



2023 General Plan and Housing Element
Annual Progress Report

Community Development Department
Planning Division

April 2024

INTRODUCTION

On February 29, 1996, the Norwalk City Council adopted the City's current General Plan for implementation. The General Plan contains ten (10) elements: Land Use, Circulation, Housing, Conservation, Open Space, Noise, Safety, Community Design, Educational and Cultural Resources, and Utility Infrastructure. Of these elements, Community Design, Educational and Cultural Resources and Utility Infrastructure are the three new elements that were added to the General Plan as part of the 1996 comprehensive General Plan update.

In February of 2023, the City Council adopted the 2021-2029 Housing Element. Throughout 2022, the Norwalk Planning Commission worked on the implementation of the approved Housing Element to adequately address issues related to current and future housing opportunities and to meet the requirements of the Department of Housing and Community Development (HCD).

As required by Government Code Section 65400(b), every city must submit an annual progress report to their legislative body, the Governor's Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD) on the implementation status of their General Plan. The annual report must also include discussion on the City's progress in providing its required share of affordable housing pursuant to Government Code Section 65584 and its efforts to remove governmental constraints for the maintenance, improvement and development of affordable housing per Section 65583(c)(3) of the California Government Code.

This General Plan and Housing Element Annual Progress Report covers the period from January 1, 2023 to December 31, 2023.

STATUS OF GENERAL PLAN IMPLEMENTATION PROGRESS

The following discusses the collaborative efforts administered by various City Departments which contribute to the implementation progress of each of the ten (10) elements contained in the General Plan, including:

- Land Use,
- Circulation,
- Housing,
- Conservation,
- Open Space,
- Noise,
- Safety,
- Community Design,
- Educational and Cultural Resources, and
- Utility Infrastructure.

Land Use Element

The City of Norwalk is considered a developed community comprised mostly of single-family residential neighborhoods, with its predominant commercial and industrial land uses situated along several major roadways. As a developed community, any future development in the City would occur as infill or redevelopment.

In February 1996, an updated Land Use Element was adopted as part of the City's comprehensive General Plan update. Since adoption of the 1996 General Plan, the City has processed a variety of new land use developments and adopted new land use regulations that have continually upheld the Land Use Element.

Circulation Element

The Circulation Element of the 1996 General Plan defines the transportation needs of the City and presents a comprehensive transportation plan to accommodate those needs. The element also focuses on identifying and evaluating local circulation needs, while balancing those needs with regional demands and mandates. The following outlines the City's efforts in addressing local circulation, regional circulation and public transportation needs in the Norwalk community:

Local Circulation

The City has continued to make a variety of street and traffic improvements to its existing network of public streets and sidewalks (e.g., street resurfacing, sidewalk repair, Americans with Disabilities Act (ADA) compliance, traffic signal modifications, etc.). These street and traffic improvements are identified as Capital Improvement Projects in which federal, state and local funding sources are utilized to execute the projects.

The City worked on the following Capital Improvement Projects to enhance local streets and sidewalks in the 2023 calendar year:

- Continued annual construction work to repair/replace damaged curbs gutters and sidewalks throughout the City;

- Continued design of intersection improvements at Imperial Highway and Bloomfield Avenue;
- Continued design of intersection improvements at Studebaker Road and Alondra Boulevard;
- Continued design of intersection improvements at Pioneer Boulevard and Imperial Highway;
- Continued design of intersection improvements at Studebaker Road and Rosecrans Avenue;
- Continued design for Foster Road Pavement Rehabilitation, between Studebaker Road and Pioneer Boulevard;
- Continued design for Imperial Highway ITS project, between San Gabriel River and Shoemaker Avenue;
- Completion of design for Year 2 of Local Streets Rehabilitation projects that will resurface about 14.3 miles of residential street pavement that also includes repairs to damaged curb-gutter, sidewalks, and installation of current standard access ramps at strategic locations. Construction of these improvements started Fall 2022 and were completed by Summer 2023.
- Completion of three Traffic Signal Improvement projects along Rosecrans Avenue, Studebaker and San Antonio.
- Completion of paving of streets bounded by Pioneer Boulevard, Lowemont Street, Norwalk Boulevard funded by CDBG funds.

Other street improvements (e.g., street dedications, street widening, sidewalk construction, deceleration lanes, etc.) are funded and built by developers as part of their conditions of approval for developing their property. In addition, developers are responsible for paying their "fair share" of the cost to mitigate anticipated traffic impacts associated with new development in the City.

Additionally, developers are often required to conduct traffic studies to establish uses which have higher parking demands or larger development projects which may create traffic impacts on the existing network of public streets. These traffic studies are required to ensure that new uses and developments will not have negative traffic impacts.

Public Transportation

In addition to conducting street and circulation improvements, the City also provides public transportation services for the City and surrounding communities through the Norwalk Transit System (NTS). As one of sixteen (16) municipal bus operators within Los Angeles County, NTS was established as a municipal fixed-route operation on August 1, 1974. Later the same year, a demand-responsive service, also known as Dial-a-Ride (DAR), was implemented to better serve the elderly and disabled in 2002, utilizing lift-equipped accessible vans.

Fixed-Route Service: The fixed-route service utilizes thirty-four (34) buses which provide local circulated and inter-jurisdictional service within Norwalk and the adjoining communities of Artesia, Bellflower, Cerritos, El Monte, La Mirada, La Habra, Santa Fe Springs, South El Monte, Whittier, and the portions of unincorporated Los Angeles County; as well as, providing bus service as a link between the Metro Greenline Light Rail

Station and the Norwalk/Santa Fe Springs Transportation Center-Metrolink Station (Commuter Rail Station). Configuration of the six (6) existing routes, was to a large extent, determined through significant community involvement. In Fiscal Year (FY) 2022/2023, NTS continued to serve approximately 3,610 customers on an average weekday, and over 1,022,686 boarding customers per year.

Fare Media: NTS continues to participate in a major regional effort to integrate transit fare media or the way in which fares are paid. Also, NTS participates in the smart-card fare payment system. Currently, the Transit Access Pass (TAP) card is accepted by 26 transit agencies; all Metro bus and rail lines, as well as, municipal transit systems throughout Los Angeles County. On June 16, 2021, construction and installation of a TAP Vending Machine, on the west side (City of Norwalk section) of the Metrolink Station parking lot was completed and is now fully operational. Commuters can utilize the TAP Vending Machine (TVM) to purchase a TAP Card, add fare media products (i.e. EZ Pass, Metro Passes, etc.) and cash to their TAP Card on site, at this location anytime (Monday - Sunday, 24 hours). Additionally, NTS offers in-person assistance in their front lobby Monday – Friday 8 am – 5 pm to the public.

More recently, the Cerritos College Board of Trustees approved a contract with Metro on March 9, 2021 with program kick off for “GoPass” on March 31, 2022. Cerritos College students who pay their Student Activities Fee each semester can now ride and transfer between several transit systems all over L.A. The pass allows unlimited rides on: City of Commerce, Culver CityBus, Foothill Transit, Gardena Transit (GTrans), Long Beach Transit, Los Angeles Department of Transportation (LADOT) DASH, Los Angeles Metro (bus and rail), Montebello Bus, Norwalk Transit, Pasadena Transit, Santa Monica Big Blue Bus, and Torrance Transit. However, the “GoPass” does not only benefit students at Cerritos College with free rides, the “GoPass Program” is available to students at participating K-12 schools.

Dial-a-Ride Service: The NTS Dial-A-Ride service provides curb-to-curb advance reservation service for trips taken within the City of Norwalk, using lift-equipped accessible vehicles; and weekday on-demand taxicab trips to approved medical facilities in the cities of Bellflower, Downey, Lakewood, and Whittier, for senior and disabled residents.

In keeping with its commitment to provide economically viable public transportation in a safe and effective manner and keeping up with technological advances in public transit, NTS was involved in several capital programs. NTS strives to maintain good repair of all federal assets, as well as, ensure that rolling vehicle stock is replaced in a timely manner, as it meets its service life. The following projects were initiated in 2020 and scheduled for completion in 2021 or 2023:

Bus Fleet Electrification: In December 2021 NTS installed its first wave of improvements to its fleet by way of electrical infrastructure (i.e. charging stations) to support the acquisition of 4 Battery Electric Buses. Currently, NTS operates alternative fueled compressed Natural Gas (CNG) buses and BEBs. NTS continues to expand its Battery Electric Bus (BEB) fleet and infrastructure with the

addition of 2 BEBs and 4 corresponding charging stations delivered in late Summer 2023 and 3 additional BEBs scheduled for delivery in Fall 2024.

Additionally, NTS has secured funding for 7 buses which will be delivered in 2026 given the supply chain issue delays the transit industry has faced.

New Technology: Implementation of the Norwalk Intelligent Transportation System (NITS) will provide automatic vehicle location (AVL) of buses, computer-aided dispatching (CAD), and software that calculates the real-time information from data generated by CAD/AVL technology. Additionally, the NITS will provide automatic passenger counters (APC), automatic voice annunciation (AVA), vehicle health monitoring (VHM), integrated real-time passenger information, and an integrated business intelligence tool (compliance reporting data, performance data, etc.). The implementation of the CAD/AVL system will provide significantly improved accuracy of the information available to staff and customers. As of February 24 2022, 100% project completion has been achieved and is fully functional which includes an AVL software, CAD software; and automated travel information system (ATIS) software that calculates the real-time information.

Facility Improvements at Norwalk Transportation and Public Services Facility (Phase III): Phase III of NTS' Transportation/Public Services Facility Improvements Project will include improvements to Operations, Vehicle Maintenance and Administration. Funding in the form of federal capital funds, Prop A Local Return and use of Transit Reserves have been secured. Given the current pipeline of secured funding, the project's three (3) areas of focus are:

- Operations
 - Dispatch – Minor improvements to the transaction window.
 - TOS – Current space has three workstations. Need larger space to accommodate six Transit Operations Supervisor (TOS) workstations, add a new emergency exit to the outdoors and carve out a small conference room between Training Room and TOS' office area.
 - Training Room – New furniture and Smart Screen.
 - Offices – Expanding the Operations Manager office and a new Safety and Training Office. Providing sound proofing between coach operator breakroom and offices.
 - Employee Parking – To improve pedestrian safety, adding a lower barrier face at the parking perimeter to deter transit patrons from crossing the employee lot unsafely.
 - Civic Center gate – Replacing the troublesome curved gate. The Civic Center Gate is the south entrance to the maintenance yard. The 30' wide, 6'-6" high steel gate is curved, matching the cul-de-sac configuration. The gate is heavy -- a steel gate with patterned art cutouts. As a result, the gate frequently comes off the track shutting down operations and requiring a fork lift to lift the gate back in place. As a result, the gate is only closed once a day, jeopardizing security.

The recommendation is to replace the current curving gate with a straight gate, similar to the east gate, with the gate sliding into a “pocket”. The gate will require a level track, additional vertical steel fencing, and a reconfigured trench drain to capture yard run-off. A simple steel gate with vertical bars (without the artful steel patterns to reduce the overall weight) is recommended.

- Maintenance
 - Improvements to Fleet Maintenance Supervisor’s Office and Lead Mechanic’s office to allow for space and functionality.
 - Construct a dedicated office for the Vehicle Maintenance Storekeeper.
 - Bus Wash access and drainage improvements - Equipment Service Helpers have difficulty aligning buses at entrance to avoid scraping low body work. The entrance has a slip plate and steel rollers as guides. Area in front of entrance is flooding. The recommendation is to reduce the angle of the steel guide rail/rollers, replace steel slip plate, and extend area to rollers. Install trench drain(s) to capture water run-off from bus wash.
- Administration
 - Swapping the Copy Room with existing office space (formerly used for storage), providing a more secured office space for the staff person in charge of personnel and other sensitive information. The current space is not conducive to having in-person discussions or taking calls that require a higher level of confidentiality given the sensitive nature of various issues. Confidentiality is critical for instances involving workplace investigations, performance evaluations and disciplinary actions.
 - Lobby Customer Service – Adding an overhead storage cabinet for the office and replacing the cracked terrazzo flooring.

Efforts to secure a firm to provide Project Management, Construction Management and Inspection Services are well underway. The next step will include releasing an RFP for a General Contractor for Construction. Construction is about 10-12 months, depending on phasing of activities and components of the project.

Housing Element

In February 2023, the City Council adopted the *2021-2029 Housing Element of the General Plan (“Housing Element”)* describing actions the City took and will take to meet existing and future housing needs during the sixth Regional Housing Need Assessment (RHNA) cycle which consists of an 8-year period from October 15, 2021 through October 15, 2029. The Housing Element also outlines existing and proposed housing programs and text amendments that are needed to meet statutory requirements. The implementation of the housing programs is ongoing throughout the planning cycle.

The table below identifies the number of housing units, which were allocated to the City for the sixth RHNA cycle and the progress made for this reporting period:

REGIONAL HOUSING NEEDS ALLOCATION (RHNA)			
INCOME GROUP	RHNA NUMBER (Planning Period 2021-2029)	TOTAL UNITS TO DATE OF CURRENT PLANNING PERIOD PERIOD	TOTAL REMAINING RHNA BY INCOME LEVEL
Extremely Low	773	-	773
Very Low	773	62	711
Low	759	87	672
Moderate	658	3	655
Above Moderate	2,071	1	2,070
Total:	5,034	215	4,881

The household income groups are categorized as Extremely Low (less than 30 percent of Los Angeles (LA) County's median income), Very Low (31-50 percent of LA County's median income), Low (51-80 percent of LA County's median income), Moderate (81-120 percent of LA County's median income), and Above Moderate (greater than 120 percent of LA County's median income).

Using the forms and definitions, as adopted by HCD in January of 2023, information regarding Norwalk's progress in addressing the regional housing need allocation has been included in Tables "A" through "K" contained in Attachment A. In 2023, the City issued building permits for the creation of 177 residential housing units.

Table B of Attachment A contains program implementation for housing programs contained in the adopted 2021 – 2029 Housing Element that were implement during the 2023 calendar year. Please note the 2021-2029 Housing Element received notification from HCD in November 2023; therefore, a majority of the programs are still in progress.

Norwalk Housing Authority

The Norwalk Housing Authority (NHA), a separate legal entity established in 1976, assists lower income families to secure decent, safe, and sanitary housing at affordable prices. The NHA administers an ongoing Housing Voucher Program. During the calendar year 2023, the NHA assisted an average of 550 families by paying their rent through the Housing Choice Vouchers, 15 individuals with Mainstream Vouchers and 21 families with Emergency Housing Vouchers.

Community Development Block Grant

The federally funded Community Development Block Grant (CDBG) Program, administered by the Community Development Department CDBG Division, has the responsibility of administering a wide range of programs whose objective is to provide housing in a sound environment, principally for low and moderate-income households. The focus of CDBG activities are to provide financial assistance in the form of low cost home improvement programs (electrical, plumbing, roofing, heating, painting, etc.), provide essential public services, stimulate the revitalization of older declining neighborhoods and monitor the modernization of essential infrastructure in neighborhoods with a high concentration of low/moderate income residents.

For the 2023 calendar year, CDBG funds have rehabilitated ten (10) properties as of December 31, 2023 to benefit low and moderate-income households in order to prevent or eliminate slums or blight within the community. In addition, CDBG funds have been previously allocated to support housing services to several non-profit organizations that provide shelter for abused, homeless or disadvantaged women and children.

Home Investment Partnership

The Home Investment Partnership (HOME), administered by the Community Development Department CDBG Division, also provides a variety of resources to assist elderly, low-income residents, in addition to the City's special needs population. HOME funds were allocated for an affordable housing development of 66 units as of December 31, 2023 to benefit individuals and families at or below 80% of area median income.

Conservation Element

The Conservation Element of the Norwalk General Plan is intended to provide for the conservation, development and utilization of natural resources (e.g., water, minerals, energy sources etc.). Since the City of Norwalk is a completely urbanized community, there are limited natural resources that can be conserved and/or developed. However, conservation of existing resources from contamination and providing adequate mitigation measures to ensure that new development does not adversely impact the existing environment is being routinely achieved. The following is a discussion of different City conservation efforts as they relate to water conservancy and recycling programs:

Water

In the on-going effort to improve water quality and eliminate pollutant discharges into municipal storm drains and underground aquifers, the Engineering Division is currently responsible for City compliance with the federally mandated National Pollutant Discharge Elimination System (NPDES). As part of this program, an annual stormwater report is submitted to the Regional Water Quality Control Board as required by the NPDES permit.

Further, the City is working to capture and treat stormwater through implementation of its Low Impact Development Program (LID) and incorporation of LID Best Management Practices (BMPs) in Capital Improvement Projects (CIP) projects.

Recycling

The City of Norwalk is committed to “going green,” promoting public awareness on the importance of recycling/conservation and offering programs for its residents. All of the City’s recycling programs are funded either by grants, partnerships, and/or forfeiture funds. Below is a summary of the various recycling programs and outreach efforts that took place in the 2023 calendar year within the City.

Used Oil Block Grants/Oil Payment Program – This program is funded by CalRecycle. In the 2023 calendar year, the funds were used to fund year-round residential curbside pickups. In 2023, four (4) filter exchange events were held, at which residents were able to take their used motor oil and filters to a certified collection center to exchange for a brand new, free filter. Promotional items such as oil containers, funnels, cardboard “creepers,” and cleaning rags were also distributed during these events.

Energy Efficiency Conservation – During the 2023 calendar year, the City’s energy conservation efforts were focused to online and print messaging to reach the public. When possible, energy conservation messaging was spread via social media.

City E-waste and Shredding Events – The City organized one electronic waste collection and document shredding event in February 2023. The event was held on a Saturday from 9 a.m. - 2 p.m. in the City Hall parking lot. Through this event, ten (10) tons of electronic waste was diverted from the waste stream along with nine (9) tons of paper that were securely shredded and reused.

Construction and Demolition (C&D) Recycling – In response to AB 939 (codified in Public Resources Code § 41780), the mandatory recycling requirement to divert at least 50% of discarded materials from landfills, the City requires property owners/contractors to submit a Waste Management Plan (WMP) along with a fully refundable deposit for construction and demolition projects. Those that fail to comply with submitting disposal and recycling receipts will have their deposits forfeited. The forfeiture funds are then used to fund City recycling efforts.

Public Education – The City contracts with Eco Partners to prepare and print “One Person’s Trash,” a quarterly publication exclusively devoted to recycling and conservation topics. The publication is funded by the City’s trash hauler, Athens Services.

Mandatory Commercial Recycling – To achieve the goals of Public Resources Code §41780.02, the City has partnered with the City’s authorized waste hauler to disseminate information about the mandatory commercial recycling requirement for businesses and apartment complexes with five (5) or more units. Information was disseminated through direct mailings as well as in City publications. The City is already in compliance with the law, since waste collected from businesses and apartment complexes in Norwalk go through a sorting process where recyclables are removed from the waste stream. However, the City encourages businesses and apartment complexes to look into additional recycling options when feasible.

Battery Recycling Program – The City offers the convenience for residents to properly dispose of household batteries. Containers are placed throughout our public facilities (City Hall, Norwalk Arts and Sports Complex, Senior Center, and Social Services Center) and are accessible to residents during regular operating hours. Disposal fees are paid for by the City's C&D forfeiture fund.

SHARPS Disposal Program – The City offers residents safe disposal of hypodermic needles and other sharp medical instruments. Residents can call the City's trash hauler, Athens Services, to request a complimentary sharps container by mail, which can be mailed back. Further, any full sharps containers can be dropped off at specified locations, such as the Norwalk Sheriff's Station and LA County Household Hazardous Waste Round Up events for free.

Open Space Element

The City's Open Space Element is primarily dedicated to the preservation and enhancement of the City's remaining open space. These areas are generally located within public parks, schools, and developed greenbelts. Currently, the City's Public Services Department is responsible for the maintenance and repair of 129 acres of park grounds, sixteen (16) baseball diamonds, the Aquatic Pavilion and the Norwalk Arts and Sports Complex.

The Recreation and Park Services Department provides the residents of Norwalk an opportunity to create, play, and educate themselves through a variety of programs, activities, and events. Service programs include community services, youth and adult services, center and park activities, and Citywide special events. Community services include extensive special interest classes and workshops, recreation for the physically challenged, and a vast array of community information and resource assistance. The youth and adult services are provided through excursions, sports and aquatics programs, athletic leagues, day camps, holiday events, and a variety of special activities.

The City has continued to maintain and enhance its parks and community facilities. The design or construction was completed for the following projects in 2023:

- Playground installation at Holifield Park;
- New playground at Bob White Park
- New pergola at Gerdes Park
- Landscaping refurbishment to several parks in the community.

Noise Element

The Noise Element of the General Plan is dedicated to protecting the community from excessive noise. The City recognizes that there are two (2) major categories of noise sources, mobile and stationary. Because the City is located along several major transportation corridors (e.g., three freeways, three railroad lines, and several major arterial streets serving regional traffic), the City has constructed screen walls along Imperial Highway between Hoxie Avenue and west of Studebaker Road. Additional

screen walls have been constructed along the western and southern property lines of the Norwalk Transportation Center to mitigate the impact of any excessive noise created by mobile noise sources (i.e., cars, trucks and motorcycles etc.).

As part of the I-5 widening, the freeway's new walls have been designed to mitigate sound and excessive noise, which have been key features of the project as the existing walls were constructed when the freeway was originally constructed. The sound walls have not only been functional in design, they have also been decorative in nature.

With respect to stationary noise sources, they are generally associated with industrial and commercial activities, construction work, and human activity. Mitigation of these noise sources typically involve limiting business hours, restricting commercial and industrial business operations to enclosed buildings, and/or considering land use compatibility when determining an acceptable limit for noise exposure for various land uses. A variety of these options continue to be implemented for all new developments in the City as a means of mitigating adverse noise impacts.

Safety Element

The Safety Element addresses both natural and man-made hazards that may result in the loss of life and/or damage of property. The City strives to ensure the safety of Norwalk residents through emergency preparedness efforts and programs administered through the Public Safety Department.

Emergency Preparedness

In an effort to minimize such loss/damage due to seismic activity, flood, fire, and man-made hazards, the City has created an Emergency Preparedness Section in the Safety Element to prepare and develop emergency plans, drills, training and communication/coordination with intergovernmental agencies. This Section is administered by Public Safety Department staff.

In 2021, the City worked on a Local Hazard Mitigation Plan (LHMP) that identifies Norwalk-specific hazards, assesses risks, prioritizes projects, and develops mitigation and recovery strategies, the LHMP was adopted on February 2022.

The City participates in the Community Emergency Response Team (CERT) Program which is a national program that educates citizens in emergency preparedness at the local level through cities, fire departments, police departments, hospitals and other community facilities. Norwalk is a member of the Area E Regional CERT program which consists of twenty-five (25) member cities.

Through the CERT program, both Norwalk personnel and volunteer community members are educated about disaster preparedness for hazards that may impact Norwalk and the surrounding areas. Free training is provided to assist members in basic disaster response skills, such as fire safety, light search and rescue, team organization, and disaster medical operations.

Other programing related to emergency preparedness included:

- Evacuation Exercise;
- Great Shakeout Earthquake Drill;
- Cooling Center Site Activation; and

Public Safety Department Programs

During the 2023 calendar year, the Public Safety Department has continued to assist the Los Angeles County Sheriff's Department to enhance community safety through crime prevention. Some of the existing law enforcement programs that have promoted public safety in Norwalk include:

- Sheriff's Norwalk Enforcement Team (NET)
- Homeless Outreach
- Community Safety Partnership Team
- Business Watch and Neighborhood Watch Programs
- Public Safety Cadets
- Public Safety Reserve Officers
- Vehicle Abatement Program
- Community Clean Up
- Nuisance Abatement
- Graffiti Abatement Program
- Entertainment Center/Civic Center and Transportation Center Security
- Safe Housing and Property Enhancement Program (SHAPE)
- School Safety Program
- Fireworks Education and Enforcement
- Illegal Dumping Education
- Annual Holiday Toy Giveaway

Recommendations are often made by the Public Safety Commission concerning various Public Safety Department programs, such as the Business Watch and Neighborhood Watch Programs. The Commission also reviews and makes recommendations regarding parking and traffic-related matters. In addition, the City continues to participate in a multi-agency crime task force that maintains collaborative partnerships between various law enforcement agencies, courts, parole officers, the District Attorney's office and local school districts.

Community Design Element

Although the Community Design Element does not prescribe a set of particular design standards, it does offer guiding principles that promote quality design. The following is a discussion how the goals and objectives of the Community Design Element are achieved in new developments and through the Art in Public Places Program:

Development Review and Approval

Prior to the construction of any new or remodeled development in the City, proposed projects must go through a development review process in which the Community Development Department works with developers and property owners to ensure compliance with the City's zoning requirements as well as aesthetic considerations such as architectural style, scale, massing and building orientation. These are important design features associated with any new or remodeled development, particularly, when a project design may impact the surrounding physical environment.

The Planning Commission is the approving body for all projects that require discretionary approval and is responsible for ensuring that projects are:

- Compatible with other developments in the area and will have a positive effect on the appearance of the surrounding neighborhood;
- Consistent with the General Plan;
- Will not be detrimental to the public health, safety, and welfare or adversely affect property values or the present or future development of surrounding areas; and
- Compliant with the regulations contained within the Norwalk Municipal Code.

The City takes into account all design considerations during the development review process, and promotes and obtains aesthetically attractive, quality developments throughout the City. In 2023, the Planning Commission continued to hold developers and builders to high architectural standards that enhanced the aesthetics of newly constructed and remodeled buildings. Moreover, the City strives to maintain that level of high architectural standards through its own projects.

Art in Public Places Program

The City's Art in Public Places Program seeks to enhance the community through a growing collection of nationally recognized, permanent outdoor art installations. Through the program, a fee is assessed for commercial development over \$500,000 or residential developments of more than four (4) units within the City. Developers can either pay an

in-lieu contribution to the City's Art in Public Places Program or incorporate artwork into their development, which must be reviewed and approved by the City Council.

Educational and Cultural Resources Element

The purpose of the Educational and Cultural Resources Element is to maintain and enhance the quality of education within the community and provide a sense of community identity through the preservation and expansion of the City's cultural facilities, programs, and services.

Educational Resources

At present, Norwalk's educational resources include a Community College, an adult school, and four (4) public school districts that serve twenty-nine (29) schools ranging from elementary through high school level. The City's cultural resources include two (2) public libraries (the Norwalk Regional Library and the Alondra Library), and the Cultural Arts Center, which is located at the Arts and Sports Complex. In addition, there are eleven (11) parks throughout the City, which are sources of educational and cultural activities for Norwalk residents.

The City has continued to enhance and develop the City's educational and cultural resources through diligent maintenance of City facilities and continued community programs at local parks and community centers, which are organized and managed by the City's Recreation and Park Services Department.

In 2023, the City of Norwalk continued to work as part of the Norwalk Education Alliance to promote higher education, job training, and entrepreneurship. Through partnering with the area school districts, the local community college, and business and workforce development organizations, the City actively promotes and coordinates the delivery of education and training within the community.

Historic Resources

There are also several historic resources within the community such as the Sproul Museum, the Paddison Ranch Buildings, the Darius David Johnston – Hargitt House, and the Front Street Buildings that celebrate the City's historic past during the beginning of the 20th Century. Norwalk has continued to promote and support its educational and cultural resources through continued community involvement and public awareness activities.

Utility Infrastructure Element

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

The City has also taken measures to ensure that the utility infrastructure is working efficiently and effectively. Water and Sewer System Master Plan Updates, along with a Sewer System Management Plan (SSMP) Update are planned for FY 2023/24. These

are performed on a five-year cycle to evaluate current system operations and capacity for identified improvements and develop a capital improvement program for the City of Norwalk's water and sewer system. The master plan studies were delayed due to the on-going COVID-19 pandemic.

In the FY 2023/24, the City worked on several capital improvement projects that will improve the community's infrastructure, including:

- Completed installation of approximately 338 residential water, east, and southeast service areas with Advanced Metering Infrastructure (AMI) meters using grant funding from the Department of Water Resources of the State of California (DWR);
- Initiated installation of the next phase of meter upgrades to AMI meters for system metrics;
- Completed installation of approximately 2,700 linear feet of a new 12-inch water main and associated appurtenances (water valves, fittings, etc.) on Alondra Boulevard and Pioneer Boulevard; and
- Finalizing construction documents for installation of 2,200 linear feet of a new 12-inch water main on Pioneer Boulevard from 160th Street to 166th Street and on 166th Street and associated appurtenances.

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

CONCLUSION

The 2023 General Plan and Housing Element Annual Progress Report is the 23rd annual report on the implementation status of the Norwalk General Plan. To date, staff believes the City has continued to faithfully implement the City's 1996 General Plan as the actions, plans, programs and projects documented in this report represent the City's commitment to achieve the goals and objectives set forth in the ten (10) elements of the Norwalk General Plan.

ATTACHMENTS

- A. Housing Element Implementation Tables

Attachment A

Jurisdiction	Norwalk	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table A
Housing Development Applications Submitted

Project Identifier					Unit Types		Date Application Submitted	Proposed Units - Affordability by Household Incomes								Total Approved Units by Project	Total Disapproved Units by Project	Streamlining	Density Bonus Law Applications		Application Status	Project Type	Notes
1					2	3	4	5							6	7	8	9	10		11	12	13
Prior APN*	Current APN	Street Address	Project Name*	Local Jurisdiction Tracking ID	Unit Category (SFA,SFD,2 to 4,5+,ADU,MH)	Tenure R=Renter O=Owner	Date Application Submitted+ (see instructions)	Very Low-Income Deed Restricted	Very Low-Income Non Deed Restricted	Low-Income Deed Restricted	Low-Income Non Deed Restricted	Moderate-Income Deed Restricted	Moderate-Income Non Deed Restricted	Above Moderate-Income	Total PROPOSED Units by Project	Total APPROVED Units by project	Total DISAPPROVED Units by Project	Please select streamlining provision/s the application was submitted pursuant to.	Did the housing development application seek incentives or concessions pursuant to Government Code section 65915?	Were incentives or concessions requested pursuant to Government Code section 65915 approved?	Please indicate the status of the application.	Is the project considered a ministerial project or discretionary project?	Notes*
Summary Row: Start Data Entry Below								0	0	0	0	0	0	177	177	0	0						
	8080033001	15304 Horst Ave		ADU20230205	ADU	R	12/14/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8070024045	14327 Carmenita Rd		ADU20230209	ADU	O	12/20/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8019022007	11332 Hermes St		ADU20230207	ADU	O	12/18/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8022022011	11916 Longworth Ave		ADU20230206	ADU	O	12/18/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8073004007	14330 Elaine Ave		ADU20230204	ADU	O	12/12/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8015031025	12155 Bayla St		ADU20230198	ADU	R	11/20/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	7014012023	11620 College Dr		ADU20230202	ADU	O	12/1/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8054027010	13813 Jersey Ave		ADU20230193	ADU	O	11/8/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	7011027021	12011 165Th St		ADU20230201	ADU	R	11/30/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8021011008	10629 Foix Ave		ADU20230178	ADU	O	10/3/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8049021036	11404 Belcher St		ADU20230199	ADU	O	11/21/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8076008017	14632 Domart Ave		ADU20230197	ADU	O	11/20/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8047009020	13322 Markdale Ave		ADU20230147	ADU	O	8/11/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8072026009	14738 Madris Ave		ADU20230194	ADU	O	11/13/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8082007011	15208 Roper Ave		ADU20230192	ADU	R	11/8/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8052015040	13431 Curtis And King Rd		ADU20230181	ADU	O	10/19/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8024007017	12119 Kalnor Ave		ADU20230191	ADU	O	11/6/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8074002028	14509 Harvest Ave		ADU20230160	ADU	O	8/24/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8079035016	15702 Longworth Ave		ADU20230188	ADU	O	10/30/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8045015010	12947 Foster Rd		ADU20230187	ADU	O	10/26/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8046014023	12713 Rexton St		ADU20230186	ADU	O	10/25/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8075026019	14727 Crossdale Ave		ADU20230185	ADU	O	10/25/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8049005005	11232 Adoree St		ADU20230184	ADU	O	10/23/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8022025026	12003 Gridley Rd		ADU20230183	ADU	O	10/23/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8080005027	15123 Norwalk Blvd		ADU20230182	ADU	R	10/20/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8022013007	11603 Ringwood Ave		ADU20230180	ADU	R	10/16/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8075016020	11203 Liggett St		ADU20230176	ADU	R	10/10/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8051026012	13325 Domart Ave		ADU20230177	ADU	O	10/11/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8050010008	13012 Halcourt Ave		ADU20230175	ADU	O	10/4/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8073019005	14624 Horst Ave		ADU20230141	ADU	O	7/25/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8022021040	11723 Orr And Day Rd		ADU20230174	ADU	O	9/27/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8023003019	12019 Roseton Ave		ADU20230173	ADU	O	9/27/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8075023018	14703 Dalwood Ave		ADU20230171	ADU	O	9/25/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8023006010	12208 Orr And Day Rd		ADU20230170	ADU	O	9/21/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8072035007	14812 Dartmoor Ave		ADU20230169	ADU	O	9/21/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8045014002	12947 Priscilla St		ADU20230168	ADU	O	9/21/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8074019005	14502 Jersey Ave		ADU20230166	ADU	O	9/18/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8050025007	11144 Adoree St		ADU20230066	ADU	O	4/3/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8019022023	11319 Cresson St		ADU20230165	ADU	R	9/12/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8054019001	13852 Erwood Ave		ADU20230164	ADU	O	9/7/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8050001014	12608 Halcourt Ave		ADU20230083	ADU	O	5/9/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8051004026	10549 Cheddar St		ADU20230163	ADU	O	8/29/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8079028026	11464 Hayford St		ADU20230162	ADU	O	8/29/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8048026012	12026 Sproul St		ADU20230161	ADU	O	8/28/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8015036033	11603 Bombardier Ave		ADU20230143	ADU	O	7/31/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8079002007	15015 Corby Ave		ADU20230080	ADU	O	5/4/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8021032002	12261 Nordesta Dr		ADU20230159	ADU	R	8/24/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8015035028	12177 Beaty Ave		ADU20230069	ADU	O	4/5/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8073031013	14841 Arlee Ave		ADU20230079	ADU	O	4/26/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8056026009	12019 Sycamore St		ADU20230031	ADU	O	2/13/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8075020016	14829 Longworth Ave		ADU20230157	ADU	O	8/15/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8072026016	14715 Helwig Ave		ADU20230156	ADU	O	8/14/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8073001030	12127 Lindale St		ADU20230154	ADU	O	8/11/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8080002006	11926 Excelsior Dr		ADU20230149	ADU	O	8/7/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8048019014	11917 Sproul St		ADU20230152	ADU	O	8/9/2023								1	1		NONE	No	N/A	Approved	Ministerial	
	8082014020	15726 Cameo Ave		ADU20230026	ADU	R	2/7/2023																

	8078006008	15616 Dumont Ave	ADU20230145	ADU	O	8/1/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8025018012	12242 Crewe St	ADU20230142	ADU	O	7/27/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078014005	15422 Leibacher Ave	ADU20230133	ADU	O	7/13/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8047018002	13019 Silverbow Ave	ADU20230140	ADU	O	7/25/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078026063	11217 Barnwall St	ADU20230139	ADU	O	7/24/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8015023006	11429 Brink Ave	ADU20230137	ADU	O	7/20/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8016003014	10931 Milano Ave	ADU20230134	ADU	O	7/18/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079020024	15202 Maidstone Ave	ADU20230058	ADU	O	3/23/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8050026010	11034 Adoree St	ADU20230127	ADU	O	6/30/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8021035020	10425 Meadow Rd	ADU20230130	ADU	O	7/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8070006014	14523 Fidel Ave	ADU20230129	ADU	R	7/5/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8070011002	14538 Fidel Ave	ADU20230128	ADU	O	7/5/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8074002016	14408 Longworth Ave	ADU20230057	ADU	R	3/22/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8053026005	14107 Fairford Ave	ADU20230124	ADU	O	6/29/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8053036030	13903 Sylvanwood Ave	ADU20230123	ADU	O	6/29/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8080022038	11903 Lowemont St	ADU20230122	ADU	O	6/27/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8051006034	10509 Angell St	ADU20230121	ADU	O	6/27/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8015040026	11532 Pioneer Blvd	ADU20230120	ADU	O	6/27/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8025015014	12223 Crewe St	ADU20230119	ADU	O	6/27/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8018002040	11461 Elizabeth St	ADU20230118	ADU	O	6/22/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078025027	15217 Graystone Ave	ADU20230117	ADU	O	6/22/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	7014016026	11546 Dartmouth Dr	ADU20230116	ADU	O	6/22/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8015024022	11927 Bayla St	ADU20230115	ADU	O	6/22/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8024023023	12414 Bombardier Ave	ADU20230114	ADU	O	5/16/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8072021008	14822 Norwalk Blvd	ADU20230113	ADU	O	6/20/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079009011	15113 Mcrae Ave	ADU20230112	ADU	O	6/20/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8049017007	11544 Angell St	ADU20230111	ADU	O	6/19/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8080030020	12057 Nava St	ADU20230110	ADU	O	6/19/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8016011008	11045 Milano Ave	ADU20230109	ADU	R	6/16/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8024022025	12326 Brink Ave	ADU20230108	ADU	O	6/15/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078035019	15529 Longworth Ave	ADU20230107	ADU	O	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8075019004	14620 Elmcroft Ave	ADU20230106	ADU	O	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8048027001	11938 Sproul St	ADU20230105	ADU	R	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079020020	15222 Maidstone Ave	ADU20230104	ADU	O	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8076005023	14618 Piuma Ave	ADU20230103	ADU	O	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8073007001	14358 Brink Ave	ADU20230102	ADU	O	6/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8021027033	10628 Leeds St	ADU20230101	ADU	O	6/13/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8053023018	14129 Crossdale Ave	ADU20230100	ADU	O	6/12/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8052011025	13429 Leibacher Ave	ADU20230099	ADU	O	6/8/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8054005020	11503 Brimley St	ADU20230098	ADU	R	6/8/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8072020006	14820 Ibex Ave	ADU20230097	ADU	O	6/8/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8074029036	14650 Graystone Ave	ADU20230096	ADU	O	6/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8054009011	11718 Senwood St	ADU20230095	ADU	O	6/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8047026017	13645 Markdale Ave	ADU20230094	ADU	O	6/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078031014	15407 Fairford Ave	ADU20230092	ADU	O	6/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	7009020016	12002 162Nd St	ADU20230087	ADU	O	5/19/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8080026002	12006 Hopland St	ADU20230091	ADU	R	6/1/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8080034024	12147 Barnwall St	ADU20230089	ADU	O	5/24/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8054035002	11445 Rosecrans Ave	ADU20230090	ADU	O	5/31/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079013024	15203 Harvest Ave	ADU20230084	ADU	O	5/10/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8051007002	10512 Angell St	ADU20230088	ADU	O	5/19/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8051026024	13206 Domart Ave	ADU20230086	ADU	O	5/16/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8050018015	13219 Crossdale Ave	ADU20230081	ADU	O	5/8/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8082024010	15502 Wheatstone Ave	ADU20230082	ADU	O	5/9/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8073020011	12062 Abingdon St	ADU20230072	ADU	O	4/12/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8075014007	14508 Dalwood Ave	ADU20230016	ADU	O	1/25/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8078036009	15602 Graystone Ave	ADU20230022	ADU	O	2/2/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8072015002	14318 Disney Ave	ADU20230046	ADU	O	3/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8072022022	14633 Thornlake Ave	ADU20230078	ADU	O	4/26/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8024022026	12332 Brink Ave	ADU20230077	ADU	O	4/25/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079004017	15028 Jersey Ave	ADU20230076	ADU	O	4/24/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8049026009	13022 Longworth Ave	ADU20230075	ADU	O	4/21/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8074020007	14413 Alburtis Ave	ADU20230074	ADU	O	4/18/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8075027003	14614 Allingham Ave	ADU20230073	ADU	O	4/18/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8079013002	15206 Graystone Ave	ADU20230071	ADU	O	4/12/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8021033024	10419 Imperial Hwy	ADU20230070	ADU	O	4/10/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8019013014	11247 Benfield Ave	ADU20230067	ADU	O	4/3/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8015039035	11853 Allard St	ADU20230052	ADU	O	3/14/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8018003004	11455 Esther St	ADU20230065	ADU	O	4/3/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8053029010	14128 Fairford Ave	ADU20230063	ADU	R	3/30/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8049032019	11314 Belcher St	ADU20230062	ADU	O	3/30/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8049006011	11309 Adoree St	ADU20230060	ADU	O	3/28/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8082031037	15706 Bechard Ave	ADU20230050	ADU	O	3/9/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8020009026	10857 Kenney St	ADU20230055	ADU	O	3/15/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	7011011056	11832 Chesterton St	ADU20230054	ADU	O	3/15/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8080012034	11823 Molette St	ADU20230053	ADU	O	3/15/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8070017010	14542 Dinard Ave	ADU20230051	ADU	R	3/13/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8047005023	12814 Kalnor Ave	ADU20230049	ADU	O	3/8/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8022006011	11808 Studebaker Rd	ADU20230047	ADU	O	3/6/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8019026024	11309 Lakeland Rd	ADU20230045	ADU	O	3/2/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8072019001	14602 Ibex Ave	ADU20230044	ADU	O	3/1/2023						1	1			NONE	No	N/A	Approved	Ministerial	
	8024004001	11943 Norwalk Blvd	ADU20230043	ADU	O																

	8019026027	11361 Lakeland Rd		ADU20230038	ADU	O	2/23/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8072035021	14622 Dartmoor Ave		ADU20230037	ADU	O	2/21/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8046017026	12823 Hoback St		ADU20230036	ADU	O	2/21/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8049029014	13123 Longworth Ave		ADU20230035	ADU	O	2/21/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8075034004	14803 Lefloss Ave		ADU20230034	ADU	O	2/15/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8019020011	11312 Cresson St		ADU20230033	ADU	O	2/15/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8073029007	14822 Arlee Ave		ADU20230032	ADU	O	2/14/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8072031004	14702 Seaforth Ave		ADU20230030	ADU	O	2/13/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8022003016	11731 Fairford Ave		ADU20230029	ADU	O	2/10/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8053011003	13414 Harvest Ave		ADU20230027	ADU	O	2/7/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8015024010	11948 Kenney St		ADU20230025	ADU	O	2/7/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8074004015	14429 Gridley Rd		ADU20230024	ADU	O	2/7/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8051005040	10525 Borson St		ADU20230023	ADU	O	2/6/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8051020058	13028 Curtis And King Rd		ADU20230021	ADU	O	2/1/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8080001015	11848 Excelsior Dr		ADU20230020	ADU	O	1/31/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8020019007	11247 Dumont Ave		ADU20230019	ADU	O	1/27/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8018003034	11418 Elizabeth St		ADU20230018	ADU	O	1/27/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8079009012	15117 Mcrae Ave		ADU20230017	ADU	O	1/26/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8049010017	12817 Gridley Rd		ADU20230015	ADU	O	1/25/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8073007010	14312 Brink Ave		ADU20230014	ADU	O	1/24/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8079014024	15209 Gridley Rd		ADU20230012	ADU	O	1/19/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8015029013	12163 Oracle St		ADU20230010	ADU	R	1/14/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8022012017	11213 Hercules St		ADU20230009	ADU	O	1/13/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8080031004	12016 Nava St		ADU20230008	ADU	O	1/12/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8023006022	12329 Summer Ave		ADU20230007	ADU	O	1/11/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8073021023	14823 Horst Ave		ADU20230006	ADU	O	1/10/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8078035021	15603 Longworth Ave		ADU20230005	ADU	R	1/9/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8078016030	15413 Studebaker Rd		ADU20230004	ADU	R	1/9/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8072013001	14533 Helwig Ave		ADU20230003	ADU	O	1/9/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8078021035	11051 Barnwall St		ADU20230002	ADU	O	1/4/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	8022021026	11903 Longworth Ave		ADU20230001	ADU	O	1/3/2023							1	1			NONE	No	N/A	Approved	Ministerial	
	7014001002	11600 Alondra Blvd.		ZC 632, CUP 1029 & PDP 2043	5+	R	2/14/2022							209	209	209		NONE	No	N/A	Approved	Discretionary	
	8070-023-001	13310 Rosecrans Ave.		GPA 2022-03 & ZC 2022-05	SFD	O	11/10/2022							3	3	3		NONE	No	N/A	Approved	Discretionary	

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

[illegible]

Jurisdiction	Norwalk	
Reporting Year	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs.
Please contact HCD if your data is different than the material supplied here

Table B														
Regional Housing Needs Allocation Progress														
Permitted Units Issued by Affordability														
		1		2									3	4
Income Level		RHNA Allocation by Income Level	Projection Period - 06/30/2021-10/14/2021	2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	1,546	-	-	-	-	-	-	-	-	-	-	62	1,484
	Non-Deed Restricted		22	13	27	-	-	-	-	-	-	-		
Low	Deed Restricted	759	-	-	-	-	-	-	-	-	-	-	87	672
	Non-Deed Restricted		12	5	70	-	-	-	-	-	-	-		
Moderate	Deed Restricted	658	-	-	-	-	-	-	-	-	-	-	3	655
	Non-Deed Restricted		1	2	-	-	-	-	-	-	-	-		
Above Moderate		2,071	1	-	-	57	-	-	-	-	-	-	58	2,013
Total RHNA		5,034												
Total Units			36	20	97	57	-	-	-	-	-	-	210	4,824
Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).														
		5											6	7
		Extremely low-Income Need		2021	2022	2023	2024	2025	2026	2027	2028	2029	Total Units to Date	Total Units Remaining
Extremely Low-Income Units*		773		-	-	-	-	-	-	-	-	-	-	773

*Extremely low-income housing need determined pursuant to Government Code 65583(a)(1). Value in Section 5 is default value, assumed to be half of the very low-income RHNA. May be overwritten.

Note: units serving extremely low-income households are included in the very low-income RHNA progress and must be reported as very low-income units in section 7 of Table A2. They must also be reported in the extremely low-income category (section 13) in Table A2 to be counted as progress toward meeting the extremely low-income housing need determined pursuant to Government Code 65583(a)(1).

Please note: For the last year of the 5th cycle, Table B will only include units that were permitted during the portion of the year that was in the 5th cycle. For the first year of the 6th cycle, Table B will only include units that were permitted since the start of the planning period. Projection Period units are in a separate column.

Please note: The APR form can only display data for one planning period. To view progress for a different planning period, you may login to HCD's online APR system, or contact HCD staff at apr@hcd.ca.gov.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation

Jurisdiction		Norwalk	
Reporting Year		2023	(Jan. 1 - Dec. 31)
Table D			
Program Implementation Status pursuant to GC Section 65583			
<div><div>Housing Programs Progress Report</div><div>Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.</div></div>			
1	2	3	4
Name of Program	Objective	Timeframe in H.E	Status of Program Implementation
Program 1.1 – Site Availability and By-Right Approval	Increase new housing units in high resource areas by 500 units	End of 2024	Program was not implemented in 2023
Program 1.2 – High School Site	Seek development opportunities for the development on the Excelsior High School site.	Throught the Planning Period	The City is preparing communication to send to the school district
Program 1.3 - No Net Loss and Replacement Housing	Ensure that its Housing Element inventory can accommodate its share of the RHNA by income level throughout the planning period	Throught the Planning Period	Continuously implemented during 2023
Program 1.4 – Land Use Policy Changes	Promote the development by amending devlopment standards to facilitate mixes-use development	Summer 2024	In progress
Program 1.5 – Accessory Dwelling Units	Promote the development of accessory dwelling units (ADUs) by the adoption of an ADU ordinance that reflects current State law, including permit streamlining processes and fees assessment.	End of 2024	In progress

Program 1.6 – Density Bonus	Provide housing opportunities to meet the needs of special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.	End of 2025	Program was not implemented in 2023
Program 2.1 – Special Needs Housing	Provide housing opportunities to meet the needs of special needs residents—including seniors, residents with disabilities and developmental disabilities, large families, extremely low-income households, and those experiencing homelessness—by giving priority to development projects that include a component for special needs groups in addition to other lower-income households.	Ongoing	Continuously implemented during 2023
Program 2.2 – Affordable Housing Assistance	Provide pre-application technical assistance to affordable housing providers to determine project feasibility and address zoning and code compliance issues in the most cost-effective and expeditious manner possible.	Annually	Continuously implemented during 2023
Program 2.3 – First Time Homebuyer Assistance	Support first-time, low- and moderate-income home buyers in Norwalk through the City’s First Time Homebuyer Program for down payment and closing costs assistance through zero interest loans to help low income households obtain their first home within the City of Norwalk.	Ongoing	Continuously implemented during 2023

Program 2.4 – Tenant Based Rental Assistance	Support first-time, low- and moderate-income renters who are Section 8 voucher holders and the homes to assist with security deposits for acquiring rental housing within the City.	Ongoing	Continuously implemented during 2023
Program 2.5 – Addressing Homelessness	Implement the City’s Plan to Prevent and Combat Homelessness	Ongoing program/with amendments to code amendments in 2024	Continuously implemented during 2023/with code amendments in progress
Program 2.6 – Housing Choice Vouchers (Section 8)	Implement the City’s rental assistance program operated by the Norwalk Housing Authority (NHA), and provide rental assistance for up to 705 voucher recipients, but due to insufficient federal funding, the City can only support 677 families.	Ongoing	Continuously implemented during 2023
Program 2.7 – COVID Pandemic Emergency Rental Assistance	As funding remains available, continue to provide rental assistance to Norwalk residents suffering from income loss due to the COVID-19 pandemic.	Ongoing	Continuously implemented during 2023
Program 3.1 – Lot Consolidation	Encourage lot consolidation of smaller parcels to accommodate larger residential and mixed-use development projects on vacant and/or underutilized sites through provisions in the Zoning Code.	End of 2024	In progress
Program 3.2 – Development Process Streamlining	Continue to monitor permit processing times and investigate ways to continue to streamline the process. Continue to digitize information, including building permits, to better understand timelines. Expedite permit processing and reduce unnecessary delays by completing upgrades to the City’s existing online permitting and licensing program.	End of 2024	In progress

Program 3.3 – Objective Design Standards	Adopt objective design standards to ensure that the City can provide local guidance on design and standards for by-right projects as allowed by State law. Adoption of objective design standards will facilitate high-quality residential development and compliance with State objectives. The objective design standards will ensure provision of adequate private open space, parking, and related features, as well as architectural design.	End of 2025	In progress
Program 3.4 – Planning and Development Fees	Undergo comprehensive fee study for all City fees including planning and development fees, and then continue to conduct annual reviews of planning and development fees to ensure that the fees are not excessive and are appropriate to cover the cost of services provided. Pursue additional streamlining opportunities to minimize costs for services as well as those assumed by the project applicant.	End of 2024, with going monitoring and evaluation.	In progress
Program 3.5 – Special Needs Housing	Review zoning ordinance for be in compliance with the following: Supportive Housing and Low Barrier Navigation Center, Emergency Shelters and Residential Care Facilities	End of 2024	In progress
Program 3.6 – Definition of Family	Evaluate the Zoning Ordinance definition of “family” to ensure it does not exclude allowed uses and is inclusive/nondiscriminatory. Modify/replace the definition as appropriate.	End of 2024	In progress

Program 3.7 – Remove Development Constraints	Review development standards periodically to ensure that they do not constrain development of affordable housing and housing for special needs groups, such as individuals with disabilities. Revise development regulations and processes where it is needed and appropriate to address any identified constraints. Further evaluate adequate cross-referencing within the land use matrix to facilitate the development of housing.	Ongoing	Continuously implemented during 2023
Program 3.8 – Energy Conservation	Encourage energy-efficient design and energy conservation, and help residents minimize energy-related expenses. Maintain and distribute literature on energy conservation, including solar power, additional insulation, and subsidies available from utility companies, and encourage homeowners and landlords to incorporate these features into construction and remodeling projects.	Ongoing	Continuously implemented during 2023
Program 3.9 – Priority for Water and Sewer Services	The Los Angeles County Sanitation District provides wastewater treatment services to the City of Norwalk. For water services, the City is served by multiple sources, including the Norwalk Municipal Water System (approximately 5,362 service connections), Santa Fe Springs Water, Liberty Utilities, Golden State Water Company, and Cerritos Water Company.	End of 2024	In progress

Program 4.1 – Code Enforcement	Continue to use code enforcement to support housing preservation and neighborhood quality and identify housing maintenance issues. Develop a proactive code enforcement program that targets areas of concentrated rehabilitation needs, results in repairs, and mitigates potential cost, displacement, and relocation impacts on residents.	Ongoing	Continuously implemented during 2023
Program 4.2 – CDBG Residential Rehabilitation Program	CDBG funds provide financial incentives and assistance to rehabilitate single-family dwelling, mobile homes, and rental structures up to four (4) units. No interest and low interest loans, grants, and rebased are offered to lower income families. Room additions to alleviate overcrowding is an eligible activity and the CDBG Division.	Ongoing	Continuously implemented during 2023
Program 4.3 – HOME Housing Improvement Program	HOME funds provide grants and loans to homeowners of single-family homes and condominiums for low- to moderate-income residents to make home improvements. No interest and low interest loans, grants, and based are offered to low- and moderate-income families.	Ongoing	Continuously implemented during 2023
Program 5.1 – Fair Housing Outreach and Education	The City will continue to contract with and refer fair housing complaints to the Fair Housing Foundation (or other qualified service providers) whose services include counseling and mediation between tenants and landlords, fair housing trainings, workshops, and outreach.	Ongoing	Continuously implemented during 2023

Program 5.2 – Capital and Other Investments for Neighborhood Revitalization	The City will continue to prioritize the Capital Improvement Program and implement broader planning efforts, including seeking additional funding. This will serve to continue to improve communities through neighborhood improvements such as enhanced streetscapes, multi-modal and active transportation, pedestrian safety improvements, safe routes to schools, community facilities, park improvements, and other community amenities. This includes prioritization of place-based improvements, such as investments in the public right-of-way in areas identified as having lower access to opportunity and areas identified as Disadvantaged Communities under SB 535.	Pursuant to the City's CIP schedule	In progress
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Jurisdiction	Norwalk	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

[illegible]

Jurisdiction	Norwalk	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field

Cells in grey contain auto-calculation formulas

Table F									
Units Rehabilitated, Preserved and Acquired for Alternative Adequate Sites pursuant to Government Code section 65583.1(c)									
Please note this table is optional: The jurisdiction can use this table to report units that have been substantially rehabilitated, converted from non-affordable to affordable by acquisition, and preserved, including mobilehome park preservation, consistent with the standards set forth in Government Code section 65583.1, subdivision (c). Please note, motel, hotel, hostel rooms or other structures that are converted from non-residential to residential units pursuant to Government Code section 65583.1(c)(1)(D) are considered net-new housing units and must be reported in Table A2 and not reported in Table F.									
Activity Type	Units that Do Not Count Towards RHNA ⁺ Listed for Informational Purposes Only				Units that Count Towards RHNA ⁺ Note - Because the statutory requirements severely limit what can be counted, please contact HCD at apr@hcd.ca.gov and we will unlock the form which enable you to populate these fields.				The description should adequately document how each unit complies with subsection (c) of Government Code Section 65583.1 ⁺ . For detailed reporting requirements, see the ckcklist here: https://www.hcd.ca.gov/community-development/docs/adequate-sites-checklist.pdf
	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	Extremely Low-Income ⁺	Very Low-Income ⁺	Low-Income ⁺	TOTAL UNITS ⁺	
Rehabilitation Activity									
Preservation of Units At-Risk									
Acquisition of Units									
Mobilehome Park Preservation									
Total Units by Income									

Jurisdiction	Norwalk	NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns	Note: "+" indicates an optional field Cells in grey contain auto-calculation formulas
Reporting Period	2023 (Jan. 1 - Dec. 31)		

NOTE: This table must contain an inventory of ALL surplus/excess lands the reporting jurisdiction owns

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

For Los Angeles County jurisdictions, please format the APN's as follows:9999-999-999

[illegible]

Jurisdiction	Norwalk	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

NOTE: STUDENT HOUSING WITH DENSITY BONUS ONLY. This table only needs to be completed if there were student housing projects WITH a density bonus approved pursuant to Government Code 65915(b)(1)(F)

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

Note: "+" indicates an optional field
Cells in grey contain auto-calculation formulas

Table J														
Student housing development for lower income students for which was granted a density bonus pursuant to subparagraph (F) of paragraph (1) of subdivision (b) of Section 65915														
Project Identifier				Project Type	Date	Units (Beds/Student Capacity) Approved							Units (Beds/Student Capacity) Granted Density Bonus	Notes
1				2	3	4							5	6
APN	Street Address	Project Name ⁺	Local Jurisdiction Tracking ID ⁺	Unit Category (SH - Student Housing)	Date	Very Low- Income Deed Restricted	Very Low- Income Non Deed Restricted	Low- Income Deed Restricted	Low- Income Non Deed Restricted	Moderate- Income Deed Restricted	Moderate- Income Non Deed Restricted	Above Moderate- Income	Total Additional Beds Created Due to Density Bonus	Notes
Summary Row: Start Data Entry Below														

Jurisdiction	Norwalk	
Reporting Period	2023	(Jan. 1 - Dec. 31)
Planning Period	6th Cycle	10/15/2021 - 10/15/2029

ANNUAL ELEMENT PROGRESS REPORT

Table K
Tenent Preference Policy

Local governments are required to inform HCD about any local tenant preference ordinance the local government maintains when the jurisdiction submits their annual progress report on housing approvals and production, per Government Code 7061 (SB 649, 2022, Cortese). Effective January 1, 2023, local governments adopting a tenant preference are required to create a webpage on their internet website containing authorizing local ordinance and supporting materials, no more than 90 days after the ordinance becomes operational.

Does the Jurisdiction have a local tenant preference policy?	No	
If the jurisdiction has a local tenant preference policy, provide a link to the jurisdiction's webpage on their internet website containing authorizing local ordinance and supporting materials.		
Notes		

Jurisdiction	Norwalk	
Reporting Year	2023	(Jan. 1 - Dec. 31)

ANNUAL ELEMENT PROGRESS REPORT
Local Early Action Planning (LEAP) Reporting
(CCR Title 25 §6202)

Please update the status of the proposed uses listed in the entity’s application for funding and the corresponding impact on housing within the region or jurisdiction, as applicable, categorized based on the eligible uses specified in Section 50515.02 or 50515.03, as applicable.

Total Award Amount	\$ 500,000.00		Total award amount is auto-populated based on amounts entered in rows 15-26.		
Task	\$ Amount Awarded	\$ Cumulative Reimbursement Requested	Task Status	Other Funding	Notes
Housing Element - 6th Cycle Update	\$80,000.00	\$0.00	In Progress	Local General Fund	
Land Use Element update w/CEQA	\$100,000.00	\$0.00	In Progress	Other	
Residential Zoning Code Update	\$45,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet begun
Re-Zoning Code Update	\$45,000.00	\$0.00	Other (Please Specify in Notes)	Local General Fund	Not yet begun
CEQA Clearance- Project Areas from Housing Element	\$50,000.00	\$0.00	In Progress	Other	
ADU Ordinance	\$10,000.00	\$0.00	Other (Please Specify in Notes)	None	Not yet begun
Design Guidelines	\$25,000.00	\$0.00	Other (Please Specify in Notes)	None	Not yet begun
Administrative Fees	\$25,000.00	\$0.00	Other (Please Specify in Notes)	None	Not yet begun
Technology Update for Plan Review/Online Permitting	\$102,232.00	\$0.00	In Progress	Other	
Qless Waiting System	\$7,768.00	\$0.00	Completed	None	
Adoption of Planning Documents	\$5,000.00	\$0.00	In Progress	None	
Regional Housing Planner for COG	\$5,000.00	\$0.00	Completed	None	

Summary of entitlements, building permits, and certificates of occupancy (auto-populated from Table A2,

Completed Entitlement Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		177
Total Units		177

Building Permits Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		57
Total Units		57

Certificate of Occupancy Issued by Affordability Summary		
Income Level		Current Year
Very Low	Deed Restricted	0
	Non-Deed Restricted	0
Low	Deed Restricted	0
	Non-Deed Restricted	0
Moderate	Deed Restricted	0
	Non-Deed Restricted	0
Above Moderate		1
Total Units		1