



# HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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## **Housing Authority to Participate in HUD's SAFMR Study**

In September of this year, the Housing Authority was approached by the U.S. Department of Housing and Urban Development (HUD) to participate in a nation-wide study called the "Small Area Fair Market Rent (SAFMR)" Demonstration Program. This Demonstration Program will use fair market rents 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 new SAFMRs will become effective December 1, 2012 for all new contracts and April 1, 2013 for contract renewals. On the opposite side are the current Small Area Fair Market Rents as issued by HUD.

According to HUD, the purpose of this four-year Demonstration Program is to learn more about the effects of using Small Area Fair Market Rents, which are designed to enable voucher tenants access to more units in neighborhoods of opportunity where jobs, transportation and educational opportunities exist. Depending on HUD's analysis of this study, SAFMRs may become the standard used across the country.

## **REMINDERS:**

### **Advertising Your Property**

The Housing Authority has partnered with [www.Gosection8.com](http://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](http://www.Gosection8.com) or give them a call, 1-866-466-7328.

### ***Happy Holidays!***

The Office will be closed for the holidays as follows: Tuesday, December 25 for Christmas Day and Tuesday, January 1 for New Year's Day.

## Housing Authority of City of Long Beach (HACLB)

### HUD's 2013 Published Small Area FMRs

#### by Zip-Code Chart

Zip Code	Bedroom Size							
	0	1	2	3	4	5	6	7
90802	\$730	\$900	\$1,170	\$1,600	\$1,800	\$2,070	\$2,340	\$2,610
90803	\$950	\$1,160	\$1,510	\$2,070	\$2,320	\$2,668	\$3,016	\$3,364
90804	\$810	\$1,000	\$1,300	\$1,780	\$2,000	\$2,300	\$2,600	\$2,900
90805	\$770	\$940	\$1,230	\$1,690	\$1,890	\$2,174	\$2,457	\$2,741
90806	\$750	\$910	\$1,190	\$1,630	\$1,830	\$2,105	\$2,379	\$2,654
90807	\$860	\$1,060	\$1,380	\$1,890	\$2,120	\$2,438	\$2,756	\$3,074
90808	\$1,020	\$1,250	\$1,630	\$2,230	\$2,500	\$2,875	\$3,250	\$3,625
90809	\$870	\$1,070	\$1,390	\$1,910	\$2,130	\$2,450	\$2,769	\$3,089
90810	\$750	\$910	\$1,190	\$1,630	\$1,830	\$2,105	\$2,379	\$2,654
90813	\$690	\$840	\$1,100	\$1,510	\$1,690	\$1,944	\$2,197	\$2,451
90814	\$850	\$1,040	\$1,350	\$1,850	\$2,070	\$2,381	\$2,691	\$3,002
90815	\$1,100	\$1,350	\$1,760	\$2,410	\$2,700	\$3,105	\$3,510	\$3,915

These are the current Small Area Fair Market Rents as issued by the U.S. Department of Housing and Urban Development (HUD). Please note that this year, based on a pilot project, The Housing Authority of the City of Long Beach will apply the data on the above chart to determine owner and tenant's rent portions. All rents are approved using the GoSection8.com rent comparable database and reflect current market trends.