

Executive Summary

AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

The Fiscal 2016-2017 Action Plan is the City's second plan of the 2015-2020 Consolidated Plan (the "ConPlan"). The one-year Action Plan (the "Plan") proposes projects and activities to meet the priorities described in the strategic plan section of the ConPlan. It describes eligible programs, projects and activities to be undertaken with anticipated funds made available in fiscal 2016-2017 and their relationship to the housing, homelessness, and community and economic development needs identified in the ConPlan.

The total CDBG funds available for fiscal 2016-2017 are expected to be \$1,432,759.00. This includes \$1,141,459.00 in annual entitlement; \$91,300.00 in program income; and \$200,000.00 in carryover. In addition, the total HOME funds available for fiscal 2016-2017 are expected to be \$269,277.00. This includes \$245,277.00 in annual entitlement and \$24,000.00 in program income.

All of the allocation priorities (projected use of funds) can be tied back to the strategic plan priorities and housing and community development needs assessment outlined in the 2015-2020 ConPlan. The general priority categories of housing, homelessness, special needs and community development needs and their related goals are addressed in the various activities to be undertaken. These activities estimate the number and type of families that will benefit from the proposed activities, including special local objectives and priority needs. The projected "use of funds" identifies the proposed accomplishments. Area benefit activities were qualified using 2010 data from the U.S. Census Bureau.

The Action Plan provides information related to the proposed geographic distribution of investment. It includes a general description of homeless and other community development needs activities to be undertaken and other actions to address obstacles to meet underserved needs and reduce poverty. This plan can also be found at the City's Web site at www.norwalkca.gov.

2. Summarize the objectives and outcomes identified in the Plan

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

All program activities funded with the City's CDBG and HOME funds will benefit low- to moderate-income persons. The basis for assigning the priority to each category was based on the identified needs expressed during the consultation and citizen participation process. In addition, priorities were determined by information gathered from the Census, a market study and existing community documents, which include the City of Norwalk's 2014 Housing Element. The City coordinates funding for its projects primarily from CDBG funds. There are specific areas of priority need categories that are discussed throughout the ConPlan. Also, the following are several types of projects that were identified as essential to the community:

- Public Infrastructure and Capital Improvements within qualified census tracts;
- Future revitalization projects that could be undertaken within the City's proposed Neighborhood Revitalization Strategy Area (NRSA), which has been reclassified as a local target area;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e - senior, low income, youth households with a cost burden);
- Programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Programs that expands the stock of affordable housing within the City, and;
- Programs that promote fair housing, especially targeting extremely low- and low-income households

3. Evaluation of past performance

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The PY 2014-2015 Annual Action Plan was successfully implemented. Examples of implementation progress are listed below:

CDBG funds facilitated the rehabilitation of 55 homes compared to the annual objective of 59 housing units. In addition, three homeowners obtained loans and the rehabilitation of their homes will be completed in FY 2015-2016.

- Three rental housing units were completed by the City's CHDO.
- The Lead-Based Paint Testing and Abatement tested 43 homes compared to the annual objective of 48.
- Graffiti Removal processed 713 incidents/cases. Due to a system change, accomplishments are now reported as incidents/cases instead of square footage.
- The Fair Housing Foundation assisted 135 persons which exceeded the goal of 100 persons.
- Public services assisted 3,740 persons which met the FY 2014-2015 annual goal.
- Emergency Services assisted 221 persons compared to the annual objective of 220 persons.
- The goal for Homeless Services was exceeded as 101 families were assisted compared to the goal of 95.

4. Summary of Citizen Participation Process and consultation process

Summary from citizen participation section of plan.

City staff developed a detailed participation plan that is part of the 2015-2020 ConPlan and provided a basis for the 2016 AAP's citizen participation and consultation process. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

Citizens were engaged through two public hearings and individual meetings concerning the initial plan. Citizens who participated in the process received extensive information about the AAP, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs.

The first public hearing was held on March 3, 2016 at 6:00 p.m. at the Norwalk Arts and Sports Complex, 13000 Clarkdale Avenue. At this hearing, information was provided about proposed projects for funding during the 2016-17 fiscal year; the importance of the AAP, the process that will be undertaken to develop the plan; and a request for input from members of the public to identify community needs and priorities before final drafting of the AAP.

The final public hearing was held at City Hall in Council Chambers on May 3, 2016. At this hearing, members of the public were asked to provide comments on the draft AAP. The City Council was asked to approve the required Entitlement Community documents before submission to HUD.

The City also consulted with internal departments, external agencies, as well as social service and non-profit organizations to understand the community's needs and available resources. Department staff provided input on how CDBG and HOME resources could be used and leveraged to provide services.

Upon completion of the draft AAP, it was available for public review and comment for 30 days, from March 18, 2016. Copies of the AAP were available to the public at City Hall, the Norwalk Regional Library, Social Services Center, as well as on the City's website.

5. Summary of public comments

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

There were no public comments during the March 3, 2016 public hearing and the May 3, 2016 public hearing. Also, no comments were received during the 30-day public review and comment period.

6. Summary of comments or views not accepted and the reasons for not accepting them

No comments were received.

7. Summary

The Citizen Participation Plan sets forth the City's policies and procedures for public involvement in Norwalk's AAP Planning Process. It encourages participation by low and moderate-income persons, particularly those living in slum and blighted areas and in areas where CDBG funds are proposed. The Community Development Department, acting as the lead agency for the AAP, is responsible for the citizen participation process and for making available the Citizen Participation Plan and other CDBG documents.

PR-05 Lead & Responsible Agencies – 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator	NORWALK	Community Development
HOME Administrator	NORWALK	Community Development

Table 1 – Responsible Agencies

Narrative (optional)

The City of Norwalk Community Development Department is the lead agency for overseeing the development of the Consolidate Plan. This Department is also responsible for the preparation of the Annual Action Plan, Consolidated Annual Performance and Evaluation Report (CAPER) and CDBG program administration. The Department also administers the City’s Housing Authority.

Consolidated Plan Public Contact Information

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AP-10 Consultation – 91.100, 91.200(b), 91.215(I)

1. Introduction

Under Norwalk City Council-manager form of government, the City Council appoints and provides policy direction to the City Manager, who is responsible for administering the city's daily operations. As the elected legislative body of the City of Norwalk, the City Council has overall responsibility for the scope, direction and financing of City services. In setting policy, the City Council works closely with citizen advisory commissions and committees, considers staff information and recommendations and receives comments from the general public during open forums.

In the preparation of the AAP, the City has consulted with public and private departments and agencies and social service and non-profit organizations to understand the community's needs and available resources. The City met with several department representatives to provide information about the AAP and its processes. Department staff provided input on how CDBG resources could be used and leveraged to provide services.

During the consultation process, the City provided detailed information about the AAP and the CDBG process, the City's distribution of funds and current projects using the CDBG funds.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(I))

The principal provider of community development and economic development programs, housing projects, and financial support will be the City of Norwalk. The Norwalk Housing Authority administers the Section 8 Voucher program. Activities to be undertaken by the Housing Authority are identified in the Public Housing Agency (PHA) 5 Year and One-Year Action Plans. The residents are invited each year to contribute to the drafting the Housing Authority's Plan. The City works closely with the Norwalk Housing Authority to qualify Norwalk residents for Section 8 Housing Choice Vouchers. The City provides information on the availability of Section 8 assistance to qualified residents.

Other key health, mental health and service agencies that the City works closely with are listed in Table 2 and under additional narrative. Each was consulted during the City's Annual Action plan process.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Norwalk. In LAHSA's FY 15/16 NOFA, funds were awarded to eight Norwalk programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS.

The City is also participating in the County of Los Angeles' initiative to combat homelessness and is working to identify ways the City can contribute to the County's strategies to combat homelessness identified in a Los Angeles County Homeless Initiative report dated February 2016.

The City of Norwalk is a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within our region. By action of the Board of Directors, policy direction was given to seek funding and collaboration in developing a plan to advance individuals from homelessness to a stabilized and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness. Certain programs within our region and elsewhere in Los Angeles County have a success record as high as 80% in moving an individual from being homeless to being stable and productive for over 3 years. The Gateway Cities COG partnered with the County of Los Angeles in making the homeless initiative a reality. Further discussion of this partnership is in the Homeless Needs section of this plan.

The City of Norwalk Social Services Department is the lead department in the City in coordinating with the LAHSA and Gateway Cities and implementing homeless count efforts. CDBG funding is provided to the Social Services Department for an Emergency Assistance Program, which provides assistance with utilities and temporary housing. The program is open to any low-income Norwalk resident in need of emergency assistance, but principally benefits families with children. The City also provides funding to The Whole Child to provide housing assistance to families with children. In addition, the City collaborates with The Whole Child and Our Place Housing Solutions to provide security deposit assistance to homeless individuals and families seeking permanent housing in Norwalk. This program is funded through the City's HOME funds and administered by the Housing Authority.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

The City does not receive ESG funding. However, the City works closely with the continuum of care homeless system to create funding policies and procedures. The City supports the network of homeless service providers existing in and outside of Norwalk.

In addition, the City supports the efforts of the Gateway Cities Council of Governments (COG) Homeless Action Plan. The COG partnered with People Assisting the Homeless (PATH) in July 2008 to launch a region wide effort to address homelessness among the 27 cities and the County incorporated parts of its region. As part of the initiative, the COG adopted a set of “Guiding Principles” that embodies the values of the COG cities and helped guide the process for developing approaches that effectively respond to homelessness within the COG. These are:

- *Locally Driven*: Solutions that are developed with local expertise, planning and oversight
- *Multi-sector*: Engages stakeholders from different sectors of the community
- *Outcomes*: Results based efforts to address homelessness
- *Partnerships*: Foster creative and strategic partnerships and alliances

The COG also developed regional groups within the COG, called Local Planning Areas (LPA) to reflect a more locally focused community engagement process.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction’s consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	La Mirada School District
	Agency/Group/Organization Type	School District
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
2	Agency/Group/Organization	VFW, #7138
	Agency/Group/Organization Type	Business and Civic Leaders
	What section of the Plan was addressed by Consultation?	Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
3	Agency/Group/Organization	The American Legion, Post 359
	Agency/Group/Organization Type	Civic Leaders
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
4	Agency/Group/Organization	Norwalk Lions Club
	Agency/Group/Organization Type	Civic Leaders

	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans Economic Development
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
5	Agency/Group/Organization	San Antonio Gardens
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
6	Agency/Group/Organization	Center Pointe Villas
	Agency/Group/Organization Type	Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	Agency was invited to participate in public hearings and 30 day review of plans. The anticipated outcome of the consultation is improved data and planning within the selected sections above.SEE NARRATIVE BELOW FOR A COMPLETE LIST OF ORGANIZATIONS CONSULTED.

Identify any Agency Types not consulted and provide rationale for not consulting

N/A

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Los Angeles	The County of Los Angeles is a Continuum of Care applicant and conducts homeless counts, surveys of the homeless population, and strategic planning to end homelessness. Consistent with the goals of the CoC, the City of Norwalk's Strategic Plan will provide support to nonprofits that meet the social services needs of residents with an emphasis on the homeless.
Housing Element	City of Norwalk	Based on the Regional Housing Needs Allocation (RHNA) set forth by the State of California, The Housing Element is the City's chief policy document for the development of affordable and market rate housing. Consistent with this policy document, the City will maintain and enhance the quality of existing residential neighborhoods through and, promote and encourage fair housing opportunities for all economic segments of the community, regardless of age, sex, ethnic background, physical condition, or family size.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)

Additional Consultation:

- Norwalk Housing Authority
- Norwalk Tower PO Box 7070
- Children's Dental Health Clinic
- Community Family Guidance Center
- Community Legal Services
- Helpline Youth Counseling, Inc.
- Little House, Inc.
- Southern California Resource Service
- Su Casa – Ending Domestic Violence

- The Children's Clinic
- Fair Housing Foundation
- The Whole Child
- P.A.T.H.
- Los Angeles Centers for Alcohol & Drug Abuse
- Our Place Housing Solutions
- Homes for Life

AP-12 Participation – 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

City staff developed a detailed participation plan that is part of this AAP. As required by HUD, nonprofits and community residents were provided adequate opportunity to review and comment on the original Citizen Participation Plan and on substantial amendments to the plan, if necessary.

During the development of the Consolidated Plan, citizens were engaged through community meetings, surveys, public hearings, and individual meetings. Each year during the development of the AAP, citizens have the opportunity to attend a public hearing. Those who participated in the process received extensive information about the AAP, the citizen participation process, the HUD requirements for an entitlement City, the amount of funding that the City anticipates receiving and how those funds can be used by the City. Residents were given the opportunity to provide City staff with their input on the prioritization of community needs at the first public hearing, during the 30-day plan review period, and again at a second public hearing. Each of these efforts, including review of HUD Data and relevant policy documents, assisted the city in its goal setting efforts.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
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1	Public Hearing	<p>Minorities</p> <p>Non-English Speaking - Specify other language: Spanish</p> <p>Persons with disabilities</p> <p>Non-targeted/broad community</p> <p>Residents of Public and Assisted Housing</p>	<p>The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend public hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens and sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were</p>	None received.	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities.			

2	Public Hearing	Non-targeted/broad community	<p>The City actively encouraged low- and moderate-income residents, persons of color, persons with disabilities and non-English-speaking residents to attend community meetings and hearings. In accordance with the Citizen Participation Plan, the City provided access and assistance to all residents. This includes: interpreters for non-English-speaking citizens; information provided through workshops, churches, the school district, and</p>	Non received.	N/A	
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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
			local community centers; and utilize sites for the public meetings that are accessible for persons with disabilities. All public hearings and meetings were conducted in the evening hours and were held at convenient and accessible locations that accommodate persons with disabilities			
3	Newspaper Ad	Non-English Speaking - Specify other language: Spanish Non-targeted/broad community	N/A	Non received.	N/A	

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
4	Internet Outreach	Non-targeted/broad community	N/A	None received.	N/A	http://norwalkca.gov/city-hall/departments/community-development/cdbg-home

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources – 91.220(c) (1, 2)

Introduction

The plan must provide a concise summary of the federal resources expected to be available. These resources include grant funds, anticipated

program income, and other resources such as private and non-federal public sources that are reasonably expected to be available to the jurisdiction to carry out its Strategic Plan over the course of the program year.

The plan must explain how federal funds will leverage these additional resources, including a description of how matching requirements of the HUD programs will be satisfied.

Priority Table

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,141,459	91,300	200,000	1,432,759	5,735,048	In Year 2, the City expects to receive \$1,142,462 in CDBG entitlement and \$91,300 in program income. Also, the City estimates that \$200,000 in carryover funds will be available from prior years. Funds will be used for housing rehab, target area programs, program administration, and public services. 15% of 2016 entitlement will be used for public services along with 7% of prior year program income. \$257,631 in program income has been received to date in FY15/16. \$20,000 of FY15/16 program income will be used for a public service activity (job training program).

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	245,277	24,000	0	269,277	1,044,660	In fiscal year 16/17, HOME Funds resources will be allocated to Security Deposit Assistance, Home Improvement Program, CHDO (15% set-aside) and, HOME Admin.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City will attempt to leverage grants and other funding when appropriate to meet the objective of the Annual Action Plan. The City has approximately \$10.9 million available in housing bond funds from the former Redevelopment Agency, which it plans to commit to affordable housing activities and used as the matching requirement. The City does add local funds (including unexpended CDBG funds from prior years if available) to further support the organizations and individuals receiving CDBG funding.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

N/A

Discussion

The CDBG carryover amount of \$200,000 from all prior years will be revised at year-end to match the actual uncommitted balance remaining in the CDBG program. The amount allocated to CDBG housing rehabilitation will increase by the amount in which the carryover exceeds \$200,000 or the amount allocated to housing rehabilitation will decrease by the amount in which the carryover is less than \$200,000. If the CDBG program receives more program income than budgeted, the excess program income will be allocated to Housing Rehabilitation or Neighborhood Beautification according to each program's needs. Ten percent of all HOME program income will be allocated in program administration. The remaining excess program income will be allocated to the Security Deposit Assistance Program or Home Improvement Program according to each program's needs.

If the City's CDBG entitlement amount changes, the following activity funding adjustments will be made:

- Program Administration will increase or decrease to equal 20% of the new entitlement amount.
- Housing Rehabilitation Program will increase or decrease according to the remaining amount available after the above adjustment has been made.

If the City's HOME entitlement amount changes, the following activity fundign adjustments will be made:

- CHDO funding will be increased or decreased to equal 15% of the new entitlement amount.
- Program Administration will increase or decrease to equal 10% of the new entitlement amount plus program income.
- Security Deposit Assistance funding will increase or decrease according to the remaining amount available after the above adjustments have been made.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	To preserve, rehabilitate and enhance existing nei	2015	2019	Affordable Housing	City Wide Qualified Census Tracts San Antonio Village Area	Provide decent affordable housing Maintain and promote neighborhood preservation Neighborhood Revitalization	CDBG: \$758,250 HOME: \$10,000	Homeowner Housing Rehabilitated: 35 Household Housing Unit
2	Provide support services for the City's residents	2015	2019	Non-Homeless Special Needs	City Wide Qualified Census Tracts	Provide decent affordable housing Support special needs programs and services	CDBG: \$191,218 HOME: \$43,659	Public service activities for Low/Moderate Income Housing Benefit: 2269 Households Assisted Tenant-based rental assistance / Rapid Rehousing: 16 Households Assisted Homelessness Prevention: 165 Persons Assisted Other: 450 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Fair Housing	2015	2019	Non-Homeless Special Needs Fair Housing	City Wide	Support special needs programs and services	CDBG: \$12,820	Other: 100 Other
4	Neighborhood Revitalization (NRSA)	2015	2019	Affordable Housing Non-Housing Community Development	San Antonio Village Area	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Neighborhood Revitalization	CDBG: \$255,000	Facade treatment/business building rehabilitation: 2 Business Homeowner Housing Rehabilitated: 10 Household Housing Unit
5	Support of Community Housing Development Organizat	2015	2019	Affordable Housing	City Wide	Provide decent affordable housing Maintain and promote neighborhood preservation Neighborhood Revitalization	HOME: \$188,691	Other: 1 Other

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
6	CDBG/ HOME Grant Administration	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development Fair Housing	City Wide Qualified Census Tracts San Antonio Village Area	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infra Neighborhood Revitalization	CDBG: \$215,471 HOME: \$26,927	Other: 0 Other

Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	To preserve, rehabilitate and enhance existing nei
	Goal Description	The City plans to preserve, rehabilitate and enhance existing neighborhoods through the CDBG-funded housing rehabilitation program and HOME-funded home improvement program.

2	Goal Name	Provide support services for the City's residents
	Goal Description	The City plans to carry-out a number of initiatives to provide support services to the City's residents. Graffiti removal in qualified census tracts is included in this category with a projected goal of 450 cases. The CDBG Public Service cap of 15% is \$171,218. However, the City is allocating an additional \$20,000 for a job training program from FY15/16 program income (YTD program income is \$257,631). Therefore, the total allocated to public services is \$191,218. Additionally, the City is providing HOME funding for security deposit assistance.
3	Goal Name	Fair Housing
	Goal Description	The City provides support to the Fair Housing Foundation. The Fair Housing Foundation provides education and mediation involving a wide range of rental housing issues, including housing discrimination. They conduct community workshops and trainings for both landlords and tenants.
4	Goal Name	Neighborhood Revitalization (NRSA)
	Goal Description	A strategic plan goal was Neighborhood Revitalization of the San Antonio Village neighborhood. Although HUD did not approve the City's proposal for a NRSA, the City will continue to invest in the San Antonio Village neighborhood. In FY 16/17, the City will expand the neighborhood beautification program and is starting a commercial facade improvement program targeting the San Antonio Village.
5	Goal Name	Support of Community Housing Development Organizat
	Goal Description	The City will continue to add additional HOME funds to the CHDO set-aside in order to encourage developer interest. The City expects to commit the funds to the acquisition of one rental project this year for affordable housing, and complete one CHDO project that was started in FY15/16.
6	Goal Name	CDBG/ HOME Grant Administration
	Goal Description	The City is allocating both CDBG and HOME funds for program administration.

Table 7 – Goal Descriptions

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.215(b):

Rental Rehabilitation Program: The City will not be funding rental rehabilitation through HOME. Funding will be provided to a CHDO. HOME funds may be used for acquisition only or acquisition and rehabilitation of one project benefiting 3 low-income individuals.

Rental New Construction program: The City will not be funding rental new construction projects this year.

Tenant Based Rental Assistance (TBRA) Program: The City estimates an average output of 16 units per year for this Program. Of these units 11 will be used for extremely low income households.

AP-35 Projects – 91.220(d)

Introduction

The City of Norwalk plans to undertake the following projects in Program Year 2016-2017. The City plans to allocate 15% of its current allocation to public service activities, plus a portion of its FY 2015/16 program income. For Fiscal Year 2016/17, fifteen percent (15%) of the City's CDBG allocation is \$171,218. The City is allocating the full 15% of its CDBG allocation to public service activities, plus the City is allocating an additional \$20,000 from FY 15/16 program income. FY15/16 program income received to date is \$257,631. \$20,000 of this represents 7% of the program income. With a portion of the prior year program income added, total funding for public service activities to \$191,218.

#	Project Name
1	SAVR - Housing Beautification
2	SAVR - Commercial Facades
3	Residential Rehabilitation
4	Program Administration
5	Fair Housing
6	Emergency Assistance Program
7	Graffiti Removal Program
8	Job Training Program - ROP
9	Children's Dental Health Clinic
10	Community Legal Services
11	Little House
12	Su Casa - Ending Domestic Violence
13	Community Family Guidance Center
14	Southern California Rehabilitation Services
15	Helpline Youth Counseling
16	The Children's Clinic
17	CHDO Set-aside
18	Home Improvement Program
19	Security Deposit Assistance Program

Table 8 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Norwalk will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded. It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other

special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

The combination of low incomes and high housing costs are the major obstacles to meeting underserved needs for affordable housing. Underserved needs include rental assistance for severely cost burdened renters and the needs of special populations such as the elderly, large- families, homeless, and disabled. The most serious obstacles to addressing underserved needs are the lack of funding resources, and vacant land to meet some of these needs through new development. On October 21, 2014 the City Council approved an agreement of \$560,000 in HOME funds with Home Ownership for Personal Empowerment (HOPE). HOPE is the City's certified CHDO. An additional \$507,719 was added to this agreement on July 7, 2015. On August 19, 2014, the City Council approved a resolution designating the use of the remaining redevelopment agency housing bond proceeds for affordable housing.

Projects

AP-38 Projects Summary

Project Summary Information

Table 9 – Project Summary

1	Project Name	SAVR - Housing Beautification
	Target Area	San Antonio Village Area
	Goals Supported	To preserve, rehabilitate and enhance existing nei Neighborhood Revitalization (NRSA)
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Neighborhood Revitalization
	Funding	CDBG: \$140,000
	Description	Homeowner Housing Exteriors Rehabilitated: 10 Household Housing Unit San Antonio Village area.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	10 income eligible housholds
	Location Description	San Antonio Village
	Planned Activities	Grants and Investments for neighborhood revitalization
2	Project Name	SAVR - Commercial Facades
	Target Area	San Antonio Village Area

	Goals Supported	Neighborhood Revitalization (NRSA)
	Needs Addressed	Maintain and promote neighborhood preservation Neighborhood Revitalization
	Funding	CDBG: \$115,000
	Description	Provide financial assistance to commercial property owners to make exterior improvements to businesses providing neighborhood services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	San Antonio Village target area
	Planned Activities	2 businesses in San Antonio Village will receive facade improvement
3	Project Name	Residential Rehabilitation
	Target Area	City Wide
	Goals Supported	To preserve, rehabilitate and enhance existing nei Provide support services for the City's residents Fair Housing Support of Community Housing Development Organizat
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Neighborhood Revitalization
	Funding	CDBG: \$758,250
	Description	Provide grants and loans to homeowners of single family homes, condominiums and mobile homes and rental homes for low to moderate income residents to make home repairs.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	34 income eligible households
	Location Description	City Wide
	Planned Activities	Provide grants & loans to homeowners and 1-4-unit rental properties to make home repairs. 34 CDBG units will be rehabilitated
4	Project Name	Program Administration
	Target Area	City Wide Qualified Census Tracts San Antonio Village Area
	Goals Supported	To preserve, rehabilitate and enhance existing nei Provide support services for the City's residents Fair Housing Neighborhood Revitalization (NRSA) Support of Community Housing Development Organizat CDBG/ HOME Grant Administration
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Support special needs programs and services Construct or upgrade public facilities and infra Neighborhood Revitalization
	Funding	CDBG: \$215,471 HOME: \$26,927
	Description	Program administrative costs for CDBG & HOME. Fair Housing program is listed separately but is funded out of CDBG program administration.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	Program administration will be housed at Norwalk City Hall located at 12700 Norwalk Blvd., Room 12 in Norwalk, CA.
	Planned Activities	Provide for staff and operational costs associated with administering the CDBG and HOME programs and fair housing program.
5	Project Name	Fair Housing
	Target Area	City Wide
	Goals Supported	Fair Housing
	Needs Addressed	Provide decent affordable housing Support special needs programs and services
	Funding	CDBG: \$12,820
	Description	Fair Housing Services
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	100 income eligible households
	Location Description	Fair Housing Foundation is located at 3605 Long Beach Blvd., #302, Long Beach, CA. During the year, Fair Housing Foundation will provide workshops and trainings in various locations to be announced within the City of Norwalk.

	Planned Activities	Provide funding to Fair Housing Foundation to provide training, outreach, and legal services to ensure that all housing is available without discrimination on the basis of race, color, religion, sex, national origin, ancestry, marital status, age, household composition, income, size, disability or any other arbitrary factor.
6	Project Name	Emergency Assistance Program
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$50,000
	Description	Program provides assistance to low and moderate income residents to prevent homelessness.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	180 low and moderate income renters will be assisted.
	Location Description	Primary program administration will occur at the Social Services Center located at 11929 Alondra Blvd. in Norwalk.
	Planned Activities	Program provides homeless prevention services, such as utility assistance, emergency rental assistance and motel vouchers and will be administered by the Social Services Department.
7	Project Name	Graffiti Removal Program
	Target Area	Qualified Census Tracts
	Goals Supported	To preserve, rehabilitate and enhance existing nei Provide support services for the City's residents
	Needs Addressed	Maintain and promote neighborhood preservation Support special needs programs and services

	Funding	CDBG: \$53,948
	Description	Provides staff and materials to remove graffiti in CDBG eligible residential areas.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 450 graffiti removal cases will be completed in low and moderate income block groups.
	Location Description	Low to moderate income block groups.
	Planned Activities	Remove graffiti in residential areas in low and moderate income block groups through the use of public services staff.
8	Project Name	Job Training Program - ROP
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$20,000
	Description	Provide job training to assist residents with obtaining skills necessary to obtain jobs in fields that are in demand. This program is being funded with prior year program income.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	5 low to moderate income people
	Location Description	Southeast ROP is located at 12940 East Foster Road in Norwalk. Some courses are offered at Cerritos College or other campus locations.
	Planned Activities	Provide scholarships to low and moderate income residents participating in certificated occupational training through the Southeast Regional Occupational Program.

9	Project Name	Children's Dental Health Clinic
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$11,500
	Description	Provides comprehensive dental treatment for low and moderate income children.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	390 low and moderate income persons
	Location Description	Services are provided at Children's Dental Health Clinic located at 455 East Columbia St., Suite 32 in Long Beach, CA and through a mobile dental clinic, the schools and numerous community partners.
	Planned Activities	Provide financial support to Children's Dental Health Clinic to provide free and low cost dental services from regular cleanings to orthodontics.
10	Project Name	Community Legal Services
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$11,000
	Description	Provide free and low cost legal services.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	97 low and moderate income persons
	Location Description	Services will be provided at the Social Services Center located at 11929 Alondra Blvd., in Norwalk, CA.
	Planned Activities	Provide financial assistance to Community Legal Services to provide outreach paralegal services at the Social Services Center and legal casework.
11	Project Name	Little House
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$9,000
	Description	Provide residential treatment to women in need of alcohol and drug recovery services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	35 low and moderate income persons
	Location Description	Little House is located at 9718 Harvard St., Bellflower, CA.
	Planned Activities	Provide financial support to Little House to support residential treatment to low-income women in need of alcohol and drug recovery services.
12	Project Name	Su Casa - Ending Domestic Violence
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services

	Funding	CDBG: \$7,500
	Description	Provide shelter, food, counseling and case management for victims of domestic violence and their children.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	40 low to moderate income persons
	Location Description	Su Casa's walk-in center is located at 3840 Woodruff Avenue, Suite 203 in Long Beach, CA. Souseling is also offered at the Soical Services Center located at 11929 Alondra Blvd, in Norwalk, CA.
	Planned Activities	Provide financial support to Su Casa to maintain current programs and provide shelter, food, counseling and case management to victims of domestic violence and their children.
13	Project Name	Community Family Guidance Center
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$8,000
	Description	Child abuseand mental health services.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	252 low and moderate income persons.
	Location Description	Most services will be provided at 10929 South Street in Cerritos, CA and 8320 Iowa Street in Downey, CA. Services are also provided at Norwalk schools and client's homes.

	Planned Activities	Provide financial assistance to Community Family Guidance Center to provide mental health services available and accessible to low and moderate income residents.
14	Project Name	Southern California Rehabilitation Services
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$5,000
	Description	Provides services to disabled individuals.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	50 low and moderate income persons
	Location Description	Programs provided at the Social Services Center at 11929 Alondra Blvd, Norwalk, CA and Southern California Rehabilitation Services at 7830 Quill Drive, Suite D, Downey, CA.
	Planned Activities	Provide financial support to Southern California Rehabilitation Services to provide disabled individuals with basic computer skills, peer support, and youth programs.
15	Project Name	Helpline Youth Counseling
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$9,500
	Description	Counseling to reduce juvenile delinquency, drug and alcohol addiction, child abuse/neglect, domestic violence and onset of mental health disorders.

	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1000 low and moderate income persons.
	Location Description	Services will be provided at Helpline Youth Counseling located at 12440 Firestone Blvd., in Norwalk, CA. Services are also provided off site at Norwalk schools at the Norwalk Social Services Center located at 11929 Alondra Blvd, in Norwalk.
	Planned Activities	Provide financial support to Helpline Youth Counseling to provide prevention and intervention, counseling, and community support services to low income residents who are at risk of/or gang affiliated, on probation, using drugs or alcohol, at risk of expulsion or already expelled from school.
16	Project Name	The Children's Clinic
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$5,770
	Description	Healthcare, health education and promotion for uninsured and underserved residents.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	400 low and moderate income residents

	Location Description	<p>Services will be provided at the following locations:</p> <p>455 E. Columbia Street, Suite 201-4, Long Beach, CA</p> <p>1060 East 70th Street, Long Beach, CA</p> <p>1057 Pine Avenue, Long Beach, CA</p> <p>700 Locust Avenue, Long Beach, CA</p> <p>730 West 3rd Street, Long Beach, CA</p> <p>2125 Santa Fe Avenue, Long Beach, CA</p> <p>1301 West 12th Street, Long Beach, CA</p> <p>2360 Pacific Avenue, Long Beach, CA</p> <p>17660 Lakewood Blvd., Bellflower, CA</p> <p>1574 Linden Avenue, Long Beach, CA</p> <p>2000 San Gabriel Avenue, Long Beach, CA</p>
	Planned Activities	Provide financial support to The Children's Clinic to provide high quality, comprehensive health care services to underserved children and their families.
17	Project Name	CHDO Set-aside
	Target Area	City Wide
	Goals Supported	Support of Community Housing Development Organizat
	Needs Addressed	Provide decent affordable housing
	Funding	HOME: \$188,691
	Description	The City's CHDO program will support the acquisition of an existing housing unit to provide affordable rental housing.
	Target Date	6/30/2017

	Estimate the number and type of families that will benefit from the proposed activities	1 income eligible household
	Location Description	A specific property has not been identified yet.
	Planned Activities	Acquisition and/or rehabilitation of a property for affordable housing by a qualified Community Housing Development Organization (CHDO) using the required 15% set-aside for CHDO projects supplemented with HOME entitlement funds.
18	Project Name	Home Improvement Program
	Target Area	City Wide
	Goals Supported	To preserve, rehabilitate and enhance existing nei
	Needs Addressed	Provide decent affordable housing Maintain and promote neighborhood preservation Neighborhood Revitalization
	Funding	HOME: \$10,000
	Description	Provide grants and loans to homeowners of single family homes, condominiums and mobile homes and rental homes for low to moderate income residents to make home repairs.
	Target Date	6/30/2017
	Estimate the number and type of families that will benefit from the proposed activities	1 income eligible household
	Location Description	N/A
	Planned Activities	Provide grants & loans to homeowners to make home repairs. 1 HOME unit will be rehabilitated
19	Project Name	Security Deposit Assistance Program
	Target Area	City Wide

Goals Supported	Provide support services for the City's residents
Needs Addressed	Support special needs programs and services
Funding	HOME: \$43,659
Description	Provide one-time grant to Section 8 voucher holders and the homeless to assist with security deposit.
Target Date	6/30/2017
Estimate the number and type of families that will benefit from the proposed activities	16 low income families
Location Description	City Wide
Planned Activities	Provide grants for security deposit

AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

For certain CDBG programs, investment is directed to neighborhoods that qualify for CDBG funds on an "area benefit" basis. An area benefit activity is one that is available to benefit all the residents of an area which is:

- Primarily residential and
- Where 51% of the population is low- and moderate-income

Assistance will also be directed in the San Antonio Village target area. The San Antonio Village target area includes the area surrounding San Antonio Drive and Firestone Boulevard (the bordering streets are Mapledale Street, Gridley Road, Imperial Highway, and the 5 freeway). The City of Norwalk will use the following as a way to revitalize the San Antonio Village:

- Create development standards and incentives which encourage complementary uses and creative reuse of buildings and land.
- Identify resources to make public improvements to enhance design and promote a pedestrian friendly environment.
- Support and promote small business development and the education and career readiness of residents.
- Promote improvements to residential and commercial properties.
- Support job training programs.

Broad community objectives have been developed and key strategies are outlined in the plan to help improve the quality of life and transform this area into a neighborhood where people desire to live, work and play. Key strategy areas include housing and neighborhood development, infrastructure, public safety, code enforcement, zoning and land use, and economic development. The desire to decrease violent crime, improve the existing housing stock, and strengthen the neighborhood economic corridors is a small sample of objectives this plan is looking to achieve.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	20
Qualified Census Tracts	70
San Antonio Village Area	10

Table 10 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

Norwalk will use a place-based strategy during the planning period. The geographic distribution of funding is predicated somewhat on the nature of the activity to be funded (see geographic distribution). It is the City's intent to fund activities in the areas most directly affected by the needs of low-income residents and those with other special needs. The Annual Action Plan directs investment geographically to an area benefit neighborhood. The area benefit category is the most commonly used national objective for activities that benefit a residential neighborhood. An area benefit activity is one that benefits all residents in a particular area, where at least 51% of the residents are low and moderate income persons. Public infrastructure improvements are an area benefit activity when they are located in a predominately low- and moderate-income neighborhood.

Discussion

The City applied for a Neighborhood Revitalization Strategy Area targeting the San Antonio Village area. This request was denied, therefore the area will become a local strategy area instead.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The Action Plan must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The plan must also indicate the number of affordable housing units that will be provided by program type, including rental assistance, production of new units, rehabilitation of existing units, or acquisition of existing units. For the purpose of this section, the term “affordable housing” is defined in the HOME regulations at 24 CFR 92.252 for rental housing and 24 CFR 92.254 for homeownership.

One Year Goals for the Number of Households to be Supported	
Homeless	4
Non-Homeless	652
Special-Needs	70
Total	726

Table 11 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	706
The Production of New Units	0
Rehab of Existing Units	35
Acquisition of Existing Units	1
Total	742

Table 12 - One Year Goals for Affordable Housing by Support Type

Discussion

There is a lack of decent affordable units across the board in the City of Norwalk, resulting in much of the housing stock being out of the affordable range. For low-income renters, access to decent affordable units is even more daunting. According to 2011 ACS data, 57% of renters were cost burdened or paying more than 30% of their income on housing. In 2011, Fair Market rents were considerably higher than HOME Rents with the exception of Efficiency units. See data below:

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	938	1,011	1,217	1,399	1,543
Low HOME Rent	738	791	951	1,100	1,228

In addition, 63.1% of renters in Norwalk are below the poverty level (CityData.com-2016). This income data, coupled with the City's 2014 rental vacancy rate of (15%) being considering lower than the States' (29%), points to the difficulty of accessing quality affordable units for lower income residents.

The lack of affordable housing in Norwalk's housing market will be addressed in Fiscal year 2016-17 with the City's Security Deposit Assistance Program. The program will provide \$43,659 in HOME funding to assist Section 8 voucher holders and the homeless with security deposit. This program will be operated by the Norwalk Housing Authority.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Norwalk has a public housing authority. The Authority only administers the Housing Choice Voucher Program and Family Self Sufficiency (FSS) Program. The Authority has 705 vouchers and 25 FSS slots. The Authority does not have any public housing units. The Authority's goals are to maximize voucher utilization, maintain "high performer" status, promote economic self sufficiency, apply for new rental vouchers, if available, and undertake affirmative measures to provide a suitable living environment for families living in assisted housing regardless of race, color, religion, national origin, sex, familiar status and disability.

Actions planned during the next year to address the needs to public housing

N/A

Actions to encourage public housing residents to become more involved in management and participate in homeownership

N/A

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

This section describes the City's one-year goals and the specific actions steps it will undertake in the program year to carry out the homeless strategy outlined in SP-60 Homelessness Strategy. It will also describe the jurisdiction's one-year goals and specify the activities it will undertake to serve the housing and supportive service needs of non-homeless populations who require supportive housing.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The City will continue to support programs and strategies which addresses the Priority Needs of Homeless Persons and Families. The City will financially support programs and services for the homeless through its CDBG Public Service Funding. In addition, the City will use HOME funds to assist homeless individuals and families with security deposits. Also, the City will work with the COG to set up an online Homeless Prevention Community Resource Database. The homeless prevention community resource database will be an online resource for service seekers and community partners to find housing and services in and around the 27 Gateway communities. The system will be designed to provide preventative information to those who are at risk of homelessness, and housing and services information to those who are homeless.

The database will provide multiple points of entry for service seekers so they can find services online, receive assistance from city staff, community based organizations, faith-based organizations, or any other community members with Internet access. The COG will confer with the director of socialserve.com, the developer of the LA Housing Resource Database, to determine if a Gateway specific carve out can be accomplished. This will leverage and expand an existing resource for the County.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to support the emergency shelter and transitional housing needs of homeless persons through its Social Services Department (SSD). The SSD offers public assistance programs and services designed to assist homeless and low-income Norwalk residents and those in need of transitional

services, 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. 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.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

The City coordinates with the Los Angeles Homeless Services Authority (LAHSA). For 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care. LAHSA provides grants to homeless organizations in Norwalk. In LAHSA's FY 15/16 NOFA, funds will be awarded to eight Norwalk programs. The programs provide service enriched housing for the mentally ill and permanent supportive housing for individuals with HIV/AIDS.

The City of Norwalk is a member of the Gateway Cities Council of Governments (COG) which is leading an effort to address homelessness within our region. By action of the Board of Directors, policy direction was given to seek funding and collaboration in developing a plan to advance individuals from homelessness to a stabilized and productive life. Existing models of success have been identified in the work of the Gateway Cities Ad Hoc Committee on Homelessness. Certain programs within our region and elsewhere in Los Angeles County have a success record as high as 80% in moving an individual from being homeless to being stable and productive for over 3 years. The Gateway Cities COG partnered with the County of Los Angeles in making the homeless initiative a reality. Further discussion of this partnership is in the Homeless Needs section of this plan.

The City of Norwalk Social Services Department is the lead department in the City in coordinating with the LAHSA and Gateway Cities and implementing homeless count efforts. CDBG funding is provided to the Social Services Department for an Emergency Assistance Program, which provides assistance with utilities and temporary housing. The program is open to any low-income Norwalk resident in need of emergency assistance, but principally benefits families with children. The City will financially support programs and services for the homeless through its CDBG Public Service Funding. In addition, the City

will use HOME funds to assist homeless individuals and families with security deposits.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.

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. The City's Department of Social Services is currently working with LAHSA Homeless Counts (annually). Refers families to the Whole Child Family Solutions Center which provides services for SPA 7.

Discussion

N/A

One year goals for the number of households to be provided housing through the use of HOPWA for:
Short-term rent, mortgage, and utility assistance to prevent homelessness of the individual or family
Tenant-based rental assistance
Units provided in housing facilities (transitional or permanent) that are being developed, leased, or operated
Units provided in transitional short-term housing facilities developed, leased, or operated with HOPWA funds
Total

AP-75 Barriers to affordable housing – 91.220(j)

Introduction

The jurisdiction should briefly describe the actions it will take during the next year to reduce barriers to affordable housing. Jurisdictions should refer back to MA-40 in the Market Analysis and SP-55 in the Strategic Plan when writing this section.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

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. Given the economic downturn which has forced Federal and State agencies to reduce funding available to cities, 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.

In terms of land use controls, the following actions were taken in Program Year 2014-2015:

- The City Council Approved Zoning Ordinance text amendments to encourage and facilitate the development of supportive housing and transitional housing.
- The City Council Approved Zoning Ordinance text amendments to establish a Reasonable Accommodation Procedure.

The City will promote these new amendments to private and nonprofit housing developers to assist in removing barriers to affordable housing, especially housing for special needs populations.

Discussion

There is a lack of decent affordable units across the board in the City of Norwalk, resulting in much of the housing stock being out of the affordable range. For low-income renters, access to decent affordable units is even more daunting. According to 2011 ACS data, 57% of renters were cost burdened or paying more than 30% of their income on housing. In 2011, Fair Market rents were considerably higher than HOME Rents with the exception of Efficiency units. See data below:

Monthly Rent (\$)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	938	1,011	1,217	1,399	1,543
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In addition, 63.1% of renters in Norwalk are below the poverty level (CityData.com-2016). This income data, coupled with the City's 2014 rental vacancy rate of (15%) being considering lower than the States' (29%), points to the difficulty of accessing quality affordable units for lower income residents.

The lack of affordable housing in Norwalk's housing market will be addressed in Fiscal year 2016-17 with the City's Security Deposit Assistance Program. The program will provide \$43,659 in HOME funding to assist Section 8 voucher holders and the homeless with security deposit. This program will be operated by the Norwalk Housing Authority.

AP-85 Other Actions – 91.220(k)

Introduction

The section will describe the City's planned actions to carry out the following strategies outlined in the Consolidated Plan.

Actions planned to address obstacles to meeting underserved needs

The City of Norwalk's 2016-2017 AAP proposes projects and activities to meet the priorities described in the Consolidated Plan (the "ConPlan"). It describes eligible programs, projects and activities to be undertaken with anticipated funds made available over the fiscal year and their relationship to identified needs for housing, homelessness, and community and economic development. Overall, Norwalk has the following specific actions it plans to undertake to address the obstacles to meeting underserved needs over the 2016-17 fiscal year:

- Fund revitalization projects within the San Antonio Village area;
- Continued support of area nonprofit agencies, particularly those programs that provide social services for special needs populations (i.e. - senior, low income, youth households with a cost burden);
- Continued support of programs that improve the living environment of low- and moderate-income families residing in substandard housing;
- Continued support of Programs that expands the stock of affordable housing within the City, and;
- Continued support of Programs that promote fair housing, especially targeting extremely low- and low-income households

It is the mission of the City to use resources to assist with businesses, job development, and the provision of safe, affordable housing. In short, we will do our part to maintain Norwalk as a community its residents are proud to call "home".

Actions planned to foster and maintain affordable housing

The City's CHDO program will support the acquisition existing housing to provide affordable rental housing. In addition, the City will promote new amendments (stated in AP 75) to private and nonprofit housing developers to assist in removing barriers to affordable housing, especially housing for special needs populations.

Actions planned to reduce lead-based paint hazards

Throughout Norwalk, 92% of all owner-occupied housing units and 75% of all renter-occupied units were built prior to 1980. That means 16,729 owner units and 7,031 renter units are at risk for lead-based paint hazard. Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses.

Therefore, special attention should be paid to homes built prior to 1980 where children are present. Two percent of owner-occupied (315 units) homes and 4% of renter occupied homes (385), built prior to 1980, have children living in the home. Lead poisoning education and abatement efforts in Norwalk are provided through the cooperative efforts of the County Public Health Department. The abatement of lead-based hazards is a vital component of the City of Norwalk's Housing Rehabilitation Loan Program. All housing rehabilitation projects are assessed for lead based paint and lead based paint abatements are performed by licensed contractors.

Actions planned to reduce the number of poverty-level families

Goal: To reduce poverty level incomes below current levels by 2017.

Policy: To continue to support and coordinate with public and private efforts aimed at preventing and reducing poverty level incomes.

Policy: To conduct outreach with public and private agencies whose mission is to reduce poverty level incomes.

Program: To support and coordinate with the organizations who directly or indirectly contribute to a

reduction in poverty within the City.

Activities:

- The City has determined the the Southeast Regional Occupational Center (ROP) has a successful and cost effective occupational training program for high demand jobs. In FY 2016/17, \$20,000 in CDBG funds will be used to pay for occupational training for five low to moderate income residents. The training will help residents who are unemployed or under-employed be successful in medical and welding careers.
- Explore the establishment of an education, career and business resource center within the San Antonio Village area. The site has been identified and the City has site control. Currently, the City is accepting bids for demolition, project management, and architectural services. In FY 16/17, the land will be cleared and design will be completed.

Actions planned to develop institutional structure

The City of Norwalk Housing and Neighborhood Development Division will administer all of the activities specifically identified in the investment plan. The city works closely with other housing-related organizations and service providers in the County to ensure that the housing needs of City residents are addressed to the best ability of the network of such providers given available resources.

The City's Community Development Department works in conjunction with the Housing Authority to ensure quality housing for all low-income City residents. The working relationships between these organizations are strong and facilitative. Due to the City's relatively small size, communication is typically direct and immediate. As a result, gaps in program or service delivery are typically not the result of poor institutional structure or lack of intergovernmental cooperation, but rather due to shortcomings in available resources

Actions planned to enhance coordination between public and private housing and social service agencies

The City’s Community Development Department maintains primary management of as well as the coordination of the various organizations involved in these processes. The staff within the Department work closely with other City departments and the community to develop programs and activities that improve low- and moderate-income neighborhoods throughout Norwalk. The administration of program activities includes housing, public facility and infrastructure improvements, public and social service activities and economic development activities. The City collaborates with public agencies, for-profit agencies, and non-profit organizations in order to provide the aforementioned programming and services.

Discussion

There is a lack of decent affordable units across the board in the City of Norwalk, resulting in much of the housing stock being out of the affordable range. For low-income renters, access to decent affordable units is even more daunting. According to 2011 ACS data, 57% of renters were cost burdened or paying more than 30% of their income on housing. In 2011, Fair Market rents were considerably higher than HOME Rents with the exception of Efficiency units. See data below:

Monthly Rent (\$) Bedroom	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4
Fair Market Rent	911	1,101	1,421	1,921	2,140
High HOME Rent	938	1,011	1,217	1,399	1,543
Low HOME Rent	738	791	951	1,100	1,228

In addition, 63.1% of renters in Norwalk are below the poverty level (CityData.com-2016). This income data, coupled with the City’s 2014 rental vacancy rate of (15%) being considering lower than the States’ (29%), points to the difficulty of accessing quality affordable units for lower income residents.

The lack of affordable housing in Norwalk’s housing market will be addressed in Fiscal year 2016-17 with the City’s Security Deposit Assistance Program. The program will provide \$43,659 in HOME funding to assist Section 8 voucher holders and the homeless with security deposit. This program will be operated by the Norwalk Housing Authority.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(I)(1,2,4)

Introduction

This section addresses the program-specific requirements for the Annual Action Plan. The Consolidated Plan Final Rule contains requirements regarding program-specific narratives in the Action Plan for CDBG and HOME.

Community Development Block Grant Program (CDBG)

Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

**HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)**

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:

N/A

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

N/A

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

N/A

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

N/A

Discussion

The City has been using the HUD HOME Sales Price Limits for the Los Angeles-Long Beach Metro FMR Area but is considering requesting approval to use local comparable sales data.

