



Norwalk Housing Authority Agenda Report
December 17, 2024

TO: Honorable Housing Authority

FROM: Jesus M. Gomez, Executive Director

BY: Alex Hamilton, Interim Director of Community Development
Bethani Cardenas, Housing Manager
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SUBJECT: AGREEMENT TO ENTER INTO A HOUSING ASSISTANCE PAYMENT AGREEMENT FOR THE WALK PROJECT

Background:

The Walk Residences is a planned 56-unit apartment building located at 12700 Norwalk Boulevard. The project site is owned by the City and is located within the City Hall campus. The project site will be part of a long-term land lease with the developer. The project developer, Primestor, is requesting 32 project-based vouchers as part of the project's financing plan. The project will also be financed with tax credit and bond proceeds and funding from the City in the form of a Home Investment Partnership Act (HOME) loan in addition to funding received by Veteran's Housing and Homelessness Prevention Program (VHHP) and California Housing Finance Agency (CalHFA) Mixed Income Program (MIP). The 32 project-based vouchers will consist of 12 units at 30% area median income with a monthly rent of \$486 per month, five units at 30% area median income with a monthly rent of \$714 per month, and 15 units at 50% area median income with a monthly rent of \$1,234 per month. All project-based voucher subsidized units will consist of one-bedroom units. The rent schedule will include a \$66 per month utility allowance.

The project-based voucher program provides a voucher subsidy for the life of the Housing Assistance Payment contract (HAP). Eligible tenants are selected by both the Norwalk Housing Authority (Authority) and Project Owner. Tenants of The Walk Residences will only pay 30% of their income towards their rent and the Authority will pay the difference through the voucher subsidy, making this an affordable housing project. The tenant must remain in the unit for a minimum of one year after which time the tenant could convert their project-based voucher subsidy to a Housing Choice/Section 8 voucher and move out of The Walk Residences.

The proposed Agreement to Enter into a Housing Assistance Payment Contract (AHAP) is the first step in the process of committing the project-based vouchers to the project. The Authority will enter into a HAP at a future date, commensurate with project completion.

Fiscal Impact:

There will be no impact to the General Fund. The Authority is funded solely by the United States Department of Housing and Urban Development.

Citizens Advised:

N/A

Strategic Plan 2023 Implementation:

N/A

Recommended Action:

Staff recommends the Norwalk Housing Authority approve the agreement with Primestor for 32 project-based vouchers to The Walk Residences; and authorize the Executive Director to make any non-substantive minor modifications and execute the Agreement to Enter into a Housing Assistance Payment Contract on behalf of the Norwalk Housing Authority, in a form approved by Agency Counsel.

Attachments:

Project-Based Voucher Program Agreement