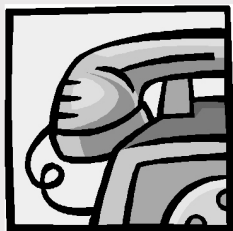
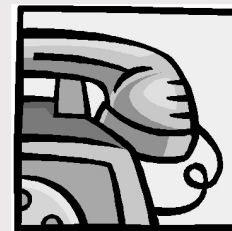


March 2019



# housing hotline



## Norwalk Housing Authority Newsletter

### Financial Assistance Available for Property Improvements

The City of Norwalk administers a Rental Rehabilitation Program using Community Development Block Grant (CDBG) funds. The program assists property owners with making improvements to rental properties (1-4 units in size) located in Norwalk. The maximum grant is \$5,000 and a 50% rebate is also available up to \$5,000. The grant and rebate can cover repairs and upgrades, such as exterior painting, stucco, roof, electrical, windows, and plumbing.

To qualify for the program, at least 51% of the units in the building must be occupied by tenants with low household incomes and the rent must be affordable. The current “affordable rents” are shown in the following table.

Number of Bedrooms	Maximum (Affordable) Rent*
0 (studio)	\$950
1	\$1,144
2	\$1,500
3	\$2,040
4	\$2,237

\*Affordable rents are adjusted annually in July.

If you rent to Section 8 voucher tenants, the application process for the grant program is streamlined. The Housing Authority will assist CDBG staff with the needed income documentation for the Section 8 tenants living in your units.

All work to be covered by the grant must be pre-authorized by the City. The City will not reimburse costs incurred prior to program approval and authorization. As a condition of receiving the grant, the property owner must agree not to sell the property within two (2) years of completion and must not increase the rent during those two years. If a tenant moves out within the two year period, the owner also agrees to offer the unit to a low-income household at the same rental rate as the previous tenant.

For more information about the rental rehabilitation program, contact the Housing & Neighborhood Development Division at (562) 929-5951.

## Owner Q & A

**Q:** My tenant passed away on January 30. Her family needs one (1) week to clean out her unit. Can I keep the Housing Assistance Payment (HAP) for February?

**A:** The HAP Contract requires you to return the payment for February. Under the terms of the Contract, the owner may not accept HAP for any month after the month when the tenant vacated the unit or passed away.

**Q:** I have a single family home with a detached garage. I would like to rent the garage to a neighbor who needs extra storage space. May I rent the house to a Section 8 tenant while renting the garage to my neighbor?

**A:** No, the entire premises and all amenities must be made available to the tenant. If the home has a garage, then the garage must be included in the rental.

**Q:** I want my tenant to start paying for water. Can I change our utility arrangement with the tenant?

**A:** Yes, if your lease is currently month-to-month. To change the utility responsibilities, you must provide your tenant and the Housing Authority with 60-days advance written notice and offer your tenant a new Lease. The Lease must specify the utilities that you will be providing. The Housing Authority will need a copy of the new Lease. If approved, the Housing Authority will prepare for your signature a new Housing Assistance Payments Contract reflecting the new utility responsibilities.

## Have you Received a Signing Bonus Yet?

The Housing Authority is giving out \$500 signing bonuses to property owners who lease to Section 8 tenants (some exceptions apply).

Since the program started on September 1, 2018, **\$13,500** in signing bonuses have been paid.



Call the Housing Authority at (562) 929-5588 to list your next vacancy.



### 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

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