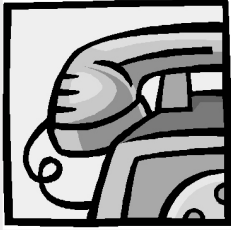
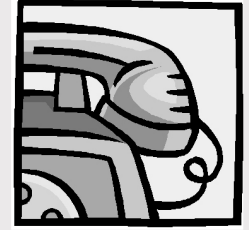


July 2018



# housing hotline



## Norwalk Housing Authority Newsletter

### Commission Approves New Damage Mitigation Fund

On June 19, 2018, the Housing Authority Commission approved creation of a damage mitigation fund. The fund provides payment of up to \$2,000 for unpaid rent and/or damages exceeding the security deposit for Section 8 tenancies. The purpose of the fund is to encourage landlord participation in the Section 8 housing choice voucher program.

In order to be eligible for these funds:

- The property owner must have collected a security deposit equal to or exceeding one month's rent at the start of the lease;
- The amount of the security deposit collected must be clearly indicated on the lease;
- The Housing Authority must conduct a move-out inspection immediately after the Section 8 tenant vacated and before the owner begins repairs;
- Owner must demonstrate that a good faith effort has been made to collect charges from the tenant and provide proof of actions taken;
- A Request for Reimbursement form must be received by the Housing Authority with receipts and proof of collection attempts within 30 days of the Housing Authority's move-out inspection; and
- The move-out must have occurred on or after July 1, 2018.

The owner or authorized agent must be present during the move-out inspection and only damages claimed by the owner are reimbursable. All claims for damages must be supported by actual bills for materials and labor and copy of canceled checks or other receipts documenting payment. The owner may not bill for his/her own labor but can bill for an employee's labor, such as the work performed by maintenance staff or resident manager.

In processing a claim, any amount owed to the owner for unpaid rent and legal fees will be deducted from the tenant's security deposit before the cost of damages are deducted. If the security deposit is insufficient to cover these costs, the Authority will pay for qualified costs beyond the security deposit but not to exceed \$2,000.

The Authority will not reimburse for items considered normal wear and tear, cleaning, routine turn-over preparation, scheduled interior painting or previously existing conditions. For example, carpet faded and worn thin from walking is normal wear and tear, but carpet with holes, stains or burns is excessive tenant damage. Cleaning of the unit and carpet cleaning are not covered. However, if the carpet is so stained or damaged that cleaning is not effective, then the Authority will pay for carpet replacement which will be prorated based on the number of years the tenant resided in the unit and the life expectancy of the carpet. For example, the life expectancy for carpet is five years. If the tenant lived in the unit for 3 years and damaged the carpet, the Authority will reimburse 2/5 of the cost to replace the carpet.

The program guidelines, including a life expectancy chart, are available at: <https://www.norwalk.org/city-hall/departments/community-development/housing-authority/landlord-resource-page>.

## Security Deposit Assistance Program Funding Renewed

The Norwalk City Council has renewed HOME funds for the Security Deposit Assistance Program. The program provides a one-time grant of up to two months rent or \$2,500, whichever is less, to new Section 8 voucher holders and homeless families for payment of the security deposit. At the end of the tenancy, the landlord is to refund the remaining security deposit to the tenant.

Tenants are only eligible for the security deposit assistance if they are moving to a new unit. If the tenant wants to use their Section 8 voucher at their existing unit, then they are not eligible for security deposit assistance.

For more information contact our office at (562) 929-5588 or visit us on the web at [www.norwalkca.gov/Section8](http://www.norwalkca.gov/Section8).

Happy Independence Day

## Housing Authority Receives 8% Funding Increase

On May 23, 2018, the Authority was notified that it has received a funding increase of 8% retroactive to January 1, 2018. Authority staff are now scrambling to issue vouchers and find units in order to utilize the increased funding before the end of the calendar year.

Please call us at (562) 929-5588 if you anticipate having any vacancies so that we can refer voucher holders to you.

### Latest Raffle Winners

In appreciation, landlords will receive a raffle ticket with each new Section 8 Contract. Just sign and return the raffle ticket and Contract, and you will be entered into the next monthly drawing. Each winner receives a \$25 gift card to a Norwalk business.

#### April (Starbucks)

Miracle Mile Properties, LP  
Norwalk Housing Investors, LP

#### May (AMC Theatre)

Miracle Mile Properties, LP  
San Antonio Gardens, LP—2 winning tickets!



#### 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

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