



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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New Utility Allowance Schedules

In December, 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 become effective January 2009 and can be found on the Housing Authority's website at www.haclb.org.

The revised new schedules are different from the current formats and are more detailed. For example, building types now include single family and multi family units and more utilities and services are included (e.g.) bottled gas, air conditioning and water and sewer are now separate.

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 summer, 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, it was found that the rate for electricity in Long Beach increased greater than 10%; therefore, new Utility Allowance Schedules would need to be implemented. The last time the allowance schedules were revised was in 2005.

In addition, the contractor, the Nelrod Company, worked with HUD in the development of the 2008 new guidelines and procedures for the utility allowance schedules that all Public Housing Agencies are to follow.

Overall, the Nelrod Company report indicated the following trends for the utility allowances in Long Beach (note-amount of increase or decrease varies depending on unit type and utilities used):

- Electric utility costs increased; therefore, the cost of electricity in Long Beach increased as did the allowances
- Natural gas utility allowances decreased for space and cooking and increased for water heating
- Water and sewer utility allowances increased
- Trash collection charges increased
- Allowances for resident provided refrigerators and ranges increased
- Air conditioning is now a separate electric charge

New Owner Orientation Sessions for 2009

New and existing owners are welcome to join the staff of the Housing Authority for a workshop designed to provide property owners and managers with information about Housing Choice Voucher Program rules and regulations along with various Housing Authority processes and procedures.

For 2009, the new owner orientation sessions will be held on Wednesdays on these dates:

- February 25
- May 27
- August 26
- November 18

All of the sessions are from 4:00 pm - 6:00 pm at the Housing Authority Office, 521 E 4th Street, Long Beach, CA, 90802 (on 4th Street between Atlantic and Linden Avenues). Seating is limited, so please RSVP by sending an email to Monique_lathrop@longbeach.gov or calling Monique Lathrop at 562-570-5490.

Guest parking is available at the parking lot located 1 block west of the Housing Authority's office (521 East 4th Street), on the north side of the street. We look forward to seeing you at the session!

Upcoming Holidays

The Housing Authority Bureau will be closed Monday, January 19 in observance of Martin Luther King, Jr. Day. The Bureau will reopen for business on Tuesday, January 20 at 7:30 am.