

## City of Norwalk Home Improvement Program

### Espinoza Home Renovation Project



**Before**



**After**

One of the first to move into the community when the tract was established in the 1960's, the Espinoza family included an artist patriarch who used his home's interior walls as a canvas to design and paint murals. Large cranes and hummingbirds graced the living and dining room areas, beloved by the artist's wife.



**Before**



**After**

As the Espinozas grew older, it became difficult for them to maintain the property. When the Espinoza's son first applied for the City's Home Improvement Program, he asked only for minor repairs. It quickly became apparent that more work was necessary. Over time the house had deteriorated markedly. Mr. Espinoza (the applicant) stated, "I was embarrassed to have family, friends, and neighbors come near it. I was estranged from the world around me." Mr. Espinoza was having difficulty letting go of the past. His mother's room was just as she had it when she was alive. The closet of his father's room still contained art supplies and his personal belongings. From the furniture to the décor, the house stood as a monument to his parent's memory.

City staff shared the benefits of applying for a deferred payment loan at 0% interest with Mr. Espinoza. This loan would fund a full interior and exterior renovation, including a remodeled kitchen and bathroom,

refinishing of the original flooring, interior and exterior painting, and new plumbing, electrical, roof, heater, windows, and doors. The house would be like new.



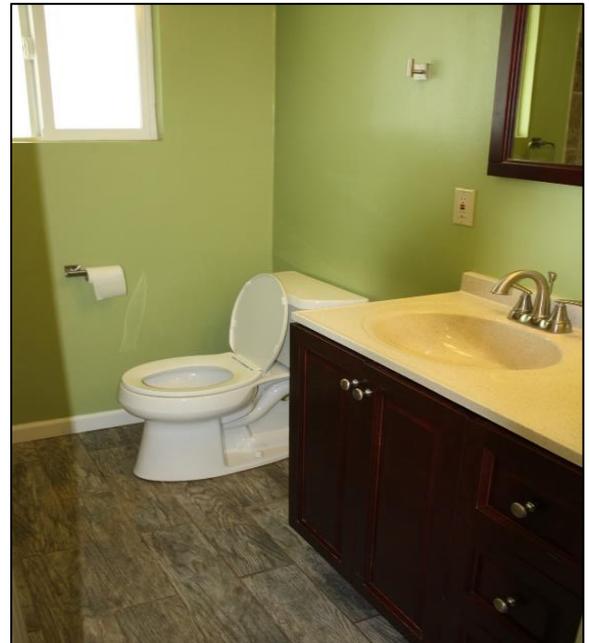
**Remodeled Kitchen**

Mr. Espinoza began to see potential in his home. He started afresh, creating new memories. With support from City staff, the house was decluttered and refurbished, increasing the property value, improving the neighborhood and, most of all, providing a better quality of life for Mr. Espinoza, who commented that "...the Home Improvement Program is making a profound difference in people's lives by enhancing their physical and mental well-being."

During the project, Mr. Espinoza's family members expressed their gratitude to the City for helping him fix up the property. They were delighted to find the murals replaced with new paint, the kitchen modernized and the entire property transformed. His neighbor was also pleased at the changes, encouraging Mr. Espinoza throughout the project.

Now Mr. Espinoza has a brand new home and a new outlook. Although overwhelming at times, with support and friendly guidance he pushed through and completed tasks he knew must be done. He is now excited to start furnishing the home in his own style and create a new environment. In a thank you letter to staff, Mr. Espinoza wrote, "You have given renewed meaning to the expression *'Love Where You Live.'*"

For more information about the City of Norwalk's Home Improvement Program, call the Housing & Neighborhood Development Division at (562) 929-5951.



**Renovated Bathroom**