

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

651 Bannon Street, Suite 400
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



September 19, 2025

Jesus Gomez, City Manager
City of Norwalk
12700 Norwalk Blvd
Norwalk, CA 90650

RE: City of Norwalk – Reinstatement of Housing Element Compliance

Dear Jesus Gomez:

With this letter, the California Department of Housing and Community Development (HCD) hereby reinstates its finding that the City of Norwalk's (City) housing element is in substantial compliance with Housing Element Law, subject to conditions and timelines described below.

Background

The City's Urgency Ordinance No. 24-1752U (Ordinance), adopted on August 6, 2024, and extended on September 17, 2024, as Urgency Ordinance No. 24-1753U, enacted a moratorium on developing emergency shelters, supportive housing, single-room occupancy, and transitional housing (Shelter and Supportive Housing), along with other uses (Moratorium). As a result, HCD sent a letter on October 2, 2024, revoking HCD's finding that the City's housing element substantially complied with Housing Element Law.¹ The letter found that the Ordinance was inconsistent with Housing Element Law² and with several of the City's housing element goals, policies, and programs, bringing the City's housing element out of substantial compliance with Housing Element Law. Consequently, HCD revoked its finding of compliance for the City's housing element, as authorized by Government Code section 65585, subdivision (i)(1)(B).

Stipulated Judgment

On November 4, 2024, HCD and the Attorney General's Office filed a lawsuit against the City and sought an order compelling the City to repeal the Ordinance.³ On September 5, 2025, the court issued a stipulated final judgment reflecting a settlement

¹ HCD Revocation Letter (Oct. 2, 2024), available at <https://www.hcd.ca.gov/sites/default/files/docs/planning-and-community/HAU/norwalk-revocation-hc-compliance-100224.pdf>.

² See, e.g., Gov. Code, § 65583, subd. (c)(2)-(3).

³ Superior Court of California, County of Los Angeles, Case Number 24STCP03551.

reached by HCD and the City. The City received the notice of entry of judgment no later than September 12, 2025.

Paragraph 17 of the stipulated judgment states: “At the next regularly scheduled City Council meeting after receipt of the notice of entry of judgment, or at a special meeting called by the City Council, the City shall hold a public hearing for the City Council to repeal the Moratorium on Shelter and Supportive Housing included in Urgency Ordinances 24-1752U and 24-1753U.”

The Ordinance was set to expire on August 5, 2025 unless extended by the City Council. At the August 5, 2025 City Council meeting, the City Council held a public hearing and adopted Urgency Ordinance No. 25-1758U, which amended the prior urgency ordinances to exclude emergency shelters, single-room occupancy, supportive housing, and transitional housing from the moratorium and extended the amended moratorium on establishing, implementing or operating (temporarily or permanently) convenience stores (liquor stores), discount stores, personal use laundromats, vehicle/automobile washing, and payday loan establishments located in the City of Norwalk for one additional year.

The next regularly scheduled City Council meeting after receipt of the notice of entry of judgment was on September 16, 2025. At that meeting, the City Attorney referenced the August 5, 2025 City Council action and affirmed that the Moratorium on Shelter and Supportive Housing had effectively and definitively been repealed and that anyone proposing such projects may now submit them and the City will process them expeditiously in the ordinary course.

Subdivision (a) of Paragraph 22 of the stipulated judgment states, in part: “Within three business days after the City repeals the Moratorium on Shelter and Supportive Housing, HCD shall recertify the City’s housing element subject to the following conditions....”

Accordingly, HCD finds that the City satisfied Paragraph 17 of the stipulated judgment with its actions on August 5, 2025 and September 16, 2025, and finds the City’s housing element in substantial compliance with Housing Element Law.

Conditions for Maintaining Housing Element Compliance

The conditions stated in Paragraph 22 include a series of further steps required for the City to maintain a substantially compliant housing element, with clearly defined timelines. These include, but are not limited to:

- By December 31, 2025, the City must completely implement all necessary housing element programs for which the implementation schedule deadline has passed. Those are: Programs 1.1, 1.4, 1.5, 3.1, 3.4, and 3.5. Within 14 days of implementation of these programs, the City must submit materials to HCD for review and approval.

- Within 30 days after recertification (i.e., by October 20, 2025), the City must submit an amended housing element to HCD that includes three specific items detailed in the judgment.
- Within 60 days of the receipt of HCD's findings regarding the amended housing element, the City must adopt the amended housing element and submit to HCD.

HCD reminds the City that, in order to maintain a substantially compliant housing element, the City must complete the remaining steps outlined in Paragraph 22 of the stipulated judgment. As noted in Paragraph 22, "if the City fails to timely and wholly comply, to the satisfaction of HCD, with any term of this Judgment, then HCD shall have the right, at its sole discretion, to decertify the City's housing element until all provisions of this Judgment have been satisfied."

HCD looks forward to continuing to collaborate with the City to ensure the City satisfies the requirements of the stipulated judgment and meets the commitments in the housing element. If you have questions or require additional information, please contact Stephanie Reyes at Stephanie.Reyes@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read 'D. Zisser', with a stylized flourish extending to the right.

David Zisser
Assistant Deputy Director
Local Government Relations and Accountability