrowers who live outside the City frequently make the loan applications, and the reasons for denial may be due entirely to the credit worthiness of the borrower, and not the characteristics of a census tract.

2. 2011 Loan Applications

Financing had been readily available until early 2007. Because of the large number of southern California owners defaulting on subprime loans and the number of foreclosed homes, financing recently was not as available as it was prior to these two events. The number of loan applications and approved loans has dropped as mortgage loan standards have tightened, including the unavailability of 100% financing, the need for larger down payments and verified income, and a requirement for a solid credit history including high FICO scores.

In calendar year 2011, 733 loan applications were processed for home purchase loans – 29% for conventional loans (210) and 71% for FHA insured loans (523). The 2012 HMDA will be released during the third week of September 2013.

The loan denial rates were 13.8% for conventional loans and 18.0% for FHA insured loans and VA Guaranteed Loans. These rates reveal that mortgage financing was available in 2011 as loan approval rates were 86.2% for conventional and 82% for FHA/VA loans, respectively.

Denial rates for conventional loans for census tracts with at least 10 applications ranged from 7% to 50%. With respect to FHA/VA loan applications in census tracts with at least 20 applications, the denial rates ranged from 11.2% to 22.9%.

Tables A-31 and A-32 shows the denial rates for conventional and FHA loans for each census tract.

Table A-31
City of Norwalk
Conventional Loan Denial Rates by Census Tracts – 2011

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Application	Denial Rate
5500.00	2	0	0	2	0.0%
5501.00	16	1	3	20	15.0%
5502.02	0	0	0	0	0.0%
5503.00	12	1	1	14	7.1%
5519.00	7	2	1	10	10.0%
5520.00	9	0	3	12	25.0%
5521.00	6	1	0	7	0.0%
5522.00	5	1	6	12	50.0%
5523.00	17	2	3	22	13.6%
5524.00	7	1	0	8	0.0%
5526.01	7	2	2	11	18.2%
5526.02	6	1	2	9	22.2%
5527.00	20	0	2	22	9.1%
5528.00	20	2	2	24	8.3%
5529.00	8	0	0	8	0.0%
5530.00	8	0	4	12	33.3%
5546.00	8	1	0	9	0.0%
5547.00	8	0	0	8	0.0%
Total	166	15	29	210	13.8%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011
Table construction by Castañeda & Associates

Table A-32
City of Norwalk
FHA/VA Loan Denial Rates by Census Tracts – 2011

Census Tract	Loans Originated	Approved, Not Accepted	Applications Denied	Total Application	Denial Rate
5500.00	1	0	2	3	66.7%
5501.00	35	2	11	48	22.9%
5502.02	0	0	0	0	0.0%
5503.00	37	3	5	45	11.1%
5519.00	18	5	5	28	17.9%
5520.00	28	4	6	38	15.8%
5521.00	24	4	6	34	17.6%
5522.00	20	1	8	29	27.6%
5523.00	32	6	9	47	19.1%
5524.00	14	1	2	17	11.8%
5526.01	27	3	5	35	14.3%
5526.02	7	1	1	9	11.1%
5527.00	31	6	11	48	22.9%
5528.00	38	3	7	48	14.6%
5529.00	17	2	4	23	17.4%
5530.00	32	2	7	41	17.1%
5546.00	7	0	1	8	12.5%
5547.00	17	1	4	22	18.2%
Total	385	44	94	523	18.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.
Table construction by Castañeda & Associates

3. Home Improvement Loan Applications – 2011

Typically, loan applications for home improvement loans have higher denial rates than home purchase loans**.** In 2011, 71 applications were made for a home improvement loan of which 31% were denied.

4. Reasons for Loan Denial – 2011

Table A-33 shows that 145 loan applications for conventional, FHA/VA and home improvement loans were denied in 2011. Forty percent of all loans were denied for either “debt-to-income ratios” or “credit history” and about 37% were denied for “other” reasons.

Table A-33
City of Norwalk
Reasons for Loan Denial by Type of Loan – 2011

Reasons for Loan Denials	Conventional	FHA/VA	Home Improvement	Total	Percent
Debt-to-Income Ratio	4	26	6	36	24.8%
Employment History	0	6	0	6	4.1%
Credit History	3	10	9	22	15.2%
Collateral	4	4	3	11	7.6%
Insufficient Cash	4	2	0	6	4.1%
Unverifiable Information	0	1	0	1	0.7%
Credit Application Incomplete	2	6	0	8	5.5%
Mortgage Insurance Denied	1	0	0	1	0.7%
Other	11	39	4	54	37.2%
Total	29	94	22	145	100.0%

Source: Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), Loan Application Register System (LARS) 2011.
Table construction by Castañeda & Associates

According to HMDA:

- Debt-to-income ratio refers to "income insufficient for amount of credit requested and excessive obligations in relation to income."
- Credit history refers to insufficient number of credit references provided; unacceptable type of credit references provided; no credit file; limited credit experience; poor credit performance with us; delinquent past or present credit obligations with others; garnishment, attachment, foreclosure, repossession, collection action, or judgment; and bankruptcy.
- Other: Length of residence, temporary residence and other reasons

Source: Federal Financial Institutions Examination Council, *A Guide to HMDA Reporting – Getting Right*, January 1, 2008, Appendix A, Reasons for Denial

5. HOUSING COSTS

Although the Housing Element Law and guidelines do not explicitly mention the price of existing housing, this potential constraint falls within the meaning of "nongovernmental" or market-driven barriers to affordability. The analysis also helps to show how the housing market impedes the application of housing programs such as rental assistance and down payment assistance programs.

Although the Housing Element Law and guidelines do not explicitly mention the price of existing housing, this potential constraint falls within the meaning of "nongovernmental" or market-driven barriers to affordability. The analysis also helps to determine whether local, State or Federal programs can be practically applied to address the needs of first-time homebuyers.

The sales prices for existing single family homes and condominiums were analyzed for calendar 2012.

a. Home Sales Prices

In 2012 there were a total of 827 sales of single family homes and condominiums. That equates to a sales rate of about 69 sales per month. The median sales prices were as follows:

- Single Family 2 Bedrooms or Less $231,000
- Single Family 3 Bedrooms $279,000
- Single Family 4 Bedrooms or More $309,000
- Condominiums $177,500

More than one third (36.5%) of all single family home sales were made between $250,000 and $299,000. According to the Pacific West Association of Realtors Multiple Listing Service, 154 of the single family sales were classified as sales by HUD/government owned or as bank-owned properties. Another 207 of the sales were classified as "short-sales," meaning that the home sold for less than the balance owing on its mortgage. Less than half of the sales were "standard sales", meaning a traditional sale from a homeowner not under distress to a homebuyer (not an investor). Table A-34 provides details on the sales price distribution for all sales in 2012.

Table A-34
City of Norwalk
Single Family Home Prices-2012

	Residential Detached Sales Bedrooms					Other Statistics			
Price Class	2 or Less	3	4 or More	Total	Percent	Attached/ Condos	Percent	Detached Active	Attached Active
$0 - $99,999	0	0	0	0	0.0%	4	5.1%	0	0
$100,000 - $149,999	15	4	1	20	2.7%	8	10.1%	1	4
$150,000 - $199,999	23	23	3	49	6.6%	39	49.4%	8	2
$200,000 - $249,999	58	101	9	168	22.5%	19	24.1%	28	4
$250,000 - $299,999	43	191	39	273	36.5%	8	10.1%	46	3
$300,000 - $324,999	2	99	11	112	15.0%	0	0.0%	28	0
$325,000 - $349,999	0	49	22	71	9.5%	1	1.3%	18	0
$350,000 - $374,999	0	21	12	33	4.4%	0	0.0%	9	0
$375,000 - $399,999	0	5	9	14	1.9%	0	0.0%	7	0
$400,000+	0	0	8	8	1.1%	0	0.0%	1	0
Totals	141	493	114	748	100.0%	79	100.0%	149	13
Average Price (In Thousands $)	222	276.4	311			185.8		289.5	198.5
Median Price (In Thousands $)	231	279	309			177.5		310	220

Source: Pacific West Association of Realtors Multiple Listing Service (MLS) for sales in the City of Norwalk occurring between January 1, 2012 and December 31, 2012.

In 2012, homes sold at a relatively brisk pace, only being on the market about 75 days (2½ months). Nearly one in four homes sold in all-cash transactions while about one-half (47%) were financed with FHA or VA loans.

b. Monthly Rents

The 2009-2011 American Community Survey (ACS) estimated a total of 9,427 renters of which 314 reported "no cash rent" and 9,113 reported a monthly rent. The ACS determined that the median monthly cash rent was $1,277. Almost 890 renter households reported monthly rents in the range of $500 to $799. Many of these households probably live in one of the City's affordable housing developments**.** Some 3,169 (35%) renter households have monthly rents of more than $1,500.

E. GOVERNMENTAL CONSTRAINTS ANALYSIS

1. INTRODUCTION

The Housing Element must include -

> "An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels…."

The required analysis includes seven governmental factors:

- Land use controls
- Building codes and their enforcement
- Site improvements
- Fees and exactions required of developers
- Local processing and permit procedures
- *Constraints on housing for persons with disabilities*
- Constraints on meeting regional share housing needs

The purpose of the analysis is to find out if a standard or practice "…constitute(s) a barrier to the maintenance, improvement or development of housing."

2. ACTIONS TO REMOVE/AMELIORATE CONSTRAINTS IDENTIFIED BY THE DRAFT 2008-2014 HOUSING ELEMENT

The *Draft 2008-2014 Housing Element* identified governmental constraints that needed to be removed or ameliorated. Consequently, the prior element included action programs to amend the Zoning Ordinance in the following areas:

- Emergency Shelters
- Transitional Housing
- Supportive Housing
- Single Room Occupancy
- Employee Housing
- Family Definition
- Reasonable Accommodation Procedure

The amendments will be processed following approval of the *2013-2021 Housing Element* by the City Council and certification of the element by HCD. It is anticipated that the processing of

the Zoning Ordinance amendments will commence in January 2014 and be completed by the summer of 2014.

In August 2013, the City enacted zoning provisions that created an R-4 Zone that permits multifamily rental housing by right at a density of 23 to 30 dwelling units per acre. The R-4 Zone was applied to two sites (five assessor parcels) which are identified in Table A-26 on page A-30.

a. Emergency Shelters

Government Code Section 65583(a)(4)(A) requires the City to identify:

> …a zone or zones where emergency shelters are allowed as a permitted use without a conditional use permit or other discretionary permit.

The draft Zoning Ordinance amendments include:

- As recommended by HCD, a definition of "emergency shelter" that is consistent with Health and Safety Code Section 50801(e)
- Listing emergency shelters as a permitted use in the M-1 Zone, Light Manufacturing Zone and M-2 Zone, Heavy Manufacturing Zone
- Adding a Chapter 17.04.195 to describe the emergency shelter development and operational standards

The total size of an emergency shelter large enough to accommodate 50 occupants (the City's homeless estimate) would be about 6,000 square feet. About 1,750 square feet are required to accommodate the space needs of 50 homeless persons (35 square feet per occupant X 50). The space needed for beds represents about 30% of the total space required for a shelter as space also is needed for an office, lounge, bathrooms, kitchen, storage and mechanical. If the shelter is located in an existing building, no additional space allocation for parking is needed. [Source for space requirements: 21 Elements, *Zoning in the Wake of SB 2: Best Practices for Emergency, Transitional and Supportive Housing*, May 2010, "Sample Shelter Layout," page 8]

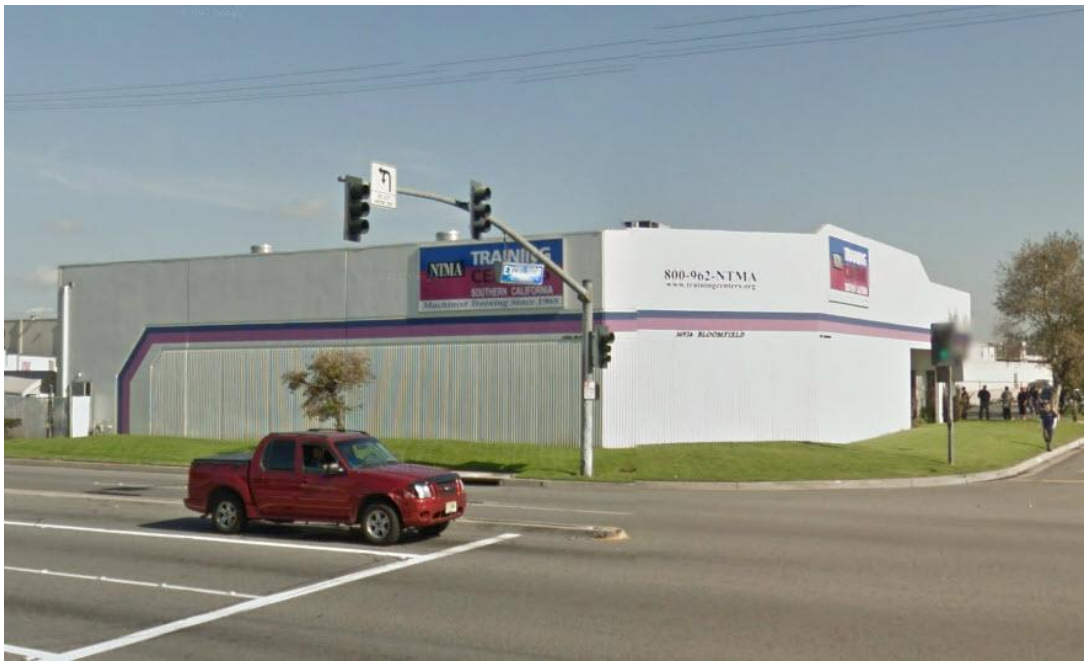
The Community Development Department conducted a review of the zone districts best suited to house an emergency shelter. The Department found that the M-1 and M-2 Zones offered the best opportunities for the accommodation of an emergency shelter. These zones – which are generally located along major streets and boulevards and are transit accessible - permit many land uses that provide for the assembly of people on a temporary basis such as lodging halls, union halls, railroad passenger stations and gymnasiums. Gymnasiums often are used as temporary emergency shelters (e.g., Palm Desert High School gymnasium).

Several buildings and sites which can house an emergency shelter are located in the M-1 and M-2 zoned areas. For instance – based on aerial photographs, assessor data and land use surveys – five vacant buildings and one vacant lot are for sale as of mid-June 2013. The three small vacant buildings contain 4,965, 7,229 and 11,741 square feet, respectively. The two larger buildings, which contain 26,738 square feet and 34,500 square feet, are divisible. The vacant lot is 24,160 square feet in size.

Most of the vacant buildings and the lot for sale are located near major street intersections and in proximity to convenience shopping, medical and personal services, churches, and public transportation. As an example, one of the buildings (11,741 SF) that is for sale is located at the intersection of Bloomfield Avenue and Excelsior Drive. Public transportation is available on

Route 3 which runs along Alondra Boulevard with a stop on Bloomfield Avenue, ½ mile south of the Bloomfield/Excelsior intersection. Below is an aerial and site photograph of the Bloomfield/Excelsior site.

Aerial and Photo of the Bloomfield Site



b. Transitional and Supportive Housing

Government Code Section 65583 requires local zoning to state that transitional and supportive housing are a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. The Zoning Ordinance amendments will be consistent with HCD guidance, which states:

> The housing element must demonstrate that transitional housing and supportive housing are permitted as a residential use and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone (Government Code Section 65583(a)(5)). In other words, transitional housing and supportive housing are permitted in all zones allowing residential uses and are not subject to any restrictions (e.g., occupancy limit) not imposed on similar dwellings (e.g., single family home, apartments) in the same zone in which the transitional housing and supportive housing is located. For example, transitional housing located in an apartment building in a multifamily zone is permitted in the same manner as an apartment building in the same zone and supportive housing located in a single family home in a single family zone is permitted in the same manner as a single family home in the same zone.
>
> If jurisdictions do not explicitly permit transitional and supportive housing as previously described, the element must include a program to ensure zoning treats transitional and supportive housing as a residential use, subject only to those restrictions on residential uses contained in the same type of structure.

The City will add the following definitions to the Zoning Ordinance:

> *Transitional housing* is defined in Section 50675.2 of the Health & Safety Code as rental housing for stays of at least six months but where the units are re-circulated to another program recipient after a set period. Transitional housing may be designated for a homeless individual or family transitioning to permanent housing.
>
> *Supportive housing* as defined at Section 50675.14 of the Health & Safety Code has no limit on the length of stay, is linked to onsite or offsite services, and is occupied by a target population as defined in Health & Safety Code Section 53260. Services typically include assistance designed to meet the needs of the target population in retaining housing, living and working in the community, and/or improving health and may include case management, mental health treatment, and life skills.

c. Single Room Occupancy Units

Government Code Section 65583(c)(1) requires the City to make zoning provisions for single-room occupancy units. The draft Zoning Ordinance amendments may include:

- Adding a “single-room occupancy” definition that includes reference to efficiency dwelling units as defined by the California Building Code by Health and Safety Code Section
- Stating that SROs are a permitted use in the R-2, R-3 and R-4 Zones and that efficiency dwelling units are a permitted use in the hotel/motel overlay zone.
- Establishing development standards for SROs in the multi-family residential zones and efficiency dwelling units in the hotel/motel overlay zone.

d. Employee Housing

There is no agriculturally zoned land or land in active agriculture production in the City. Therefore, given the apparent absence of farm workers in the community, the City has not identified a need for specialized farm worker housing beyond overall programs for housing affordability.

California Health and Safety Code Section 17021.5 (Employee Housing Act) requires jurisdictions to permit employee housing for six or fewer employees as a single-family use. The draft Zoning Ordinance amendments state that employee housing shall not be included within the zoning definition of a boarding house, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. The amendments further state that the City will not impose a conditional use permit, zoning variance, or other zoning clearance of employee housing that serves six or fewer employees that is not required of a family dwelling of the same type in the same zone.

e. Family Definition

The draft Zoning Ordinance amendments recommend that the City's "family" definition be updated because it refers to related and unrelated persons and places an occupancy limit if a single-family home is occupied by unrelated persons. The City's current definition is inconsistent with fair housing laws.

f. Reasonable Accommodation Procedure

The Federal Departments' of Justice (DOJ) and Housing and Urban Development (HUD) as well as the California Attorney General all encourage cities to adopt a reasonable accommodation procedure. The draft Zoning Ordinance amendments include a complete Reasonable Accommodation Procedure which is modeled after the recommendations of Mental Health Advocacy Services, Inc.

g. Parking

Table A-35 shows the parking standards by residential zone district. The parking standards have not had a negative impact on the supply of housing. The number of spaces per unit is almost the same as the standards of the surrounding cities of Artesia, Bellflower, Cerritos, Downey, La Mirada and Santa Fe Springs. Tables A-39 and A-40 (pages A-57 and A-58) demonstrate that recent multifamily developments have been able to both provide the required off-street parking spaces and to achieve maximum densities.

Although parking standards incrementally add to the cost of housing, it is but one among many cost drivers. Four State agencies are now conducting an *Affordable Housing Development Cost Study* to determine how 34 different "cost drivers" impact affordable multifamily rental housing development costs. Among the "cost drivers" included in the analysis are those cited as governmental constraints by Government Code Section 65583. Although the Study's findings have yet to be published, the City is committed to implementing policies and practices that can lead to reductions in the cost of housing construction.

Section 3 – Housing Program – includes two action programs to mitigate potential constraints due to parking standards: Program #10 – Parking and Development Cost Study and Program #11 – Parking Space Reductions for Affordable and Special Needs Housing.

Table A-35
City of Norwalk
Off-Street Parking Per Unit by Residential Zone

R-1 Zone	R-H Zone	R-2, R-3 & R-4 Zones
2 spaces in garage or carport	2 spaces in garage or carport	Two (2) garage spaces; one (1) additional uncovered space for a three (3) bedroom unit; two (2) additional uncovered spaces for a four (4) bedroom unit; one (1) uncovered space for every three (3) units for guests[1]

[1]Section 17.03.040 (E)(2) of the Zoning Ordinance states: A minimum of one additional uncovered parking space provided for every bedroom in excess of two bedrooms for each dwelling unit.
Section 17.03.040 (E)(3) of the Zoning Ordinance states: One uncovered space for every three units or fraction thereof designated for the exclusive use of guests.

Source: City of Norwalk Zoning Ordinance

3. GOVERNMENTAL FACTORS FOUND NOT TO BE CONSTRAINTS

Part 3 describes the governmental factors that were found by *2008-2014 Draft Housing Element* and the Update to not create a barrier to the maintenance, improvement, or development of housing for all income levels.

a. Land Use Controls

The following pages discuss seven land use controls:

- Zoning for a Variety to Housing Types
- Density, Minimum Lot Size, Setbacks and Height Limit Standards
- Minimum Housing Unit Sizes
- Open Space Requirements
- Moratoria and Prohibitions Against Multifamily Housing
- Growth Controls and Urban Growth Boundaries
- Second Unit Development Standards

1. <u>Zoning for a Variety to Housing Types</u>

Government Code Section 65583(c)(1) requires the housing element to describe the zoning policies that facilitate and encourage the development of a variety of types of housing for all income levels, including:

- Multifamily rental housing
- Factory-built housing
- Mobilehomes

- Emergency shelters
- Supportive housing
- Transitional housing
- Single-room occupancy units
- Housing for agricultural employees

In effect, these housing types represent a continuum of housing from emergency shelter to transitional housing to supportive housing to more independent housing such as SROs and multifamily rental housing. The other housing types represent housing for a unique special needs population (farm workers) and construction types (factory built and mobilehomes).

The Community Development Department has drafted Zoning Ordinance amendments to facilitate a variety of housing types with respect to: emergency shelters, supportive housing, transitional housing, single-room occupancy units, and employee housing.

Government Code Section 65583(c)(1) requires cities to facilitate and encourage the development of multifamily rental housing. The R-2, R-3 and R-4 Zones permit multifamily rental housing by right.

Factory-built housing (FBH) is an automated construction version of a site built residential structure. HCD's Division of Codes and Standards explains:

> Factory-built housing can be installed where other similar types of housing units are built or exist. HSC Section 19993 allows local governments to exercise their local land use requirements with respect to factory-built housing, but the Attorney General has ruled that local governments may not require use permits for factory-built housing built in residential areas.
>
> Local requirements imposed on factory-built housing may not differ substantially from requirements imposed on other residential buildings of the same size.
>
> Factory-built housing also may be installed in mobilehome parks, if pursuant to HSC Section 18611, the permit to construct the park was issued after January 1, 1982, and if a local zoning designation or conditional use permit authorizes the installation of factory-built housing.
>
> Source: California Department of Housing and Community Development, Division of Codes and Standards, *Factory-Built Housing Handbook for City and County Building Departments*, December 2007

The City's zoning practices are consistent with the requirements described by the HCD's Division of Codes and Standards.

Zoning Ordinance Chapter 17.04.040 provides that a mobilehome park is a conditionally permitted use in any zone. As of June 10, 2013 six mobilehome parks containing 441 spaces are located in Norwalk according to the HCD Mobilehome Parks Listing:

- Pioneer TP 20 spaces
- Cerritos Mobile Lodge 40 spaces
- Pioneer Mobile Estates 52 spaces
- Norwalk Mobile Lodge 92 spaces

- Norwalk Village 103 spaces
- Imperial Village 134 spaces

2. Density, Minimum Lot Size, Setbacks and Height Limit Standards

The Land Use Element provides for residential uses in four categories:

- Low Density 8.7 or less dwelling units per acre
- Medium Density up to 16 dwelling units per acre
- High Density up to 22 dwelling units per acre
- High Density 23 to 30 dwelling units per acre

Table A-36 lists the development standards of each residential zone with respect to:

- Maximum dwelling units per acre (maximum densities)
- Minimum lot size
- Setbacks (front, side and rear)
- Maximum height limits

Table A-36
City of Norwalk
Residential Development Standards

Standard	R-1	R-H	R-2	R-3	R-4
Maximum Dwelling Units Per Acre	8.7	8.7	16	22	23-30
Minimum Lot Size	5000 square feet	9000 square feet	5000 square feet	5000 square feet	25,000 square feet
Front Setback	20 feet or 20% of lot depth	20 feet or 20% of lot depth	15 feet or 15% of lot depth	15 feet or 15% of lot depth	15 feet or 15% of lot depth
Side Setback	5 feet or 10% of lot width	5 feet or 10% of lot width	3-10 feet	3-20 feet	5-10 feet
Rear Setback	20 feet or 20% of lot depth (some exceptions may apply)	20 feet or 20% of lot depth (some exceptions may apply)	20 feet or 20% of lot depth	20 feet or 20% of lot depth	20 feet or 20% of lot depth
Maximum Building Height	2.5 stories or 35 feet	2.5 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet	3 stories or 35 feet

Source: City of Norwalk Zoning Ordinance

Table A-37 compares Norwalk's high density development standards with those of five neighboring cities. Norwalk's development standards are about the same or less stringent than those of other cities with the exception of rear yard setbacks. Among the six cities, Norwalk is the only one that explicitly allows a height limit of three stories.

Table A-37
Comparison of High Density Residential
(20-30 Dwelling Units Per Acre)
Development Standards

Standard	Norwalk	Artesia	Bellflower	Cerritos	Downey	Santa Fe Springs
Minimum Lot Size	5,000 square feet	5,000 square feet	5,000 square feet	No Minimum stated	5,000 square feet	7,500 square feet
Front Setback	15 feet or 15% of lot depth	15 feet; 25 for garage	10 feet	25 feet	Prevailing Setback	15 feet
Side Setback	5-10 feet	5-10 feet	5-8 feet	12-25 feet	4 feet	10 feet
Rear Setback	20 feet or 20% of lot depth	5 feet	5-8 feet	12-25 feet	20 feet	5 feet
Maximum Building Height	3 stories or 35 feet	2 stories or 35 feet	2 stories or 35 feet	2 stories; not to exceed building width	30 feet	25 feet

Source: Zoning Ordinances of each city

The City has approved re-zoning from lower to higher density residential use and has facilitated the development of housing by re-zoning parcels from commercial or industrial to higher density residential uses. These actions have helped to expand the housing stock. On a case-by-case basis, the City will continue to expand housing opportunities by reviewing the re-zoning of sites.

3. Minimum Housing Unit Sizes

Numerous variables impact the cost of producing new multifamily housing. For a given level of housing quality, the larger the housing unit size, the more it will cost to construct. Table A-38 shows minimum housing unit size standards for different housing types. The minimum housing unit sizes range from a low of 150 square feet (efficiency dwelling units) to a maximum of 1,100 square feet (3-bedroom apartment unit). Single-family dwelling units must have a floor area of not less than 800 square feet, exclusive of garages, porches and patios.

The draft Zoning Ordinance amendments, as previously mentioned, may permit the development of efficiency dwelling units per Health and Safety Code Section 17958.1.

Table A-38
City of Norwalk
Minimum Housing Unit Sizes
By Housing Unit Type

Housing Unit Type	Housing Unit Size
Efficiency Dwelling Units	150 square feet
Second Units	220 to 540 square feet
Single Room Occupancy (SRO) Units	275 to 450 square feet
Bachelor Apartment	Less than 650 square feet
One Bedroom	650 to 750 square feet
Single family Detached Residential Unit	800 square feet
Two Bedroom	850 to 1,000 square feet
Three Bedroom	1,100 square feet

Second units must not exceed 30% of the gross floor area of the existing single-family home or 1,200 square feet, whichever is less. There are few homes in Norwalk that have 4,000 square feet of living space, which is the amount required to construct a 1,200 square foot second unit. All second units must have a kitchen and a full bathroom. Therefore, the minimum size of a second unit probably would be 220 square feet based on the the standards of the 2010 California Building Code (Title 24, Part 2, 1208.4 efficiency dwelling units.) A survey of the housing units sizes of single-family homes for sale in June 2013 found a range from about 700 square feet to 1,800 square feet. The maximum size of a second unit then would probably be about 540 square foot (30% of 1,800 square feet).

The draft Zoning Ordinance amendments suggest that SRO units have a housing unit size in the range of 275 to 450 square feet.

The Zoning Ordinance refers to “bachelor apartments” as a housing unit with one room and bath, without cooking facilities, in a multiple dwelling. These housing units are likely to contain less square footage than a one-bedroom unit with both a kitchen and a bathroom.

The housing unit size standards do not constrain multi-family housing development because:

- As Table A-38 demonstrates, the Zoning Ordinance will make provisions for a variety of housing unit sizes which will facilitate the construction of affordable housing
- Housing units of 150 square feet are the smallest allowed under the provisions of Health and Safety Code Section 17958.1 (“efficiency dwelling unit”).
- For one- and two-bedroom apartments, the Zoning Ordinance also establishes a maximum housing unit size.
- The Zoning Ordinance standards are almost identical to those of the California Tax Credit Allocation Committee. TCAC requires a minimum living space of 750 SF for a two bedroom unit and 1000 SF for a three bedroom unit. The TCAC minimum housing unit size for a one bedroom unit is 500 SF, which is smaller than the City standard.
- The City has approved one-bedroom senior housing units with unit sizes less than 650 square feet. Flexibility in the approval of smaller housing unit sizes for senior and family projects is made through the City’s specific plan process.

4. Open Space Requirements

Open space includes sidewalk, landscaping, pergolas, swimming pools, decks, balconies and recreation rooms. The open space requirements in the three multiple family housing zones are as follows

1 bedroom	200 square feet per unit
2 bedrooms	300 square feet per unit
3 bedrooms	400 square feet per unit

The open space standards have been applied to housing development over the past three decades. During this period, several multi-family housing developments have been constructed, including a variety of affordable housing communities.

5. Summary of Development Standards

Many of the City's residential lots are about 13,500 square feet in size. The maximum density on these R-3 lots is six dwelling units. Housing developers can satisfy the Zoning Ordinance requirements on parcels of this size and still achieve the maximum housing capacity of six dwelling units. Some parcels in the City are 16,800 square feet in area. The maximum density on these R-3 parcels is eight dwelling units. Housing developers can satisfy the Zoning Ordinance requirements on parcels of this size and still achieve the maximum housing capacity.

Recently completed or approved infill residential housing developments have met or exceeded all zoning requirements. Future developments on vacant and underutilized sites also will be able to meet the zoning standards. Tables A-39 and A-40 show how two new multifamily developments have developed housing that meets or exceeds the City's zoning requirements, including the parking standards. The two projects are located on infill sites. The two recent housing developments met or exceeded the City's minimum standards with regard to:

- Building Height
- Front, Side and Rear Yard Setbacks
- Amenities
- Unit Size
- Maximum Number of Units
- Private Open Space
- Off-street Parking

6. Moratoria and Prohibitions Against Multifamily Housing Developments

The City has imposed no moratoria or prohibitions against multifamily housing developments. During the past 13 years (2000-2013), the vast majority of new housing construction has been multi-family housing - affordable rental housing, market rate rental housing and condominiums. Two affordable rental developments – San Antonio Gardens and Center Pointe Villas – added 305 dwellings to the housing stock.

7. Growth Controls, Urban Growth Boundaries

The City has no growth control policies or ordinances.

Table A-39
City of Norwalk
Precise Development Plan No. 1800
General Plan: High Density Residential
Zoning: Multiple-Family High Density (R-3) Zone
Lot Size: 13,485 Square Feet
6-Unit Apartment Complex

Development Standard	Zoning Ordinance Requirement	Proposed
Building Height	35 feet	22 feet 2 inches
Front Yard Setback	15% of the lot depth 15 feet (north lot line)	15 feet (north lot line)
Side Yard Setback	5 feet (east lot line) 5 feet west lot line)	5 feet (east lot line) 5 feet west lot line)
Rear Yard Setback	20 feet (south lot line)	20 feet (west building) 18 feet (east building)
Amenities	4 minimum	5 proposed • Covered common patio • Barbeque • Water element • Children's play area with equipment • Laundry room in each unit
Unit Size	2 bedrooms: 850-1,100 sq, ft.	2 bedrooms: 1,692.- 1,795 sq. ft.
Number of Units	6 maximum (1 per 1,980 square feet of lot area)	6 units
Open Space Private	1,800 sq. ft. (300 sq. ft. per 2 bedroom unit)	1,983 sq. ft.
Off Street Parking	2 covered spaced per unit, or 12 covered Spaces 1 uncovered guest parking per every 3 units, or 2 guest parking spaces	12 covered spaces within garages 2 uncovered guest parking Spaces

Table A-40
City of Norwalk
Tentative Tract Map No. 068931
Precise Development Plan No. 1783
General Plan: High Density Residential
Zoning: Multiple-Family High Density (R-3) Zone
Lot Size: 13,485 Square Feet
6-Unit Condominium Complex

Development Standard	Zoning Ordinance Requirement	Proposed
Building Height	35 feet	25 feet 9 inches
Front Yard Setback	15% of the lot depth 15 feet (west lot line)	15 feet 6 inches (west lot line)
Side Yard Setback	5 feet (north lot line) 5 feet (south lot line)	5 feet (north lot line) 5 feet (south lot line)
Rear Yard Setback	20 feet (east lot line)	20 feet (east lot line)
Amenities	4 minimum	4 proposed: • Children's play area • Covered patio • Fireplace in each unit • Laundry room in each unit
Unit Size	2 bedrooms: 850-1,000 square feet	2 bedrooms: 1,478 square feet
Number of Units	6 maximum (1 per 1,980 square feet of lot area)	6 units
Open Space Private	1,800 square feet (300 sq. ft. per 2 bedroom unit)	2,059 square feet
Off Street Parking	2 covered spaces per unit, or 12 covered Spaces 1 uncovered guest parking per every 3 units, or 2 guest parking spaces	12 covered spaces within garages 3 uncovered guest parking spaces

8. Second Unit Development Standards

The purpose of Section 17.04.210 of the Zoning Ordinance is to comply with Government Code Section 65852.2, which allows the City to enact standards for the development of second units to increase the supply of affordable housing while ensuring that such housing remains compatible with existing neighborhoods. The second unit development standards include:

One second unit may be developed on parcels that contain not more than one existing single-family residence.

Minimim Lot Size: 10,000 square feet for property with a general plan land use designation of low-density residential, 5,000 square feet for a property with a general plan land use designation of medium or high density residential

Floor Area: The floor area of a second unit shall not exceed thirty (30) percent of the gross floor area of the existing single-family residence or one thousand two hundred (1,200) square feet, whichever is less.

Kitchen/Bathroom: All second units shall have a kitchen and a full bathroom.

Off Street Parking: A minimum of one parking space located within an enclosed garage shall be provided for each bedroom, except not more than two enclosed garage parking spaces are required for the second unit. For a property designated by the general plan for low density residential use, the required parking spaces may be provided as either covered carport parking spaces or enclosed garage parking spaces.

Development Standards in All Zones: The construction of a second unit shall conform to all of the zoning requirements established for the respective zoning classification that the property is located on including, but not limited to, building yards and setbacks, maximum building height, lot width, density, landscaping, architectural, building design, open space and other zoning requirements.

b. Building Codes and Their Enforcement

HCD guidance indicates -

> The element must describe the building code adoption and enforcement process, including identification of any local amendments to the Uniform Building Code (UBC) and how building code enforcement is carried out by the jurisdiction.

The element must describe the building code adoption and enforcement process, including identification of any local amendments to the Uniform Building Code (UBC) and how building code enforcement is carried out by the jurisdiction.

The City Council has adopted the California Building Code – 2010 Edition – based on the 2009 International Building Code. Section 15.04.040 of the adopted Building Code describes the City of Norwalk amendments to the California Building Code. These amendments, for the most part, are very technical and do not detrimentally impact the construction of housing. An amendment allows increases in building height and stories when new buildings are equipped with approved automatic sprinkler systems. The City Council also has found it beneficial to the health and

safety of the community to require fire retardant roofing in the construction of multiple family dwellings, apartments, and condominiums.

Other uniform codes adopted by the City Council include:

- California Residential Code
- California Plumbing Code
- California Electrical Code
- California Existing Building Code
- California Green Building Standards Code

The California Building Code, as noted, was adopted by reference with only minor variations. The cost of new housing is not adversely impacted by the adopted amendments. The City's codes are considered to be the minimum necessary to protect the public health, safety and welfare. The Codes, which are based on the uniform codes, are adopted by many cities throughout southern California and do not pose a constraint to residential development.

The Building and Safety Division of the Community Development Department is responsible for plan check which includes site plan, floor plan, foundation plan, framing plan, roof plan, etc. The Building and Safety Division also issues permits for all new construction or modifications to existing developments (commercial, residential or industrial) in the City. The permits follow the safety standards set forth in the Building Code and the City maintains a staff of inspectors who visit each job site to verify that the work has been performed to Code requirements. Adherence to the Building Code ensures that each project meets a minimum set of safety standards, which in turn helps preserve the value of the buildings and structures.

c. On- and Off-Site Improvement Requirements

HCD guidance indicates -:

> The element must also describe and analyze the impact of on- and off-site improvement standards including street widths, curb, gutter, and sidewalk requirements, landscaping, circulation improvement requirements and any generally applicable level of service standards or mitigation thresholds.

The majority of the residential areas in Norwalk are built out. The vacant housing sites are located on infill lots in areas with existing infrastructure such as streets, street lights, sewer and water lines. In most cases, development of the lots involves connection to existing infrastructure.

Developers of residential subdivisions in Norwalk are required to construct streets, curbs, gutters, sidewalks, sewers, water lines, street lighting and trees along the entire street line of the affected property. These facilities are then dedicated to the City, which is responsible for maintenance.

The City has adopted by reference the following street standards: “Street Specifications, Highway and Bridge Construction” (standard street specifications) as published by and for the Los Angeles Road Department. When necessary, developers are required to repair or replace damaged curb/gutter, sidewalk and drive aprons. Likewise, existing wheelchair ramps may need to be replaced to meet current standards. Developers are required to pay a sewer connection fee to the Los Angeles County Sanitation District.

The improvement requirements described above have been applied to existing housing as well as all residential developments under construction and approved for development. An affordable housing development must adhere to the City's basic standards. However, financial assistance, when available, could be contributed in order to reduce the cost impacts of required off- and on-site improvements.

d. Fees and Exactions

HCD guidance indicates that:

> The element must identify permit processing and planning fees and development and impact fees and exactions for impacts on the cost, feasibility, and affordability of housing. The analysis should include an estimate of the average fees for typical multifamily and single-family developments.

1. Fees

Table A-41 lists the major application fees. Other typical fees include Building and Safety fees and the fee of other agencies such as the ABC Unified School District developer fee, waste management recycle, and the connection fees charged by Los Angeles County Sanitation District.

Table A-42 shows the typical single-family housing development fees. The total fees are about $16,100. The City fees comprise about one-third the total fees. The school impact fees and other special district fees comprise more than two-thirds of the fees incurred by a typical single family home. Table A-43 shows that the City fees for a single-family development represent 4% to 6% of the total housing costs. The fees as a percentage of total costs could be higher in the future if housing costs decrease and certain fees such as the school impact fees are increased.

Table A-42 also shows the typical multi-family development fees. For a 14-unit multi-family development the total fees are about $176,200. The per unit fees are about $12,584. Table A-43 shows that the City fees for a multifamily development represent 4% to 6% of the total housing costs. The fees as a percentage of total costs could be higher in the future if housing costs decrease and certain fees such as the school impact fees are increased.

The City has established each fee after careful study and consideration and believes that the fee amounts are both necessary and appropriate for residential development.

2. Exactions

By definition, an exaction is a large capital improvement included in a project's approval for development (e.g., land dedication for parks and schools, etc.). Norwalk does not require large-scale capital improvements to be constructed by project applicants. Instead, the City's development impact fees are intended to finance construction of such facilities. Since the City does not impose exactions, they are not a constraint to local development. As explained earlier, residential projects must dedicate land for street and alley widening when necessary.

Table A-41
City of Norwalk
Summary of Fees for Major Applications

Application Type	Fee Amount
Zone Change	$1,243 - $2,766
Zone Variance	$2,500
Text Amendment	$2,432
Conditional Use Permit	$1049
Precise Development Plan (for a project requiring a Negative Declaration)	$2,814
Unclassified Use Review	$2,239
General Plan Amendment	$3,445
Tentative Parcel Map	$3,193
Tentative Tract Map	$3,193 - $4,750
Categorical Exemption	$485
Lot Line Adjustment	$1,348
Art in Public Places	1% of project cost for projects with a building permit valuation greater than $500,000
Parkland Dedication Fees	($133.73 x multiple dwelling unit) x Fair Market Value per Square Foot of Land

Table A-42
City of Norwalk
Typical Fees – Single Family Home and High Density Multi-Family Residential

R-1 Single Family Home	
Living Space: 1,842 sq. ft. @ $95.91	$176,666.22
Garage Space: 440 sq. ft. @ $37.34	$16,429.60
Total Valuation:	$193,095.82
Building and Safety Fees:	
Plan Check	$1,907.25
Building Permits	$2,321.53
Electrical	$300.00
Plumbing	$300.00
Mechanical	$500.00
Sewer	$100.00
Subtotal	$5,428.78
Planning Fees:	
Site Plan Review	$675.00
Additional Agency Fees/Approvals:	
School Fees at $2.98 per Sq. Ft.	$5,489.16
Waste Management Recycle @ 1% of Valuation	$1,930.95
County Sanitation	$2,560.00
Subtotal	$9,980.11
Total Fees	**$16,083.89**
R-3 High Density Multiple Family Residential 14-unit Condominium Project	
Living Space: 26,316 sq. ft. @ $95.91	$2,523,967.56
Garage Space: 5,880 sq. ft. @ $37.34	$219,559.20
Total Valuation:	$2,743,526.76
Building and Safety Fees:	
Plan Check	$9,606.70
Building Permits	$11,706.50
Electrical	$2,631.60
Plumbing	$3,000.00
Mechanical	$2,600.00
Sewer	$300.00
Subtotal	$29,844.80
Planning Fees:	
Precise Development Plan	$2,814.00
Environmental Exemption	$485.00
Tentative Tract Map	$4,621.00
Subtotal	$7,920.00
Additional Agency Fees/Approvals:	
School Fees at $2.98 per Sq. Ft.	$78,421.68
Waste Management Recycle @ 1% of Valuation	$27,435.27
Art in Public Places Fee @ 1% of Valuation	$27,435.27
County Sanitation	$5,120.00
Subtotal	$138,412.22
Total Fees	**$176,177.02**

Table A-43
Proportion of Fees in Overall Development
Cost for a Typical Residential Development

Development Cost for a Typical Unit	Single-Family	Multi-Family
Total estimated fees per unit	$16,083.89	$12,584.07
Typical estimated cost of development per unit[1]	$409,000+	$322,650+
Estimated proportion of fee cost to overall development cost per unit	3.9%	3.9%
Typical estimated cost of development per unit[1]	$275,000+	$225,000+
Estimated proportion of fee cost to overall development cost per unit	5.8%	5.6%

[1]1,842 square for single-family unit based on the average unit size of recently approved projects; 1,350 SF for multi-family unit. Sales prices based on multiple listing service prices of sold housing units.

e. Processing and Permit Procedures

HCD guidance indicates the following:

> Permit processing requirements must be identified and analyzed for their impacts on housing supply, affordability and development certainty. The element must describe and analyze the types of permits required, by housing type, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district and housing type

Table A-44 identifies the typical processing procedures which are required for a single family unit, subdivision and multifamily development. The maximum processing time is six months or less.

The development of a single family home requires submittal of a site plan. The Planning Division reviews and approves a site plan within four weeks.

Table A-44 shows the entitlements required of a subdivision. The entire process takes about eight months to complete and the final subdivision map is approved by the City Council.

Multifamily development is permitted by right in the R-2, R-3 and R-4 Zones. A variance or conditional use permit 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. Section 17.02.120 A of the Zoning Ordinance specifically states that:

> No provision of this chapter is intended to deny any use already permitted by this title nor to grant any use in a zone not therein authorized.

Table A-44
City or Norwalk
Typical Processing Procedures by Project Type

Project Type	Single Family Unit	Subdivision	Multifamily Units
Entitlements	Site Plan	Tentative Tract/ Parcel Map	Precise Development Plan
		Final Subdivision Map	
		Initial Study/Negative Declaration	
		Precise Development Plan	
			Initial Study/Negative Declaration
Estimated Total Processing Time	4 weeks	6-8 Months	6 months

The purpose of the Precise Development Plan is to ensure compliance with the development standards of the Zoning Ordinance. In the Planning Commission review of such plans:

> Consideration shall be given to building orientation, walls or fences, landscaping, general design and development, setbacks, height, vehicular and pedestrian ingress and egress, parking, lighting, and the relationship of such factors to existing and proposed development in the immediate and surrounding area. [Section 17.02.240 C Standards and Review Criteria of the Zoning Ordinance]

Consideration of a Precise Development Plan by the Planning Commission is usually completed within six months.

The City enacted a second unit ordinance on May 20, 2003. According to Ordinance No. 1540:

> An application for a second unit that meets the location and development standards contained in this code shall be approved ministerially without discretionary review.

The Ordinance also states that an application for a second unit shall be submitted to the Department of Community Development concurrently with submittal of an application for a building permit. The second unit site plan review and approval process is completed 30 days after submittal of both applications.

The requirement for an environmental impact report is the processing factor that most impacts the cost and supply of housing. Environmental review of proposed projects is streamlined because new developments are categorically exempt. Proposed projects on vacant and underutilized land are listed under the City of Norwalk Local CEQA Guidelines as a Class 32 Categorical Exemption from the requirements of the California Environmental Quality Act. Class 32 consists of in-fill development projects on sites no more than 5-acres in size and substantially surrounded by urban developments.

Landscaping plans and irrigation plans as well design features are subject to approval by the Community Development Director.

Table A-45 identifies the processing time and approval body associated with different types of permits. As mentioned above, not all housing developments require each of the permits. The Planning Commission actions typically are completed in six months or less. The City Council actions typically are completed in eight months or less. Public hearings are conducted by the City Council as well as the Planning Commission.

Table A-45
City of Norwalk
Timelines for Permit Procedures

Type of Approval or Permit	Typical Processing Time	Approval Body
Site Plan Review	4 weeks	Planning Division
Precise Development Plan	6 months	Planning Commission
Tentative Tract Maps	6 months	Planning Commission
Tentative Parcel Maps	6 months	Planning Commission
Final Subdivision Map	8 months	City Council
Negative Declaration	6 months	Planning Commission
Environmental Impact Report	12 months	Planning Commission

Note:
The above assumes proposed developments are consistent with the General Plan, Zoning Ordinance and Zoning Map. Some proposed developments may require a General Plan Amendment and Zone Change, which must be approved by the Planning Commission and City Council. The approval process takes about eight months to complete.

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 time frames 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 such as Low Income Housing Tax Credits.

f. Constraints on Housing for Disabled Persons

According to HCD:

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

HCD guidance indicates the scope of the analysis should encompass:

- Identify and analyze whether the locality has an established reasonable accommodation procedure
- Review of zoning and land-use policies and practices to ensure compliance with fair housing laws
- Evaluation of permit and processing procedures for licensed residential care facilities and group homes
- Review of the Building Codes to identify any amendments that might diminish the ability to accommodate persons with disabilities and universal design elements

Table A-46 presents an analysis of the Zoning Code provisions pertaining to housing for disabled persons, as follows:

- Reasonable Accommodation Procedure
- Definition of family
- Group homes housing 6 or fewer persons
- Group homes housing 7+ persons
- Siting/Separation Standards for Licensed Group Homes
- Parking Standards for Housing for Disabled Persons
- Permits and Processing
- Building Code

g. Constraints on Meeting the City's Share of the Regional Housing Need

The Housing Element Law requires the City to identify and remove any governmental constraints that hinder meeting the community's share of the regional housing need.

201 housing units have been allocated to the City as its share of the regional housing need (*Final Regional Housing Needs Assessment*). Section B - Sites Inventory and Analysis - explains that there are available sites with sufficient capacity to accommodate the entire regional share need for each income group. Public services and facilities also are adequate to accommodate the City's share of the regional housing need.

There are no local governmental constraints that would prevent the City from meeting its share of the regional housing need.

Table A-46
City of Norwalk
Zoning Ordinance Provisions Pertaining to Housing for Disabled Persons

Actual or Potential Constraint	California State Law	Zoning/Bldg Code Provision
Reasonable Accommodations Procedure (RAP)	California Attorney General and Federal Dept. of Justice (DOJ) recommend cities to adopt a RAP.	As described on page A-50, the City will establish a Reasonable Accommodation Procedure. The Community Development Director will be able to approve, approve with conditions or deny a request. The standards for approval will be those recommended by the CA Attorney General. The procedure will made available at the CDD counter and will be posted on the City's website per the recommendations of the Federal DOJ and CA Attorney General.
Definition of Family	CA fair housing laws prohibit definitions that refer only to related persons or establish a maximum number of people comprising a family.	The Zoning Ordinance definition refers to unrelated persons and establishes an occupancy limit. This definition is not consistent with fair housing laws.
Group Homes Housing 6 or Fewer Persons include: ➢ Intermediate Care Facilities for People with Developmental Disabilities-H & SC § 1267.8 ➢ Housing for Disabled People/Children-H & SC § 1566.3 ➢ Residential Care Facilities for the Elderly-H & SC § 1569.85 ➢ Alcoholism/Drug Treatment Facilities-H & SC § 11834.23 ➢ Residential Facilities for Persons with Chronic Illnesses-H & SC § 1568.0831	Under CA laws group homes housing 6 or fewer people and licensed under the Health and Safety Code (H & SC) must be permitted in all zones that permit single family homes.	Licensed group homes are allowed in zones that permit single family homes. As of late June 2013, there 33 Adult Residential Facilities with a capacity of 257 persons located in Norwalk. Also, there are 17 Residential Care Facilities for the Elderly with a capacity of 159 persons located in the City.
Group Homes Housing 7+ Persons	Case laws allow cities to require a conditional use permit (CUP) for group homes housing 7 or more people.[1]	The City requires a CUP for group homes housing 7 or more persons.

Table A-46 continued
City of Norwalk
Zoning Code Provisions Pertaining to Housing for Disabled Persons

Actual or Potential Constraint	State Law	Zoning Code Provision
Siting/Separation Standards for Licensed Group Homes	H & SC § 1520.5 requires facilities licensed by the CA Dept. of Social Services to be 300' away from a like facility.	The City has not adopted and therefore does not enforce a siting/separation standard different than the State. The City's Zoning Ordinance and Land Use Element do no impose siting requirements for special needs housing.
Parking Standards for Housing for Disabled Persons	CA law does not establish statewide parking standards.	The City's parking standards are established for a use, not occupants of housing. The City's Reasonable Accommodation Procedure will allow disabled people or their representatives to request a parking standard lower than required by the Zoning Ordinance
Permits and Processing	CA law establishes that group homes housing 6 or fewer persons are allowed by right in zones that permit single family homes.	Licensed group homes are permitted in all zones that permit single family homes (see above). A group home for disabled persons will be able to request a reasonable accommodation.
Building Code	CA State establishes building permit requirements and accessible housing unit requirements. CA State law establishes standards for building construction.	The City has adopted and enforces the 2010 California Building Code. Structural retrofits require a building permit. Non-structural retrofits do not require a building permit. No local amendments have been made that diminish the ability of housing to accommodate disabled persons. The Reasonable Accommodation Procedure will allow requests to modify the development standards of the Zoning Ordinance. The City has not adopted universal design elements.

[1]Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, pg. 3, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)
California law does not prohibit requiring a use permit for facilities of 7 or more persons (e.g., Health and Safety Code § 11834.23). Alene M. Taber, Esq., AICIP and Michael J. Alti, Esq., Jackson, Demarco, Tidus & Peckenpaugh, *Residential Recovery Homes and Their Local Impacts*, page 11, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

F. PROGRESS REPORT

1. INTRODUCTION

HCD suggests that the Progress Report (officially known as review and revision) discuss:

"*Appropriateness of goals, objectives and policies*" (Section 65588(a)(1)): A description of how the goals, objectives, policies and programs of the updated element incorporate what has been learned from the results of the prior element.

"*Effectiveness of the element*" (Section 65588(a)(2)): A comparison of the actual results of the earlier element with its goals, objectives, policies and programs. The results should be quantified where possible (e.g., rehabilitation), but may be qualitative where necessary (e.g., mitigation of constraints).

"*Progress in implementation*" (Section 65583(a)(3): An analysis of the significant differences between what was projected or planned in the earlier element and what was achieved.

2. APPROPRIATENESS OF GOALS, POLICIES AND OBJECTIVES

The City did not adopt an element for the 2008-2014 planning period. The goals and policies of the *2008-2014 Draft Housing Element* have been incorporated in the *2013-2021 Draft Housing Element* with the exception of those dependent on funding from the Redevelopment Agency's Low and Moderate Income Housing Set-Aside. Additionally, the fair housing goal was updated to reflect the current thinking on this subject of the U.S. Department of Housing and Urban Development (HUD).

Quantified objectives were established based on new funding realities which account for the loss of the Redevelopment Agency's affordable housing funds, reduced CDBG and HOME funds, and sequestration impacts on the Norwalk Housing Authority's Section 8 Housing Choice Voucher Program.

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3. EFFECTIVENESS OF THE ELEMENT

Although an element was not adopted for the 2008-2014 planning period, several actions of the City addressed the community's housing needs. For example:

- 35 extremely low income housing units were constructed in two developments for formerly homeless mentally disabled adults.
- The Zoning Ordinance was amended to establish an R-4 Zone that allows multifamily housing by right at a density of 23-30 housing units per acre. The R-Zone was applied to two sites (five assessor parcels).
- The City's Social Services Department implemented a "Lodging for Homeless Persons" program to provide emergency shelter in motel lodging.
- The Social Services Department implemented the Homeless Prevention and Rapid Rehousing Program (HPRRP) that helped homeless persons with rental assistance, security deposits, utility assistance and motel/hotel vouchers.

- Annually, rental assistance was provided to about 700 lower income families by the Norwalk Housing Authority.
- 319 homes were rehabilitated through CDBG funding between 2008 and 2013
- 96 homes were improved through HOME funding between 2008 and 2013

4. PROGRESS IN IMPLEMENTATION

The City did not adopt a Housing Element for the 2008-2014 planning period. However, as noted above, programs were implemented to address the community's housing needs including the construction of 35 extremely low income housing units and the rehabilitation of 415 housing units.

Table A-47 describes the appropriateness of the goals and policies that were contained in the *Draft* – but not adopted – *2008 -2014 Housing Element*. Table A-48 describes the accomplishments made toward implement the *Draft 2008-2014 Housing Element*.

Table A-47
City of Norwalk
2008-2014 Draft Housing Element
Evaluation of the Appropriateness of Goals and Policies

Goals	Policies	Appropriateness
PROGRAM CATEGORY #1: MAKE SITES AVAILABLE WITH THE APPROPRIATE ZONING AND DEVELOPMENT STANDARDS AND WITH ADEQUATE SERVICES AND FACILITIES		
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.	Facilitate the development of single-family homes to provide homeownership opportunities for moderate- and above moderate-income households. Encourage through specific plans, planned unit developments, density bonuses and other incentives the construction of new housing on vacant and underutilized sites.	The goals and policies remain appropriate. However, the dissolution of the Redevelopment Agency will hamper the attainment of the goals and policies. Some modifications to these statements have been made in the *2013-2021 Housing Element*.
PROGRAM CATEGORY #2: ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW AND MODERATE-INCOME HOUSEHOLDS		
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.	Support the Federal and State goal of a decent home and suitable living environment for all of Norwalk's residents. Assist in the provision of housing affordable to extremely low, very low, low and moderate-income households through actions of the City, Redevelopment Agency and Housing Authority. Continue to leverage local resources with private funding and State and Federal housing programs.	The goals and policies remain appropriate. The City no longer has a Redevelopment Agency and has lost monies to attain the goals and policies. The City will continue to have access to CDBG, HOME and Section 8 funds. The HOME funds and to some degree the CDBG funds can leverage local resources. Some modifications to these statements have been made in the *2013-2021 Housing Element*.

Table A-47 continued
City of Norwalk
2008-2014 Draft Housing Element
Evaluation of the Appropriateness of Goals and Policies

Goals	Policies	Appropriateness
PROGRAM CATEGORY #3: ADDRESS AND REMOVE EXISTING GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING		
Maintain a barrier-free City process for the maintenance, preservation, improvement and development of housing.	Address the special needs of disabled persons through adoption of a reasonable accommodation procedure. Complete Zoning Ordinance amendments that address the needs of disabled persons. Provide affordable housing incentives through adoption of a density bonus ordinance.	The goals and policies remain appropriate. The City has prepared a draft reasonable accommodation procedure. In addition, draft Zoning Ordinance amendments have prepared to address the needs of disabled persons (e.g., transitional and supportive housing). The amendments will be adopted early in the 2013-2021 planning period. The *2013-2021 Housing Element* includes a program to prepare a density bonus ordinance in compliance with SB 1818.
PROGRAM CATEGORY #4: CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING		
Attain a housing supply free of substandard housing conditions.	Support a code enforcement program to help maintain the physical condition and appearance of neighborhood areas. Encourage the retention of existing single-family neighborhoods and mobilehome parks that are economically and physically sound.	The one goal and four policies remain appropriate. The City during the prior planning period implemented programs to achieve the goal and policies. In addition, the programs will continue to be implemented during the 2013-2021 planning period.

Table A-47 continued
City of Norwalk
2008-2014 Draft Housing Element
Evaluation of the Appropriateness of Goals and Policies

Goals	Policies	Appropriateness
PROGRAM CATEGORY #4 CONTINUED: CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING		
Attain a housing supply free of substandard housing conditions.	Continue to provide financial assistance to extremely low, very low and low-income families, seniors, and disabled persons so that they can live in homes free of housing deficiencies. Continue to provide financial assistance for room additions so that low income, large families can eradicate overcrowded conditions.	The one goal and four policies remain appropriate. The City during the prior planning period implemented programs to achieve the goal and policies. In addition, the programs will continue to be implemented during the 2013-2021 planning period.
PROGRAM CATEGORY #5 PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS		
Attain a housing market with "fair housing choice," meaning the ability of persons of similar income levels regardless of race, color, religion, sex, national origin, handicap and familial status to have available to them the same housing choices.	Continue to promote fair housing opportunities through the City's participation in the Community Development Block Grant Program. Promote fair housing through the provision of information and referral services to residents who need help in filing housing discrimination complaints. Continue to provide financial resources to promote fair housing in the community. Ensure that persons living in Norwalk are not discriminated on the basis of race, religion, sex, marital status, ancestry, national origin, color or other bases protected by State and Federal fair housing laws.	The one goal and four policies continue to remain appropriate. They have been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element*.

Table A-47 continued
City of Norwalk
2008-2014 Draft Housing Element
Evaluation of the Appropriateness of Goals and Policies

Goals	Policies	Appropriateness
PROGRAM CATEGORY #6: PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS		
Preserve the existing and future supply of affordable housing that is financially assisted by the City, County, State or Federal governments.	Monitor and protect the existing supply of affordable housing. Ensure the long-term affordability of future affordable housing developments.	The one goal and two policies continue to remain appropriate. They have been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element*.

Table A-48
City of Norwalk
2008 – 2014 Draft Housing Element Effectiveness Report

Program Category and Program	Accomplishments
PROGRAM CATEGORY #1: MAKING SITES AVAILABLE WITH THE APPROPRIATE ZONING AND DEVELOPMENT STANDARDS AND WITH ADEQUATE SERVICES AND FACILITIES	
1.1 Land Use Element 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.	Program 1.1 was continuously implemented during the 2008-2014 planning period.
1.2 Firestone Corridor Development Sites Program Within this area, the City will consider proposals from private developers. For a selected proposal, the Redevelopment Agency will provide assistance to the acquisition and consolidation of lots in order to facilitate the creation of sites suitable for new development.	Program 1.2 was abandoned because of the State law which required the City to dissolve the Redevelopment Agency.
1.3 Zoning Ordinance Amendments Program This Program is designed to satisfy all the requirements of SB 2 including zoning provisions for emergency shelters, transitional housing, supportive housing as well as single room occupancy units (SROs).	Program 1.3 was not implemented. It has been carried forward into the 2008-2014 planning period. The City has completed draft Zoning Ordinance amendments that address the SB 2 mandates.
1.4 Energy Conservation Program	Program 1.4 was not fully implemented and elements will be carried forward to the new planning period. The energy conservation measures of the Norwalk Housing Authority were implemented throughout the planning period.
PROGRAM CATEGORY #2: ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW AND MODERATE-INCOME HOUSEHOLDS	
2.1 Section 8 Housing Choice Voucher Program The Norwalk Housing Authority (NHA) will continue to administer 705 Section 8 Housing Choice Vouchers.	Program 2.1 was continuously implemented during the 2008-2014 planning period. It is included in Section 3 – Housing Program – of the Housing Element Update.

Table A-48 continued
City of Norwalk
2008 – 2014 Draft Housing Element Effectiveness Report

Program Category and Program	Accomplishments
PROGRAM CATEGORY #2 CONTINUED: ASSIST IN THE DEVELOPMENT OF ADEQUATE HOUSING TO MEET THE NEEDS OF LOW AND MODERATE-INCOME HOUSEHOLDS	
2.2 Conservation of Existing Mobilehome Parks This program is designed to encourage and facilitate the conservation of existing mobile homes as a means of retaining affordable housing in good condition. The program will consist of two components: housing code enforcement and provision of financial assistance to maintain and improve housing quality.	Program 2.2 was continuously implemented during the 2008-2014 planning period. It is included in Section 3 – Housing Program – of the Housing Element Update.
2.3 Firestone Corridor Housing Program The Firestone Corridor Housing Program is a companion program to the Firestone Corridor Development Sites Program. The objective of the latter program is to provide sites at a minimum density of 30 dwelling units per acre in part of the area located on the north side of Firestone Boulevard between Kalnor Avenue and Pioneer Boulevard.	Program 2.3 was abandoned because of the State law which required the City to dissolve the Redevelopment Agency.
2.4 Housing Program for Extremely Low Income Households Nonprofit Special Needs Housing, Housing Rehabilitation Programs, Section 8 rental assistance	Program 2.4 was continuously implemented during the 2008-2014 planning period. Elements of Program 2.4 are included in Section 3 – Housing Program – of the Housing Element Update.
PROGRAM CATEGORY #3: ADDRESS AND REMOVE EXISTING GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING	
3.1 Adopt a Reasonable Accommodation Procedure The Federal Departments' of Justice (DOJ) and Housing and Urban Development (HUD) as well as the California Attorney General all encourage cities to adopt a reasonable accommodation procedure.	Program 3.1 was not implemented. However, the City has completed a draft reasonable accommodation procedure. The procedure will be adopted early in the 2013-2021 planning period.

Table A-48 continued
City of Norwalk
2008 – 2014 Draft Housing Element Effectiveness Report

Program Category and Program	Accomplishments
PROGRAM CATEGORY #3 CONTINUED: ADDRESS AND REMOVE EXISTING GOVERNMENTAL CONSTRAINTS TO THE MAINTENANCE, IMPROVEMENT AND DEVELOPMENT OF HOUSING	
3.2 Zoning Ordinance Amendments Program This program has two components: enactment of procedures to process applications for density bonus units pursuant to Government Code Sections 65915-65918 and establishing a definition of family.	Program 3.2 was not implemented during the prior planning period. It has been carried forward into the 2013-2021 planning period.
PROGRAM CATEGORY #4: CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING STOCK OF AFFORDABLE HOUSING	
4.1 Housing Code Enforcement Program The Property Maintenance Division operates this program. Staff is responsible for responding to complaints or inquiries regarding violations of zoning, sign, land use ordinances, and public nuisances as well as being proactive in identifying and initiating cases. Funding for code enforcement is from the General Fund as well as Community Development Block Grants	Program 4.1 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*
4.2 Residential Rehabilitation Program (CDBG) 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.	Program 4.2 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*
4.3 Housing Improvement Program (HOME) Zero Percent Deferred Loans Grants for Elderly and Disabled	Program 4.3 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*

Table A-48 continued
City of Norwalk
2008 – 2014 Draft Housing Element Effectiveness Report

Program Category and Program	Accomplishments
PROGRAM CATEGORY #5: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS	
5.1 Analysis of Impediments to Fair Housing Choice (AI) The City has an approved AI that covers the 2010-2015 period. Each year, the City implements one or more of the recommended actions and forwards the results to HUD as a part of the Consolidated Plan Annual Performance and Evaluation Report (CAPER).	Program 5.1 was implemented during the prior planning period. HUD has published a proposed rule to Affirmatively Furthering Fair Housing (AFFH). The rule requires the City to prepare a draft Assessment of Fair Housing Assessment (AFH) by October 2014.
5.2 Fair Housing Services and Assistance Norwalk will contract with the Fair Housing Foundation located in Long Beach to establish, maintain, and advance fair housing choices. The Fair Housing Foundation will continue to assist households with: Housing Discrimination Counseling and Investigative Services Landlord Tenant Housing Dispute Resolution Services Education and Outreach Services	Program 5.2 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*
5.3 Norwalk Housing Authority Fair Housing Program The Norwalk Housing Authority's Five-Year PHA Plan has adopted a program to ensure equal housing opportunity. The NHA administers the Section 8 Voucher Program to attain the following adopted goal and objectives: Ensure equal opportunity and affirmatively further fair housing.	Program 5.3 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*

Table A-48 continued
City of Norwalk
2008 – 2014 Draft Housing Element Effectiveness Report

Program Category and Program	Accomplishments
PROGRAM CATEGORY #5 CONTINUED: PROMOTE HOUSING OPPORTUNITIES FOR ALL PERSONS	
5.4 Affirmative Marketing Actions The City maintains an affirmative marketing program that consists of steps to provide information and attract eligible persons to available housing without regard to race, color, national origin, sex, religion, family status or disability. The City also uses marketing procedures that inform potential program participants about Federal fair housing laws and equal housing opportunities.	Program 5.4 was implemented as part of the HOME program. Each year the City reported to HUD on its affirmative marketing actions. It will continue to do so during the 2013-2021 planning period.
PROGRAM CATEGORY #6: PRESERVE LOWER INCOME ASSISTED HOUSING DEVELOPMENTS	
6.1 Monitor At-Risk Projects The City has compiled a list of the owners and contact persons for the three projects having Section 8 contracts subject to renewal between 2006 and 2016. Two of the three owners are nonprofit housing corporations – Norwalk Christian Towers and Soroptimist Village Foundation. Lewis Operating Corporation, a for-profit entity, owns the third development.	Program 6.1 was continuously implemented during the prior planning period. It has been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*
6.2 Local Resources for Housing Preservation In the event that the Section 8 rental assistance contracts are not renewed, the City will implement a program to facilitate the preservation of the affordable rental housing. This program will involve the efforts of the City's Community Development Department, Redevelopment Agency and Housing Authority. The program will focus on making rental assistance available to households and/or housing units that will lose their Section 8 rental assistance payments.	Program 6.2 was continuously implemented during the prior planning period. The Norwalk Housing Authority has target 50 Section 8 vouchers to an at-risk rental housing development. Elements of the program have been incorporated into Section 3 – Housing Program – of the *2013-2021 Housing Element.*

APPENDIX B
ORGANIZATIONS CONSULTED
DATA SOURCES
& DEFINITIONS

City of Norwalk
2013-2021 Housing Element of the General Plan
Appendix B- Organizations Consulted, Data Sources & Definitions
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A. LIST OF ORGANIZATIONS CONSULTED B-1

B. DATA SOURCES B-2

C. DEFINITIONS B-3

A. LIST OF ORGANIZATIONS CONSULTED

- California Housing Partnership Corporation
  Main Office
  369 Pine Street
  Suite 300
  San Francisco, CA 94104
  415-433-6804

- City of Los Angeles
  Department of Aging
  3580 Wilshire Boulevard
  Suite 300
  Los Angeles, CA 90010
  213 252-4030

- Fair Housing Foundation
  3605 Long Beach Boulevard
  Suite 302
  Long Beach, CA 90807
  562-989-1206

- Harbor Regional Center
  21231 Hawthorne Boulevard
  Torrance, CA 90503
  310-540-1711

- Los Angeles County Community and Senior Services
  3175 W. Sixth Street
  Los Angeles, CA 90020
  213-738-2600

- Los Angeles County Community Development Commission
  700 W. Main Street
  Alhambra, CA 91801
  626-262-4511

- Los Angeles Homeless Services Authority
  811 Wilshire Boulevard
  #600
  Los Angeles, CA 90017
  213-683-3333

- Norwalk Churches

  8 churches located in the City of Norwalk

- Norwalk Senior Center
  14040 San Antonio Drive
  Norwalk, CA 90650

- Norwalk Social Services Department
  11929 Alondra Boulevard
  Norwalk, CA 90650

- Southern California Association of Governments
  Main Office
  818 West 7th Street
  12th Floor
  Los Angeles, CA 90017-3435
  213-236-180

- State Employment Development Department
  Labor Market Information Division
  Customer Outreach Unit
  P.O. Box 826880, MIC 57
  Sacramento, CA 94280-0001
  916-262-2162

- State Independent Living Counsel
  1600 K Street, Suite 100
  Sacramento, CA 95814
  866-866-7452

B. DATA SOURCES

- 2000 and 2010 Census

- 2005-2009 American Community Survey

- California Department of Housing and Community Development, *Year 2013 Income Limits*, February 25, 2013

- California State Board of Equalization, *Assessors' Handbook Section 531, Residential Building Costs*, January 2010

- City of Norwalk, *General Plan*

- City of Norwalk, *Zoning Ordinance*

- Federal Financial Institutions Examination Council (FFIEC), Home Mortgage Disclosure Act (HMDA), *Loan Application Register System (LARS)*, 2011

- HSH Associates, Financial Publishers, Interest Rates

- International Code Council (ICC), Building Valuation Data (BVD), August 2012

- Barbara Kautz, Goldfarb & Lipman LLP, *Select California Laws Relating to Residential Recovery Facilities and Group Homes*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

- Los Angeles County Community and Senior Services, *Survey of Older Adult Population*, 2010, 81 pages

- Pacific West Association of Realtors Multiple List Service

- Realist property tax records available from Pacific West Association of Realtors

- Southern California Association of Governments, *5th Cycle Final Regional Housing Needs Assessment Allocation Plan,* adopted by the Regional Council on October 4, 2012

- Southern California Association of Governments, *Local Housing Element Assistance: Existing Housing Needs Data Report, City of Norwalk*

- Southern California Association of Governments*, 2012-2035 Regional Transportation Plan/Sustainable Communities Strategy Growth Forecast (adopted by SCAG Regional Council on April 4, 2012)*

- State of California, Department of Finance, *E-5 Population and Housing Estimates for Cities, Counties, and the State, 2012 and 2013, with 2010 Benchmark* Sacramento, California, May 2013

- State Independent Living Council, *2009 Statewide Needs Assessment for People Living with Disabilities*, 40 pages

- Alene M. Taber, Esq., AICP and Michael J. Alti, Esq., Jackson, Demarco, Tidus & Peckenpaugh, *Residential Recovery Homes and Their Local Impacts*, (presented at the Residential Recovery Facilities Conference, Newport Beach, March 2, 2007)

- U.S. Department of Housing and Urban Development, *2005-2009 CHAS (Comprehensive Housing Affordability Strategy)*

C. DEFINITIONS

Above Moderate Income: A household whose annual income is 120% or more of the Los Angeles County median income, adjusted by number of persons in the household.

Cost Burden: For lower income households, gross housing costs including utilities that exceed 30% of gross income

Crowding, Overcrowding: A housing unit containing more than one person per room, as defined by the U.S. Census Bureau, for which data are made available by the Census Bureau.

Developmental Disability: "Developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual. As defined by the Director of

Developmental Services, in consultation with the Superintendent of Public Instruction, this term shall include mental retardation, cerebral palsy, epilepsy, and autism. This term shall also include disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but shall not include other handicapping conditions that are solely physical in nature.

Disabled Person: A person who is determined to:
(1) Have a physical, mental or emotional impairment that:
(i) Is expected to be of long-continued and indefinite duration;
(ii) Substantially impedes his or her ability to live independently; and
(iii) Is of such a nature that the ability could be improved by more suitable housing conditions; or
(2) Have a developmental disability, as defined in section 102(7) of the Developmental Disabilities Assistance and Bill of Rights Act (42 U.S.C. 6001-6007)

Elderly: Persons 62 years of age or older.

Emergency Shelter: Housing with minimal supportive services for homeless persons that is limited to occupancy of six months or less by a homeless person. No individual or household may be denied emergency shelter because of an inability to pay. (per Health and Safety Code 50801)

Extremely Low Income: A household whose annual income is between 0% and 30% of the Los Angeles County median income, adjusted by number of persons in the household.

Homeless person**:** According to HUD, a person is considered homeless only when he/she resides in one of the places described below at the time of the count.

- An unsheltered homeless person resides in place not meant for human habitation, such as cars, parks, sidewalks, abandoned buildings, or on the street.
- A sheltered homeless person resides in: An emergency shelter or transitional housing for homeless persons who originally came from the streets or emergency shelters.

Large family**:** Family of five or more persons.

Low Income: A household whose annual income is between 50% and 80% of the Los Angeles County median income, adjusted by number of persons in the household.

Moderate Income: A household whose annual income is between 80% and 120% of the Los Angeles County median income, adjusted by number of persons in the household.

Overpaying: Same as cost burden and severe cost burden

Severe Cost Burden: For lower income households, gross housing costs including utilities that exceed 50% of gross income

Small family: Family of two to four persons.

Supportive Housing: Housing with no limit on length of stay, that is occupied by the target population as defined in subdivision (d) of Section 53260, and that is linked to onsite or offsite

services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community. (per Health and Safety Code 50675.14(b))

Transitional Housing: Buildings configured as rental housing developments, but operated under program requirements that call for the termination of assistance and recirculation of the assisted unit to another eligible program recipient at some predetermined future point in time, which shall be no less than six months. (Per Health and Safety Code 50675.2(h))

Very Low Income: A household whose annual income is between 30% and 50% of the Los Angeles County median income, adjusted by number of persons in the household.