

HOME IMPROVEMENT RENTAL PROGRAM

Tenant must qualify within income limits below and provide income documentation.

Household Size	Maximum Income Effective 06/01/18
1 Person	\$54,250
2 Persons	\$62,000
3 Persons	\$69,750
4 Persons	\$77,500
5 Persons	\$83,700
6 Persons	\$89,900
7 Persons	\$96,100
8 Persons	\$102,300
Programs	Maximum Amount
Rental Grant	\$5,000 Grant
Rental Rebate – 50%	\$5,000 Rebate

Rent(s) must be at or below the current amounts.

Number of bedrooms	Maximum Rent Effective 7/1/118
0 (studio)	\$950
1	\$1,144
2	\$1,500
3	\$2,040
4	\$2,237



**HOME IMPROVEMENT
RENTAL
PROGRAM**



**Community Development
Department
12700 Norwalk Blvd. Rm. 12
Norwalk, CA 90650
(562) 929-5951**



Purpose

The Home Improvement Program is intended to help City of Norwalk property owners make necessary repairs to their homes. The City has several programs, which provide grants, and rebates to eligible property owners who rent to low income households.

Where does the money come from?

The City obtains a grant from the Federal Government through the Department of Housing and Urban Development (HUD). The City is committed to maintain neighborhoods and protect your property values.

What improvements are eligible?

Repairs and improvements must be essential. Examples of eligible items might include: electrical wiring, plumbing, roofing, heating, interior and exterior painting, masonry, carpentry, windows, and doors (to meet emergency code), fumigation, driveways, repairs to garages or carports, and other items deemed necessary and are approved by the program. Decorative luxury items are not eligible.

What programs are available?

Grants and rebates are available for repairs on single-family homes, condominiums, town homes, and multi-family properties (2-4 units).

What are some of the restrictions of the program?

If assistance is provided, the landlord must not increase the rent(s) or sell the property for a minimum of 2 years after the completion of the project.

How do I qualify?

1. You must be the owner of a single-family home, condominium, town home or multi-family property (2-4 units) and have owned the property for a minimum of 2 years.
2. Unit must be occupied by a low income household. No vacant properties.
3. Household must meet certain income limits. (Refer to chart on reverse)
4. The current rents must be affordable. (Refer to chart on reverse)
5. Complete application must be submitted to the Community Development Office and approved before beginning any project/construction.
6. Lead Test / Risk Assessment must be conducted on all properties built prior to 1978.

Income Limits

Income limits apply to the tenants of the property not the landlord. Multi-family properties, at least 51% of the units must be occupied by low income households.

All income limits are set by the Federal Government (HUD) to identify if the household is within the income limits. (Refer to chart on the reverse side for income limits and assistance available).

Income includes but is not limited to employment, welfare, unemployment benefits, social security benefits, disability payments, child support, alimony, pensions, VA benefits, self employed, interest earned, assets, etc

How much is the Assistance?

The grant amount is \$5,000 and the rebate is 50% with a maximum amount of \$5,000. There is no repayment of the grant. You may apply for a grant and rebate every five (5) years.

How is the assistance paid?

The assistance is paid directly to the contractor under the grant program. The homeowner must pay the contractor and be reimbursed by the City on the rebate program; unless arrangements are made with the contractor to wait for the City's share of the rebate.

Who can do the work?

Any licensed contractor who has a State Contractor's License, a City Business License, Liability and Workman's Compensation Insurance. You may choose which contractor does the work; however you need to obtain and submit a minimum of two (2) written itemized estimates to our office. It is a good idea to obtain as many estimates as possible in order to get the best value.

You may contact the State Contractor's License Board to verify contractor's license status at (800) 321-2752 or visit their website at www.cslb.ca.gov for more information.

To request an application or for more information on our program contact:

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Department**

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