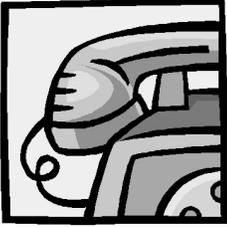
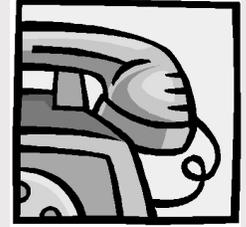


November 2018



housing hotline



Norwalk Housing Authority
Newsletter

Fill Vacancies Fast, Receive Guaranteed Income

The Housing Authority currently has over fifty (50) voucher holders searching for 1, 2 and 3-bedroom units, and we are offering a package of incentives to rental housing providers to fill vacancies with voucher tenants.

Norwalk Incentives:

- ◆ \$500 signing bonus—For each new Section 8 Contract signed (some limitations apply).
- ◆ Damage Mitigation Fund—The Housing Authority will pay up to \$2,000 for tenant caused damages beyond normal wear and tear, which exceeds the tenant's security deposit.
- ◆ Tenant Security Deposit Grant—New voucher holders are eligible to receive a security deposit grant up to \$2,500.
- ◆ Payment Standards—We are continually reviewing our payment standards to ensure that we remain competitive. Payment Standards are going up again on November 1, 2018. Visit our website at <https://www.norwalk.org/city-hall/departments/community-development/housing-authority/landlord-resource-page>
- ◆ Special Assistance—Voucher tenants may be eligible to receive financial assistance one time per year for their rent, utilities, or other special needs as a result of a hardship, such as a car repair, illness, or loss of a loved one. The emergency assistance is provided by the City of Norwalk's Department of Social Services.

Additional Voucher Program Incentives:

- ◆ On-Time, Convenient Payments—The Housing Authority direct deposits into your account our portion of the rent on the 1st business day of the month.
- ◆ Free Marketing – We will list your vacancy for free and there is no special registration required. By advertising with us, you will have access to a large pool of tenants that you screen for suitability for tenancy.



Continued on next page

Fill Vacancies Fast (continued)

- ◆ Protection from Tenant Financial Losses—When a voucher tenant's income decreases, the housing authority's rent portion increases to cover the loss of income. This provides the landlord and tenant with a valuable form of insurance against tenant income losses.
- ◆ Incentive for Tenant Lease Compliance—To increase tenant compliance, we provide counseling to tenants who have received warnings from their landlords. Tenant lease compliance is a requirement for continued participation under the voucher program.
- ◆ Safeguard Against Lost Rent During Eviction—Unfortunately, not every tenant will live-up to their lease agreement and the landlord will be forced to evict. If this occurs with a voucher tenant, we will continue to pay the housing authority's share of the rent throughout the eviction process until the date the tenant moves out or is locked out by court order.
- ◆ Free Inspections—We will inspect your unit at the beginning of the lease and each year after that. After each inspection, you will receive a report, which can help you address any preventative maintenance, tenant housekeeping, or health and safety issues.
- ◆ Prevention of Overcrowding—Families are doubled or tripled up in small units in order to afford the rent. Overcrowding increases the landlord's utility costs, places additional wear and tear on the unit, and leads to conflicts between neighbors. We restrict the number of individuals allowed in the subsidized unit, which eliminates the potential for overcrowding.
- ◆ Owner Maintains Control—You continue to maintain control over all aspects of management, maintenance, and lease enforcement.



City Council

Jennifer Perez, Mayor
Margarita Rios, Vice Mayor
Tony Ayala, Councilmember
Leonard Shryock, Councilmember
Luigi Vernola, Councilmember

Housing Authority Commission

Jennifer Perez, Chair
Margarita Rios, Vice Chair
Tony Ayala, Commissioner
Gardenia De La Garza, Commissioner
Leslie Franklin, Commissioner
Leonard Shryock, Commissioner
Luigi Vernola, Commissioner

City of Norwalk

**Housing & Neighborhood
Development Division**
12700 Norwalk Blvd., Room 11
Norwalk, CA 90650
(562) 929-5588
norwalk.org

Please call us at (562) 929-5588 for additional information or to list an upcoming vacancy.