



Executive Summary

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

1. Introduction

The Fiscal Year (FY) 2019/20 Annual Action Plan (AAP) represents the fifth and final year of the City's Consolidated Plan for the Fiscal Years 2015 - 2019 (Con Plan) as adopted by the City Council and approved by HUD. The AAP is the City of Norwalk's application for United States Department of Housing and Urban Development (HUD) entitlement grants and identifies the proposed programs and projects to be funded during the City's FY 2019/20. There are two HUD entitlement grants that are covered in the AAP:

- Community Development Block Grant (CDBG): The primary objective of the CDBG program is the development of viable urban communities through the provision of improved living environments, expansion of economic opportunity and decent housing. Funds are intended to serve low and moderate income residents and areas.
- HOME Investment Partnerships Program (HOME): The HOME program is dedicated to increasing the availability as well as the access to affordable housing for low income households.

The AAP identifies how the City of Norwalk, working in collaboration with the Housing Authority, proposes to utilize these funds in the upcoming fiscal year to address its community development, housing and public services goals and priorities as described in the Con Plan. The AAP also describes other projects and programs that leverage those funded by CDBG and HOME and further support the City's efforts to address its goals and priorities as identified in the Con Plan.

It is important to note that the Con Plan sets goals and strategies to be achieved over the FY 2015 – 2019 period and identifies a list of funding priorities. The five Con Plan goals represent high priority needs for the City of Norwalk and serve as the basis for FY 2019/20 programs and activities identified in the AAP. The Con Plan goals are listed below in no particular order:

- Provide decent affordable housing
- Maintain and promote neighborhood preservation
- Support special needs programs and services
- Construct or upgrade public facilities and infrastructure
- Neighborhood Revitalization in San Antonio Village



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.

For details regarding the objectives and outcomes targeted in the Con Plan and this AAP in relation to each of the five goals listed above, please refer to sections AP-15 (Annual Goals and Objectives) and AP-35 (Projects).

3. Evaluation of past performance

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

The FY 2017/18 AAP was successfully implemented. Examples of implementation progress are listed below:

- CDBG and HOME funds facilitated the rehabilitation of 47 housing units compared to the annual objective of 39 housing units.
- The City's Community Housing Development Organization (CHDO) completed a 3-unit affordable rental project.
- The Lead-Based Paint Testing and Abatement program tested 19 homes compared to the annual objective of 15.
- Graffiti Removal processed 234 incidents/cases in low to moderate income neighborhoods.
- The Fair Housing Foundation assisted 97 persons compared with the goal of 100 persons.
- Public services assisted 3,505 persons which exceeded the annual goal.
- Emergency Assistance assisted 165 persons meeting the annual objective of 165 persons.

The City's AAPs and Consolidated Annual Performance and Evaluation Reports (CAPERs) have provided many details about the activities completed by the City in the past (documents may be viewed and/or downloaded from the City's website).

The City recognizes that the evaluation of past performance is critical to ensuring that the City and its sub-recipients are implementing activities effectively and that those activities align with the City's overall strategies and goals. The performance of programs and systems are evaluated on a regular basis.

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 Con Plan and provided a basis for the 2019 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 meetings and one public hearing concerning the initial AAP. 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.

A public meeting was conducted early in the development of the AAP on Tuesday, December 4, 2018 at 6:00 p.m. at Norwalk City Hall. The first public hearing was held on March 7, 2019 at 6:30 p.m. at the Social Services Center at 11929 Alondra Boulevard, and another public meeting was held on Tuesday, March 19, 2019 at 6:00 p.m. at Norwalk City Hall. At the public meetings and public hearing, information was provided about proposed projects for funding during FY 2019/20, 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 drafting of the AAP.

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.

The draft AAP was available for public review and comment for over 30 days starting on March 29, 2019 through April 29, 2019. Copies of the AAP were available to the public at City Hall, the Norwalk Regional Library, Senior Center, Social Services Center, as well as on the City's website.

The final public hearing will be held at City Hall in Council Chambers on May 7, 2019. At this hearing, members of the public will be asked to provide comments on the AAP. The City Council is requested to approve the AAP and required Entitlement Community documents before submission to HUD.

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.

Pending.

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

Not applicable.



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 high poverty 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 Con Plan. This Department is also responsible for the preparation of the AAP, 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(l)

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 consulted with public and private 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 and HOME resources could be used and leveraged to provide services.

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

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 of 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. Each was consulted during the City's AAP 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 over 20 years, LAHSA has been the primary applicant to HUD on behalf of the Los Angeles Continuum of Care (CoC). LAHSA provides grants to homeless organizations serving Norwalk. In LAHSA's FY 2018/19 NOFA, funds were



awarded to eight Norwalk projects. The programs provide service enriched housing for the formerly homeless, 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 identified in a Los Angeles County Homeless Initiative report dated February 2016. In addition, the City joined the Home For Good Funders Collaborative in FY 2016/17 and has been providing funds to Kingdom Causes Bellflower for Homeless Prevention and Rapid Rehousing services.

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. The Gateway Cities COG partnered with the County of Los Angeles in making the homeless initiative a reality.

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 utility and rent arrears and temporary motel vouchers. 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 Kingdom Causes 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. The Housing Authority Commission approved a homeless preference in Fiscal Year 2018/19. Implementation of the preference included engagement with all Service Planning Area (SPA) 7 CoC partners to ensure that the most vulnerable Norwalk homeless and homeless veterans would benefit from the housing voucher program. These efforts will be on-going.

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 April 2018, the City Council adopted a Plan to Prevent and Combat homelessness. The Plan includes continued coordination and polices in alignment with the County of Los Angeles Homeless Initiative.



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	Services-Education
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
2	Agency/Group/Organization	PATH (People Assisting the Homeless)
	Agency/Group/Organization Type	Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homelessness Needs - Veterans Homelessness Strategy
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
3	Agency/Group/Organization	San Antonio Gardens
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.

4	Agency/Group/Organization	Center Pointe Villas
	Agency/Group/Organization Type	Services - Housing Services-Elderly Persons
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
5	Agency/Group/Organization	KINGDOM CAUSES BELLFLOWER
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
6	Agency/Group/Organization	Southern California Resource Services for Independent Living
	Agency/Group/Organization Type	Services-Persons with Disabilities
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.

7	Agency/Group/Organization	Su Casa - Ending Domestic Violence
	Agency/Group/Organization Type	Services-Victims of Domestic Violence
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
8	Agency/Group/Organization	Fair Housing Foundation
	Agency/Group/Organization Type	Service-Fair Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
9	Agency/Group/Organization	The Whole Child
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Families with children
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
10	Agency/Group/Organization	LOS ANGELES CENTERS FOR ALCOHOL & DRUG ABUSE
	Agency/Group/Organization Type	Services - Housing Services-homeless Services-Health

	What section of the Plan was addressed by Consultation?	Homelessness Strategy 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 plan. The anticipated outcome of the consultation is improved data and coordination of health and homeless services.
11	Agency/Group/Organization	Homes for Life
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Homeless Needs - Chronically homeless
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
12	Agency/Group/Organization	HOME OWNERSHIP FOR PERSONAL EMPOWERMENT (HOPE)
	Agency/Group/Organization Type	Housing Services-Persons with Disabilities
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
13	Agency/Group/Organization	Partnership Housing, Inc.
	Agency/Group/Organization Type	Housing
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Market Analysis

	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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
14	Agency/Group/Organization	Norwalk Housing Authority
	Agency/Group/Organization Type	PHA
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing 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 plan. The anticipated outcome of the consultation is improved data and planning within the selected sections above.
15	Agency/Group/Organization	Jovenes Inc.
	Agency/Group/Organization Type	Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment 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 plan. The anticipated outcome of the consultation is improved data and coordination of services.

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

Not applicable.



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	LAHSA	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 service needs of residents with an emphasis on homeless prevention and rapid rehousing.
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 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.
Homelessness Plan	City of Norwalk	On April 10, 2018, the City Council adopted a Plan to Prevent and Combat Homelessness. The City's strategic plan includes utilization of CDBG public services for homeless and residents at risk of homelessness.

Table 3 – Other local / regional / federal planning efforts

Narrative (optional)



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 Con Plan, citizens were engaged through community meetings, surveys, public hearings, and individual meetings. This year during the development of the AAP, citizens had the opportunity to attend two initial public meetings and one initial public hearing. Those who participated in the process received 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 two public meetings, the first public hearing, during the 30-day AAP 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 particularly related to activities related to non-housing services.

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)
1	Public Meeting	Non-targeted/ broad community	No comments received.	Not applicable.	Not applicable.	



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)
2	Public Hearing	Non-targeted/ broad community	No comments received.	Not applicable.	Not applicable.	http://www.norwalkca.gov/city-hall/departments/community-development/housing-neighborhood-development
3	Public Meeting	Non-targeted/ broad community	No comments received.	Not applicable.	Not applicable.	
4	News-paper Ad	Non-targeted/ broad community	Pending.	Pending.	Pending	https://static1.squarespace.com/static/57df855ff7e0ab74193e26a8/t/5aaace6baa4a99202d4b6750/1521143416421/2018-03-16.pdf
5	News-paper Ad	Non-English Speaking - Specify other language: Spanish	Pending.	Pending.	Pending.	
6	Internet Outreach	Non-targeted/ broad community	Pending.	Pending.	Pending.	http://www.norwalkca.gov/city-hall/departments/community-development/housing-neighborhood-development
7	Public Hearing	Non-targeted/ broad community	Pending.	Pending.	Pending.	http://www.norwalkca.gov/city-hall/departments/community-development/housing-neighborhood-development

Table 4 – Citizen Participation Outreach



Expected Resources

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

Introduction

The funding amounts shown in the AAP are estimates based upon the City's 2018 allocation amounts and estimates of program income and carry-over. The estimates are as follows:

Estimated CDBG Allocation - \$1,219,829; Program Income - \$110,000; and prior-year resources - \$397,721. Total - \$1,727,500

Estimated HOME Allocation - \$356,581; Program Income - \$24,000; and prior-year resources - \$1,200. Total - \$381,781

The draft AAP contains the following policy for activity level funding adjustments once final funding is known:

- CDBG Program Administration will be adjusted up or down to equal 20% of the actual allocation amount plus 20% of estimated program income;
- If the CDBG entitlement amount is less than estimated, the Job Training Program may be adjusted down to ensure that the Community Fund equals 15% of the actual allocation amount plus 15% of prior year program income;
- Housing Rehabilitation will be adjusted up or down according to the amount of funds remaining to be added or deducted from the overall CDBG budget;
- HOME program administration will be adjusted up or down to equal 10% of the actual allocation amount plus 10% of estimated program income;
- CHDO set-aside will be adjusted down if needed to balance HOME entitlement as long as a minimum of 15% is set-aside;
- FY 2018/19 HOME carry over will be committed to the Home Improvement Program;
- HOME program income received in FY 2019/20 will be allocated to administration (up to 10%) and the Home Improvement Program;
- The CDBG carryover amount will be revised at year-end to match the actual uncommitted balance remaining in the CDBG program. The amount allocated to a capital improvement project will increase by the amount in which the carryover exceeds the estimated carryover



or the amount allocated to capital improvement will decrease by the amount in which the carryover is less than estimated;

- CDBG program income received during FY 2019/20 will be allocated to program administration (up to 20%) and the capital improvement project until total funding reaches \$500,000. Remaining program income will be allocated to Housing Rehabilitation; and
- CDBG funds allocated to Housing Rehabilitation and Commercial Facade Improvement may be diverted to an urgent need activity (as approved by HUD).

The resources table reflects the 2018 funding allocations estimates for CDBG and HOME. When the final funding allocation is known, activity level



funding will adjusted according to the above policy.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder 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	1,219,829	110,000	397,721	1,727,550	0	In Year 5, the City expects to receive \$1,219,829 in CDBG entitlement and \$110,000 in program income. Also, the City estimates that \$397,721 in carryover funds will be available from prior years. Funds will be used for housing rehab, commercial facades, CHDO project, program administration, capital improvement, and public services. 15% of 2019 entitlement will be used for public services along with 8% of prior year program income. \$254,211 in program income has been received to date in FY18/19. \$21,209 of FY18/19 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 Remainder 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	356,581	24,000	1,200	381,781	0	In fiscal year 19/20, HOME resources will be allocated to Security Deposit Assistance, Home Improvement Program, Community Housing Development Organization (CHDO) project, and HOME Admin. Prior Year resources include carryover and program income projected to be received by the end of FY 18/19.

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 AAP as follows:

Housing Bond Funds: The City will allocate \$75,000 in former Redevelopment Agency Housing Set-Aside funds toward a Homeless Prevention and Rapid Rehousing program. In the future, HOME matching requirements may be satisfied through the use of the City's housing bond funds or city-owned land to develop affordable housing.



City General Funds: The City will add approximately \$33,000 to further support the Emergency Assistance Program administered by the Social Services Department, \$24,800 for homeless services administered by The Whole Child, and \$15,000 for Eviction Prevention Services provided by Legal Aid.

Private funds: Homeowners will contribute some portion of their own funds to housing rehabilitation projects.

Other funds: In addition, the social service agencies providing public services funded by CDBG leverage approximately \$1.2 million from various funding sources to further support services to the community.



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

A City-owned parcel on the corner of San Antonio Drive and Foster Road has been identified for a possible affordable, multi-family housing development to support the City's need for decent affordable housing. The City has entered into an Exclusive Negotiation Agreement with Mercy Housing to study development of 60 units on the site.

Discussion

The resources identified above are estimates. When the final CDBG and HOME entitlement amounts are known, expected resources and funding for individual activities will be adjusted according to the policies stated in the introduction.



Annual Goals and Objectives

AP-20 Annual Goals and Objectives

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 neighborhoods	2015	2019	Affordable Housing	City Wide	Maintain and promote neighborhood preservation	CDBG: \$652,402 HOME: \$10,000	Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit
2	Provide support services for the City's residents	2015	2019	Non-Homeless Special Needs	City Wide	Support special needs programs and services	CDBG: \$204,183 HOME: \$60,000	Public service activities other than Low/Moderate Income Housing Benefit: 322 Persons Assisted Tenant-based rental assistance / Rapid Rehousing: 24 Households Assisted
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

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
5	Neighborhood Revitalization (NRSA)	2015	2019	Affordable Housing Non-Housing Community Development	San Antonio Village Area	Neighborhood Revitalization	CDBG: \$105,000	Facade treatment/business building rehabilitation: 1 Business
6	Support of Community Housing Development Organization	2015	2019	Affordable Housing	City Wide	Provide decent affordable housing	HOME: \$273,723	
7	CDBG/ HOME Grant Administration	2015	2019	Affordable Housing Non-Homeless Special Needs Non-Housing Community Development Fair Housing	City Wide	Construct or upgrade public facilities and infrastructure Maintain and promote neighborhood preservation Neighborhood Revitalization Provide decent affordable housing Support special needs programs and services	CDBG: \$253,145 HOME: \$38,058	Other: 0 Other
8	To preserve, rehabilitate and enhance existing public facilities and infrastructure	2015	2019	Non-Housing Community Development	San Antonio Village Area	Construct or upgrade public facilities and infrastructure	CDBG: \$500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2625 Persons Assisted



Table 6 – Goals Summary

Goal Descriptions

1	Goal Name	To preserve, rehabilitate and enhance existing neighborhood
	Goal Description	The City plans to preserve, rehabilitate and enhance neighborhoods through the CDBG-funded residential rehabilitation program and HOME-funded home improvement program. The rehabilitation program is also be used to address overcrowded housing as identified in the Housing Needs Assessment contained in the Consolidated Plan.
2	Goal Name	Provide support services for the City's residents
	Goal Description	The City plans to carry-out six (6) activities to provide support services to the City's residents, including funding for three (3) social service agencies (85 persons), a job training program (12 persons), emergency assistance (225 persons), and HOME-funded security deposit assistance (24 households). The City's estimated CDBG Public Services cap of 15% is \$182,974. However, the City is allocating an additional \$21,208 for the programs from FY 2018/19 program income (YTD program income is \$254,211).
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.
5	Goal Name	Neighborhood Revitalization (NRSA)
	Goal Description	A strategic plan goal was neighborhood revitalization in 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. If FY 2019/20, the City will continue the commercial facade improvement program targeting businesses in San Antonio Village.



6	Goal Name	Support of Community Housing Development Organization
	Goal Description	The City selected Partnership Housing, Inc. to carry-out a CHDO homebuyer project. The project site is expected to be identified and funding committed in FY 2018/19 with the rehabilitation being completed in FY 2019/20. A project for the FY 2019/20 CHDO set-aside has not been identified.
7	Goal Name	CDBG/ HOME Grant Administration
	Goal Description	A portion of CDBG and HOME funds and program income will support staff and administrative costs associated with the programs.
8	Goal Name	To preserve, rehabilitate and enhance existing pub
	Goal Description	The City plans to undertake a residential street improvement project in block groups 5528.00(1) and 5528.00(2). The area is south of Rosecrans, North of Mapledale, West of Pioneer and East of Jersey.



Projects

AP-35 Projects – 91.220(d)

Introduction

The City of Norwalk plans to undertake the following projects in Program Year 2019/20. The City plans to allocate 15% of its 2019 CDBG allocation to public service activities, plus a portion of its FY 2018/19 CDBG program income. For Fiscal Year 2019/20, fifteen percent (15%) of the City's CDBG allocation is estimated to be \$182,974. The City is allocating the full 15% of its CDBG allocation to public service activities, plus the City is allocating an additional \$21,209 from FY 2018/19 program income. FY 2018/19 program income received to date is \$254,211. \$21,209 of this represents 8% of the program income. With a portion of the prior year program income added, total funding for public service activities increases to \$204,183.

Projects

#	Project Name
1	Residential Rehabilitation
2	Program Administration
3	SAVR - Commercial Facades
4	Capital Improvement
5	Fair Housing
6	Job Training
7	Emergency Assistance
8	CHDO Set-Aside
9	TBRA - Security Deposit Assistance
10	Home Improvement Program
11	Jovenes, Inc.
12	Su Casa - Ending Domestic Violence
13	Los Angeles Centers for Alcohol and Drug Abuse

Table 7 - Project Information

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

The projects will address the priority needs described in the Con Plan and enhance services to the homeless or residents at risk of homelessness.



AP-38 Project Summary

Project Summary Information

1	Project Name	Residential Rehabilitation
	Target Area	City Wide
	Goals Supported	To preserve, rehabilitate and enhance existing neighborhood
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	CDBG: \$652,402
	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 improvements.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Estimate 19 low-income homeowners and 1 low-income renter will benefit.
	Location Description	N/A
	Planned Activities	The City will provide grants and loans to low and moderate income homeowners and 1-4 unit rental properties to make home improvements. Lead testing and abatement will be carried out under this project.
2	Project Name	Program Administration
	Target Area	City Wide
	Goals Supported	
	Needs Addressed	
	Funding	CDBG: \$253,145 HOME: \$38,058
	Description	Program administrative costs for CDBG & HOME. Fair Housing program is listed separately but is funded out of CDBG program administration.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	N/A
	Location Description	CDBG Program Administration is located at Norwalk City Hall, 12700 Norwalk Boulevard, Room 12, Norwalk, CA 90650.

	Planned Activities	Program administrative costs for CDBG & HOME operations. Fair housing program is listed separately but is funded out of CDBG program administration.
3	Project Name	SAVR - Commercial Facades
	Target Area	San Antonio Village Area
	Goals Supported	Neighborhood Revitalization (NRSA)
	Needs Addressed	Neighborhood Revitalization
	Funding	CDBG: \$105,000
	Description	Provide financial assistance to commercial property owners to make exterior improvements to businesses providing neighborhood services in the San Antonio Village target area.
	Target Date	
	Estimate the number and type of families that will benefit from the proposed activities	One business will have facade improvements completed.
	Location Description	San Antonio Village target area.
	Planned Activities	Provide loans to commercial property owners to make facade improvements.
4	Project Name	Capital Improvement
	Target Area	San Antonio Village Area
	Goals Supported	To preserve, rehabilitate and enhance existing pub
	Needs Addressed	Construct or upgrade public facilities and infra
	Funding	CDBG: \$500,000
	Description	Undertake street and/or sidewalk improvements in the San Antonio Village target area.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 2,625 low to moderate income residents will benefit.
	Location Description	Residential streets South of Rosecrans, North of Mapledale, West of Pioneer and East of Jersey.

	Planned Activities	Street rehabilitation and improvements to curbs, gutters, sidewalks and ramps.
5	Project Name	Fair Housing
	Target Area	City Wide
	Goals Supported	Fair Housing
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$12,820
	Description	Funding for fair housing services
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 100 residents
	Location Description	The Fair Housing Foundation is located at 3605 Long Beach Blvd., #302, Long Beach, CA.
	Planned Activities	Fund the Fair Housing Foundation services for City of Norwalk to provide training, outreach, and legal services to ensure that all housing is available without discrimination.
6	Project Name	Job Training
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$30,000
	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 CDBG program income.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	Approximately 12 low to moderate income residents

	Location Description	Training will be provided by the Norwalk-La Mirada Adult School at three campuses located at 12940 East Foster Road in Norwalk, 15920 Barbata Rd., in La Mirada or 13520 Adelfa Dr. in La Mirada.
	Planned Activities	Provide scholarships to low and moderate income residents participating in certificated occupational training through the Norwalk-La Mirada Adult School.
7	Project Name	Emergency Assistance
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$75,000
	Description	Program provides assistance to low and moderate income residents to prevent homelessness.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	225 low and moderate income households will be assisted.
	Location Description	Program will be located at the Social Services Center, 11929 Alondra Blvd. in Norwalk.
Planned Activities	Provide homeless prevention services, such as utility assistance, emergency rental assistance and motel vouchers, for low to moderate income residents.	
8	Project Name	CHDO Set-Aside
	Target Area	City Wide
	Goals Supported	Support of Community Housing Development Organization
	Needs Addressed	Provide decent affordable housing
	Funding	HOME: \$273,723
	Description	Assistance to Community Housing Development Organization (CHDO) to provide affordable housing.
	Target Date	

	Estimate the number and type of families that will benefit from the proposed activities	To be determined.
	Location Description	To be determined.
	Planned Activities	Provide assistance to a CHDO to provide affordable housing. The City may defer use of these funds in FY 2019/20 in order to add future HOME funds to complete a more substantial project.
9	Project Name	TBRA - Security Deposit Assistance
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Provide decent affordable housing
	Funding	HOME: \$60,000
	Description	Provide one-time grant to Section 8 voucher holders and the homeless to assist with security deposit.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	24 very low income households
	Location Description	Administrative services will be provided at the Norwalk Housing Authority, 12700 Norwalk Blvd., Room 11, Norwalk, CA 90650
Planned Activities	Provide grants for security deposits to new Section 8 voucher holders and homeless referrals.	
10	Project Name	Home Improvement Program
	Target Area	City Wide
	Goals Supported	To preserve, rehabilitate and enhance existing neighborhoods
	Needs Addressed	Maintain and promote neighborhood preservation
	Funding	HOME: \$10,000
	Description	Provide grants and loans to low to moderate income homeowners of single family homes and condominiums to make home repairs.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	1 low-income homeowner
	Location Description	N/A
	Planned Activities	Provide grants and loans to homeowners of single family homes and condominiums for low to moderate income residents to make home repairs.
11	Project Name	Jovenes
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$65,433
	Description	Funds services and operations in connection with transitional housing for homeless transitional age youth (18 to 24 years old)
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	15 homeless youth
	Location Description	Jovenes office location is 12106 Front St in Norwalk.
	Planned Activities	Provide financial assistance to Jovenes, Inc. to operate transitional housing with services for homeless transitional age youth (ages 18-24).
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: \$18,750
	Description	Su Casa will provide counseling sessions at the Social Services Center and provide permanent housing placement with supportive services for domestic violence survivors.
	Target Date	6/30/2020

	Estimate the number and type of families that will benefit from the proposed activities	50 domestic violence survivors will be assisted.
	Location Description	Counseling will be provided at the Social Services Center located at 11929 Alondra Blvd in Norwalk. Permanent housing is located in confidential, scattered sites.
	Planned Activities	Provide financial assistance to Su Casa to provide domestic violence counseling at the Social Services Center and place domestic violence survivors in permanent housing with services.
13	Project Name	Los Angeles Centers for Alcohol and Drug Abuse
	Target Area	City Wide
	Goals Supported	Provide support services for the City's residents
	Needs Addressed	Support special needs programs and services
	Funding	CDBG: \$15,000
	Description	Drug and alcohol addiction treatment.
	Target Date	6/30/2020
	Estimate the number and type of families that will benefit from the proposed activities	20 low to moderate income individuals.
	Location Description	Los Angeles Centers for Alcohol and Drug Abuse (LA-CADA) is located at 11015 Bloomfield Ave. in Santa Fe Springs.
Planned Activities	Provide funding for outreach to Norwalk residents, coordination with homeless service providers, dedicated counselors to accept direct referrals, and provision of residential substance abuse treatment.	

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

Many of the CDBG activities funded in FY 2019/20 are offered city wide to low and moderate income households. However, for certain CDBG programs, such capital improvements and commercial facade improvements, 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

Activities to enhance commercial facades will be offered in the San Antonio Village target area, which is comprised of low and moderate income block groups. 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).

A residential street rehabilitation project is also planned in the San Antonio Village target area.

Geographic Distribution

Target Area	Percentage of Funds
City Wide	65
Qualified Census Tracts	0
San Antonio Village Area	35

Table 8 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City of Norwalk had proposed the area of San Antonio Village for consideration of a Neighborhood Revitalization Strategy Area (NRSA) designation in the Con Plan. Investment in the Village was a high priority. Although HUD did not approve the NRSA designation, the Village is classified as a target area and 35% of estimated CDBG funding will be allocated to the neighborhood this program year.

Qualified census tracts (low and moderate income areas) receive infrastructure improvements when there is sufficient funds to support these projects. All qualified census tract funding will be allocated to

the San Antonio Village target area this program year.

Discussion

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

The AAP must specify goals for the number of homeless, non-homeless, and special needs households to be provided affordable housing within the program year. The AAP 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.

Under this section, the affordable housing goals are only for the HOME program and do not reflect the goals of other programs funded through CDBG, the Low and Moderate Income Housing Asset Fund, or Section 8 Housing Choice Vouchers.

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	24
Special-Needs	0
Total	25

Table 9 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	24
The Production of New Units	0
Rehab of Existing Units	1
Acquisition of Existing Units	0
Total	25

Table 10 - 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 2017 ACS data, 60% of renters were cost burdened or paying more than 30% of their income on housing. In 2018, Fair Market rents were considerably higher than

HOME Rents. See data below:

Monthly Rent (\$)	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,067	1,163	1,397	1,605	1,771
Low HOME Rent	848	909	1,091	1,260	1,406

Of the residents living below the poverty level, 63.1% are renters (CityData.com-2016). This data, coupled with the City's 2017 rental vacancy rate of (3.5%) 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 FY 2019/20 with the City's Security Deposit Assistance Program. The program will provide \$60,000 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. Additionally, the City plans to complete a CHDO homebuyer project funded in FY 2018/19.

AP-60 Public Housing – 91.220(h)

Introduction

The City of Norwalk has a public housing authority. The Authority 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, familial status and disability.

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

The Norwalk Housing Authority does not have public housing. However, due to the limited supply of rental housing in Norwalk, the HOME program will be providing security deposit assistance to new Section 8 voucher holders to help voucher holders be more successful in securing rental housing. Additionally, the Housing Authority will continue to participate in regional landlord outreach activities and offer incentives to facilitate acceptance of the voucher program.

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

The Housing Authority does not have public housing. However, the Norwalk Housing Authority encourages homeownership among its voucher program recipients through its Family Self-Sufficiency Program. The Authority partners with Orange County Neighborhood Housing Services to provide homeownership education to participants.

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

The Norwalk Housing Authority is not designated as troubled.

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 action 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

On April 10, 2018, the City Council adopted a 3-year plan to prevent and combat homelessness. The plan identifies 5 goals:

1. Better understand the population and impacts, and educate the community
2. Improve coordination of housing and services among City and key stakeholders
3. Explore the creation of immediate short-term solutions
4. Develop new strategies to increase income through employment and public benefits attainment
5. Create new supportive and affordable housing opportunities

During the Program Year, the City plans to continue coordinating outreach with the Los Angeles Homeless Services Authority (LAHSA), People Assisting the Homeless (PATH), Jovenes, and The Whole Child. The City meets monthly with the LAHSA street outreach team, PATH and The Whole Child, and other service providers who are servicing Norwalk homeless. The meeting promotes communication about where homeless encampments are forming and progress the teams have made in assessing homeless individuals. The city uses the Los Angeles County Homeless Portal to refer homeless residents to the LAHSA outreach team and the City supports the monthly "The Source" event at the Norwalk Library. The Source event connects homeless residents to assessment and resources, such as housing, public assistance, mental health, legal assistance, jobs, and personal care services.

The City will continue to support programs and strategies which addresses the Priority Needs of Homeless Persons and Families in the following ways:

- Provide CDBG funding to support programs and services for the homeless and housing insecure through its CDBG Public Service Funding, including the Emergency Assistance Program.
- Use HOME funds to assist homeless individuals and families with security deposits.
- Provide other funds to support homeless prevention and rapid rehousing services offered by The

Whole Child and Kingdom Causes Bellflower.

- Use a portion of the Housing Authorities turn-over vouchers for the homeless.
- Participate in the Los Angeles County's Homeless Initiative and apply for funding for homeless initiatives.

Addressing the emergency shelter and transitional housing needs of homeless persons

The City will continue to support the following emergency shelter and transitional housing needs of homeless persons through its Social Services Department (SSD) and agencies funded under Public Services:

- 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. The SSD provides motel vouchers 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 to allow persons with City-issued vouchers to stay at the inn.
- Jovenes provides transitional housing to homeless transitional age youth. CDBG funds will be used to support case management and operations.
- Los Angeles Centers for Alcohol and Drug Abuse (LA-CADA) provides residential treatment and transitional housing with services for homeless residents with substance abuse and behavioral health needs. CDBG funds will be used to increase substance abuse treatment outreach and coordination with the homeless outreach team.
- Su Casa provides emergency and transitional housing for domestic violence survivors. CDBG funds will be used to support domestic violence counseling and placement in permanent housing with services.

Additionally, the City will support the County's Continuum of Care funding application which includes transitional shelter programs and permanent supportive housing in the City of Norwalk.

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 over 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 2018/19 NOFA, funds were awarded to eight Norwalk projects. The projects provide service enriched housing for the mentally ill, transitional shelter, and permanent supportive housing for individuals with HIV/AIDS. LAHSA has established PATH as the lead organization serving homeless individuals, The Whole Child serves families, and Jovenes serves youth. The City coordinates the following homeless activities with these organizations and Kingdom Causes Bellflower:

- Homeless Prevention and Rapid Rehousing Program;
- Security Deposit Assistance Program;
- Section 8 Housing Choice Voucher Limited Homeless Preference;
- Emergency Assistance Program; and
- Transitional housing for homeless youth.

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 because they need a place to sleep while they wait to be admitted into a homeless shelter, are unable to afford shelter for short period of time, or need of a place to get cleaned up and rest. The City has an agreement with the Guesthouse Inn to allow persons with City-issued vouchers to stay at the inn. Prior to entering this agreement, Social Services Department staff conducted an inspection to ensure that the establishment was clean and safe.

Many of the constituents who seek assistance from the Social Services Department are low income household at risk of homelessness or homeless. They come in for food assistance, dispute resolutions

regarding complaints about the living conditions at motels and rental units, advocacy assistance for services through other agencies, and referrals to drug/alcohol rehabilitation facilities, homeless shelters, medical treatment facilities and other agencies.

The City has taken additional efforts to address homelessness 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 on the annual Point in Time Homeless Count and refers families to The Whole Child Family Solutions Center and People Assisting the Homeless (PATH) which provide homeless services for SPA 7.

Discussion

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

Introduction:

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. It is unlikely that the City will be able to recover 100% of funding that was lost. Despite this, the City will make attempts to seek replacement funding assistance for affordable housing and continue to implement initiatives outlined in the City's Housing Element.

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 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 and Density Bonus Program.

In FY 2015/16, the City adopted SRO regulations to provide a new housing type.

In FY 2016/17, the City adopted an ordinance allowing Accessory Dwelling Units under certain circumstances.

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 2017 ACS data, 60% of renters were cost burdened or paying more than 30% of their income on housing. In 2018, Fair Market rents were considerably higher than

HOME Rents. See data below:

Monthly Rent (\$)	0 bedroom	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	1,158	1,384	1,791	2,401	2,641
High HOME Rent	1,067	1,163	1,397	1,605	1,771
Low HOME Rent	848	909	1,091	1,260	1,406

Of the residents living below the poverty level, 63.1% are renters (CityData.com-2016). This data, coupled with the City's 2017 rental vacancy rate of 3.5% 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 FY 2019/20 with the City's Security Deposit Assistance Program. The program will provide \$60,000 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. Additionally, the City plans to complete a CHDO homebuyer project.

AP-85 Other Actions – 91.220(k)

Introduction:

Actions planned to address obstacles to meeting underserved needs

The City of Norwalk's FY 2019/20 AAP proposes projects and activities to meet the priorities described in the Con Plan. It describes eligible programs, projects and activities to be undertaken with anticipated funds 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 2019 program year:

- Fund revitalization projects within the San Antonio Village area;
- Continued support of area nonprofit agencies, particularly those programs that provide services to homeless and residents facing housing insecurity;
- Continued support of programs that improve the living environment of low- and moderate-income families residing in substandard housing and overcrowded living conditions;
- Continued support of Programs that expand 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.

Actions planned to foster and maintain affordable housing

The City's CHDO set-aside funds will be used to support future efforts for the acquisition of existing housing to provide affordable housing.

The City also provides grants and rebates to owners of 1-4 unit rental housing to make repairs and improvements to the rental housing stock. At least 51% of the units must be occupied by low income households, the rent must be affordable, and the rent must not be increased for two years following project completion. Affordable rent is defined as the Fair Market Rent less the Housing Authority's Maximum Utility Allowance effective on July 1 of each program year.

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 hazards. Furthermore, children are most at risk for experiencing Lead-Based Paint related illnesses. Housing built before 1978 is considered at risk for lead-based paint hazards.

Therefore, special attention should be paid to homes built prior to 1978 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 Norwalk La Mirada Adult School (formerly Southeast Regional Occupational Program) has a successful and cost effective occupational training program for high demand jobs. In FY 2019/20, \$30,000 in CDBG funds will be used to pay for occupational training for twelve low to moderate income residents. The training will help residents who are unemployed or under-employed be successful in medical and welding careers.
- Continue coordination with the Southeast Los Angeles County Workforce Investment Board, Department of Public Social Services, Employment Development Department, Adult Schools, YouthBuild, and Department of Rehabilitation through the America's Job Center of California System Management Team.
- The City will continue to support the Housing Authority's Family Self-Sufficiency program, which helps Section 8 voucher recipients become economically self-reliant.

Actions planned to develop institutional structure

The City of Norwalk's Community Development Department will administer CDBG and HOME funds and most of the activities identified in the AAP with the exception of public service programs. 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 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 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 and 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 services.

The Housing Authority is a member agency for America's Job Center of California and actively participates in a System Management Team (SMT). The goal of the SMT is to improve service coordination to better serve clients of the Housing Authority, Workforce Development Board, Department of Rehabilitation, Department of Public Social Services, Employment Development Department, YouthBuild, and the adult schools. The SMT is engaging in staff cross-training across agencies and establishing a client referral and tracking system. The services focus primarily on unemployed and underemployed low income residents of Southeast Los Angeles County.

Discussion:

Program Specific Requirements

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

Introduction:

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(I) (2)

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

Not applicable.
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:

In FY 2019/20, the City's CHDO plans to complete acquisition/rehab and homebuyer assistance project.

Under the HOME-CHDO program, the CHDO could acquire and rehabilitate single-family homes and resell these homes to eligible buyers. HOME and CHDO funds will be provided to the CHDO for acquisition. The sales price may not exceed the median price for the area as approved by HUD. A portion of the HOME assistance will carry-over into a silent second or third Trust Deed loan for the homebuyer.

There will be a 30-year resale restriction. After 15 years, the homeowner will receive a loan forgiveness of \$50,000. After the 30 years if the home is sold, transferred, refinanced or no longer owner-occupied, the City will recapture the remaining loan balance where there are sufficient funds from the net proceeds of the sale. The homeowner's down payment, principal payments, and capital improvements will be recovered by the homeowner first before the City recovers the remaining balance of the deferred loan. If the net proceeds are not sufficient to recapture the full HOME investment plus enable the homeowner to recover the amount of the homeowner's investment, the City will reduce the amount of HOME investment.

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:

The property will have a 30-year resale restriction requiring that the home be resold to another low income buyer. The City's loan and covenant will be assumed by any future buyers and the loan will remain in place indefinitely. During the 30-year resale restriction, recapture of the homebuyer assistance will be triggered if the homeowner no longer occupies the home or the home is sold or transferred without approval of the City. After the resale restriction has expired, the homebuyer assistance will be recaptured upon sale, transfer, or refinance.

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:

Not applicable.