



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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Lead Hazard Control Program Update

Last September, we printed a special issue on the City's Lead Hazard Control Program. It is such an important program that we thought we should give you an update.

In 2009, the City of Long Beach received a three year, \$3 million grant from the Department of Housing and Urban Development (HUD) to establish a Lead Hazard Control Program. Since then, the program has been eliminating lead-based paint hazards in qualified low-income residential housing throughout the City.

Lead-based paint is hazardous when it is peeling, chipping, or deteriorating into dust form. Children under 6 years old are at a particular risk from lead poisoning because their developing minds and bodies absorb lead at three to five times the rate of adults. Pregnant women are at similar risk. The effects of prolonged or high-level exposure to lead can create permanent damage.

Over the last two years, 140 units have received cleaning services, new paint, and in some cases window and door replacement. The program is wrapping up the current funding cycle by addressing lead-based paint hazards on the final 45 units.

The program is not enrolling any new properties right now, however the current program is providing free training for City of Long Beach property owners, painters, handymen, and anyone else interested in becoming a certified lead-safe worker. If you are interested in learning more about free training and certification, please contact Victoria Chavez at (562) 570-4512 or at victoria.chavez@longbeach.gov.

The City of Long Beach is applying for another \$3 million dollar grant in February of 2012. Keep checking this newsletter for the latest information on the Lead Hazard Control grant program, including enrollment information for the next grant cycle.

How to Avoid Security Deposit Disputes

In the February 2011 issue of Property Manager Magazine, there was a very good article by Jackie Ramstedt on security deposit disputes and steps that landlords can take to eliminate any misunderstandings.

First, it recommends to make sure that your expectations to the resident are very clear from the beginning. The day that you accept the security deposit, give the resident a copy of your "Security Deposit Criteria".

Hopefully, this will help defuse all perception issues when it comes time for the tenant to move out. Some key criteria items that should be included are: all personal items, debris, trash, etc must be removed when you move out; forwarding address must be left; damage to property beyond normal wear and tear will result in charges; and explicit cleaning instructions that cover just how thorough you want the tenant to clean the unit.

Also, the article states that the legalities of not getting a security check or record of the disposition of the security deposit monies to the tenant within 21 days of move out, can result in a lawsuit where the tenant is entitled to receive the entire deposit check.

Remember, documentation, good communications and an overall understanding of the policies by all parties involved are the keys to avoiding disputes!

Advertising Your Property

The Housing Authority has partnered with www.Gosection8.com, which provides an enhanced program to list rental properties on line. Please see attached flyer for more information, visit their website at www.Gosection8.com or give them a call, 1-866-466-7328.

Upcoming Holidays

The Housing Authority Bureau will be closed for the holidays as follows: Monday, December 26 for Christmas and Monday, January 2nd for New Year's Day.

Happy Holidays!

