



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

APRIL 2014

VOLUME VII, NUMBER 2

New 2014 Payment Standard Schedule

The Housing Authority is continuing its participation in HUD's "Small Area Fair Market Rent" (SAFMR) demonstration program, whereby the payment standard or fair market rents (terms are used interchangeably) are based and broken down by city zip codes and not geographic wide metropolitan areas.

By using the SAFMR information provided by HUD, the Housing Authority's payment standard will be based on HUD's analysis of Long Beach data by zip code—rents that are more reflective of the Long Beach community.

The 2014 Payment Standards will be applied to **all new contracts** for which documents are received on or after March 1, 2014 and those new contracts with effective dates of April 1, 2014. In addition, the 2014 Payment Standard will be applied to **annual recertifications effective** August 1, 2014 except where the fair market rent has decreased.

A copy of the 2014 Payment Standards is enclosed with this newsletter and can also be found on our website at <http://www.longbeach.gov/civica/filebank/blobdload.asp?BlobID=35924>

New Utility Allowance Schedules

In March 2014, the Housing Authority Commission approved the adoption of revisions to both the Standard Utility Allowance Schedules and the Energy Efficient Utility Allowance Schedules for new construction projects. These new schedules became effective April 1, 2014 and can be found on the Housing Authority's website at http://www.longbeach.gov/health/housing/owner_information/utility_allowance_schedule.asp Enclosed are the schedules for Single and Multi Family units.

The U.S. Department of Housing and Urban Development (HUD) requires Public Housing Agencies to annually review and amend, if necessary, their Utility Allowance Schedules if there is a 10% change in utility rates. This fall, the Housing Authority hired the Nelrod Company

to review and assess 1) the Standard Utility Allowance Schedules which are used when calculating the tenant portion that each assisted household must pay for utilities and 2) the Energy Efficient Utility Allowance Schedules which are used to calculate the costs of tenant paid utilities in new residential construction projects that meet certain energy criteria.

During the review by Nelrod, it was found that in comparing the utility rates from last year to this year, there was a rate change of more than 10% in several of the utilities; therefore, updated/revised Utility Allowance Schedules were implemented.

Direct Deposits—When the Funds are in your Account

Recently, the Housing Authority received several inquiries regarding-- "what happens when the first of the month falls on a weekend or holiday—when will I see the HAP payment in my account?"

Standard business practice is the funds will be deposited into your account on the next business day. If the first is on a Saturday or Sunday, the funds will be deposited into your account on the following Monday. If by chance the first is a Friday and it is a holiday, you will receive your funds on the following Monday.

For the remainder of 2014, the first falls on a weekend on June 1 and November 1—on these dates the direct deposit funds will be in your account on Monday, June 2 and Monday November 3 respectively. The only holiday on the first will be Labor Day, Monday September 1, in which case the funds will be deposited on Tuesday, September 2.

REMINDERS:

Next Owner Orientation

Mark your calendar! The next Owner Orientation session is scheduled for Wednesday, May 21st from 4:00 pm - 6:00 pm at the Housing Authority Bureau, 521 East 4th Street, Long Beach, CA, 90802. Since seating is limited, please RSVP by calling the Bureau secretary at 562-570-5490. Also, please remember to park in the guest lot, one block west of the office between Elm and Linden Streets.

Advertising Your Property

Don't forget! The Housing Authority has partnered with www.Gosection8.com, which provides an enhanced program to list rental properties on line. For more information about this program, visit their website at www.Gosection8.com or give them a call, 1-866-466-7328.



City of Long Beach

Working Together to Serve

Bureau of Environmental Health

Welcome to the Lead Hazard Control – Healthy Homes Program!

The City of Long Beach Department of Health and Human Services is administering a grant from the Federal Department of Housing and Urban Development (HUD). The grant provides funding to promote healthy living conditions, including the elimination of lead hazards in low-income residential properties in Long Beach where children under six years old or pregnant women reside. Lead hazard control activities can include interior and exterior painting, window and door replacement, and other renovations. Healthy Homes activities include fixing hazards in the home (like fixing trip hazards, repairing leaks, etc.) The Program also provides education for owners and tenants to help prevent childhood lead poisoning and encourage healthy housing conditions.

How Does it Work?

First, a tenant eligibility review is required. **A child under six years old (or a resident pregnant woman) must live in the unit for it to be eligible.** Also, the tenant shall provide **proof of income** to make sure they meet the income requirements of the program. If the tenants qualify, then the **property** (including residential units and common areas) **is surveyed by a trained Healthy Homes inspector, and a certified lead inspector.** Lead-based paint hazards include flaky paint, lead paint dust, and contaminated soil. Other home safety hazards that may be eligible for repair in this program include trip-and-fall hazards, fire hazards, mold and more. The inspection includes sampling and testing of paint, dust and soil. Most structures built before 1978 have some level of lead-based paint in the structure.



If lead-based paint hazards are identified, a **work plan is developed** to stabilize and/or eliminate the lead hazards. Certified lead based paint contractors will bid on the work plan. A **walk through of the property** will be scheduled for bidders, so tenants will need to be notified at least 24 hours advance.

After the bids are received and evaluated, a **contractor will be selected** by the program. The property owner, Program staff and the contractor will meet to schedule the work. The City will enter into a contract with the licensed lead abatement contractor who will perform the corrective work.



What Are My Responsibilities?

As the owner, you will be responsible for a **co-pay of 8%** of the lead hazard control cost. Healthy Homes repairs and all other costs are fully funded. The exact owner co-pay will be known when the contractor is selected.

What About the Residents?

If the project involves relocation of occupants, the **program will pay for 100% of the relocation costs.** Relocated tenants who choose to stay with friends or relatives during construction are provided \$25 (per resident family member, per day) for food and their inconvenience. Tenants who choose to be lodged in a nearby hotel

will receive \$15 (per resident family member, per day) for food. The Program will pay the hotel directly for their lodging. Property owners are not eligible for relocation reimbursement, even if they reside on the property.

Relocated **tenants** will be required to **prepare their units** prior to relocation. This preparation typically involves removing items from all horizontal surfaces (shelves, tables, cabinets), removal of items from walls and doors, removal of window dressing and treatments (blinds, curtains, etc.), and the removal of food and other perishable items. Boxes will be provided. Tenants should be prepared to take valuables (cash, cameras, jewelry, portable electronic devices) out of the unit.



Contractors will use lead-safe practices to prepare the units and surfaces, which includes using plastic sheeting to protect surfaces and sealing areas away from contamination by lead dust. Furniture will be moved if necessary, but in most cases furniture will be moved to the center of the room and covered with plastic sheeting.

When the construction / repair work is finished, a Program inspector will test and inspect the units to make sure that the lead and other home-based hazards have been removed or controlled. This process is called "clearance," and it takes approximately 24 hours to receive the results. When the units pass clearance, the residents may come back to their apartments.

Does my Property Qualify?

HUD funding is available only to properties that have **repairable lead hazards**, properties that house **low and very low-income families**, and individual housing units **where a pregnant woman or child under six lives**.

Family Size Circle One	≤ 50 % of Median Very Low or Below	≤ 80% of Median Low Income
1	≤ 28,550	≤ 45,650
2	≤ 32,600	≤ 52,200
3	≤ 36,700	≤ 58,700
4	≤ 40,750	≤ 65,200
5	≤ 44,050	≤ 70,450
6	≤ 47,300	≤ 75,650
7	≤ 50,550	≤ 80,850
8	≤ 53,800	≤ 86,100

It is also required that the building be compliant with existing City of Long Beach Housing Code, and Health Housing regulations. Property owners will need to bring properties up to code before any lead-hazard control or home-hazard remediation is conducted.

What do I Need to Do to Participate?

You've taken the first step! For more information, or to enroll, please call (562) 570-4488, and leave a message, or send an e-mail to lead-hazard-control@longbeach.gov. A Program staff member will answer all of your questions, and schedule an initial inspection of your property (inside and outside) to determine the likelihood that your property will qualify. We can also answer questions about this program and other City of Long Beach programs including low-cost loan programs, lead hazard education, healthy home and allergy programs, and more.

We look forward to hearing from you! – The Lead Hazard Control Team

Visit us at <http://www.longbeach.gov/health/eh/lead/>



**2014 PAYMENT STANDARD SCHEDULE FOR
THE CITY OF LONG BEACH HOUSING
AUTHORITY**

Effective April 1, 2014

	0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	5 Bdrm	6 Bdrm	7 Bdrm
Zip Code								
90802	\$730	\$890	\$1,160	\$1,590	\$1,780	\$2,047	\$2,314	\$2,581
90803	\$940	\$1,150	\$1,500	\$2,060	\$2,300	\$2,645	\$2,990	\$3,335
90804	\$810	\$1,000	\$1,300	\$1,780	\$2,000	\$2,300	\$2,600	\$2,900
90805	\$760	\$940	\$1,220	\$1,670	\$1,870	\$2,150	\$2,431	\$2,711
90806	\$740	\$910	\$1,180	\$1,620	\$1,810	\$2,081	\$2,353	\$2,625
90807	\$860	\$1,050	\$1,370	\$1,880	\$2,100	\$2,415	\$2,730	\$3,045
90808	\$1,010	\$1,240	\$1,610	\$2,210	\$2,470	\$2,841	\$3,211	\$3,581
90810	\$740	\$910	\$1,180	\$1,620	\$1,810	\$2,081	\$2,353	\$2,625
90813	\$690	\$840	\$1,100	\$1,510	\$1,690	\$1,944	\$2,197	\$2,451
90814	\$840	\$1,030	\$1,340	\$1,840	\$2,060	\$2,369	\$2,678	\$2,987
90815	\$1,100	\$1,340	\$1,750	\$2,400	\$2,690	\$3,093	\$3,497	\$3,900
90822	\$860	1,060	\$1,380	\$1,890	\$2,120	\$2,438	\$2,756	\$3,074

**Allowances for Tenant
Furnished Utilities and other
Services**

U.S. Department of Housing and Urban
Development
Office of Public and Indian Housing

OMB Approval No. 2577-0169

Locality: Housing Authority of the City of Long Beach, CA		Unit Type: Standard Multi- Family				Effective: April 1, 2014	
Utility or Service		Monthly Dollar Allowances					
		0 BR	1 BR	2 BR	3 BR	4 BR	5 BR
Heating	a. Natural Gas	\$5.00	\$7.00	\$9.00	\$11.00	\$14.00	\$16.00
	b. Bottle Gas/Propane	\$22.00	\$28.00	\$37.00	\$47.00	\$59.00	\$65.00
	c. Electric	\$6.00	\$8.00	\$10.00	\$11.00	\$13.00	\$15.00
	d. Oil / Other						
Cooking	a. Natural Gas	\$3.00	\$4.00	\$6.00	\$7.00	\$8.00	\$9.00
	b. Bottle Gas/Propane	\$12.00	\$16.00	\$25.00	\$28.00	\$34.00	\$37.00
	c. Electric	\$5.00	\$6.00	\$8.00	\$10.00	\$12.00	\$14.00
Other Electric (Lights & Appliances)		\$13.00	\$20.00	\$26.00	\$35.00	\$50.00	\$66.00
Air Conditioning		\$4.00	\$5.00	\$8.00	\$10.00	\$13.00	\$16.00
Water Heating	a. Natural Gas	\$5.00	\$7.00	\$10.00	\$13.00	\$16.00	\$18.00
	b. Bottle Gas/Propane	\$22.00	\$31.00	\$40.00	\$53.00	\$65.00	\$74.00
	c. Electric	\$8.00	\$12.00	\$17.00	\$21.00	\$26.00	\$32.00
	d. Oil / Other						
Water		\$26.00	\$26.00	\$32.00	\$37.00	\$42.00	\$48.00
Sewer		\$9.00	\$9.00	\$10.00	\$11.00	\$12.00	\$12.00
Trash Collection		\$23.00	\$23.00	\$23.00	\$23.00	\$23.00	\$23.00
Range / Microwave Tenant-purchasing/leasing		\$12.00	\$12.00	\$12.00	\$12.00	\$12.00	\$12.00
Refrigerator Tenant-purchasing/leasing		\$13.00	\$13.00	\$13.00	\$13.00	\$13.00	\$13.00
Other-- specify:	Monthly Electric Fee \$0.71	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00	\$1.00
	Monthly Gas Fee \$5.36	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00
Actual Family Allowances				Utility or Service		per month cost	
To be used by the family to compute allowance. Complete below for the actual unit rented.				Heating		\$	
				Cooking		\$	
Name of Family				Other Electric		\$	
				Air Conditioning		\$	
				Water Heating		\$	
				Water		\$	
Address of Unit				Sewer		\$	
				Trash Collection		\$	
				Range / Microwave		\$	
				Refrigerator		\$	
				Other		\$	
				Other		\$	
Number of Bedrooms				Other		\$	
				Total		\$	



**UTILITY ALLOWANCES FOR MOBILE HOMES OR ENERGY EFFICIENT UNITS
CAN BE PROVIDED UPON REQUEST**