



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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Small Area Fair Market Rents

In January 2011, you were all sent a letter from Darnisa S. Tyler, Deputy Executive Director of the Long Beach Housing Authority regarding HUD's research on the Small Area Fair Market Rents. Since this a change in how we do business, we thought it would be beneficial to send you portions of the letter again.

The Small Area Fair Market Rents (FMR) is a result of extensive research conducted by HUD to study rent patterns of different Metropolitan areas by zip codes in the private and federally assisted markets.

In an effort to adjust for a more accurate market reflection, HUD published Small Area FMRs as a demonstration project using actual market information. This agency has not lowered the payment standard to reflect the Small Area FMRs; however, an extensive rent comparable study confirms the rents published by HUD and therefore supports a reduction of approvable rent in most Long Beach neighborhoods. The rents below are not a ceiling rent but do reflect a median rent for specific Long Beach areas. Please take the time to study the Small Area FMR matrix as it will immediately affect most rents approved by the Long Beach Housing Authority.

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed	5 Bed
90802	\$730	\$890	\$1,130	\$1,530	\$1,890	2173
90803	*	*	*	*	*	*
90804	\$850	\$1,040	\$1,310	\$1,770	\$2,190	2518
90805	\$840	\$1,030	\$1,300	\$1,760	\$2,170	2495
90806	\$770	\$940	\$1,190	\$1,610	\$1,990	2288
90807	\$920	\$1,120	\$1,420	\$1,920	\$2,370	2725
90808	*	*	*	*	*	*
90810	\$810	\$990	\$1,250	\$1,690	\$2,090	2403
90813	\$690	\$850	\$1,070	\$1,450	\$1,790	2058
90814	\$900	\$1,090	\$1,380	\$1,860	\$2,300	2645
90815	*	*	*	*	*	*

***Small Area FMRs and new rent comparable information did not impact rental rates in these zip codes.**

HUD's goal in this new process is to better reflect the actual rents in urban areas and neighborhoods. Should you have questions or concerns, please direct them to Alison King at 562.570.6153 or Alison.king@longbeach.gov.

New Owner Orientation Sessions for 2011

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 the coming year, the new owner orientation sessions will be held on Wednesdays on the following dates: May 25; August 24; and November 16.

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

Please note that 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!

REMINDER 1: Installation of Carbon Monoxide Detectors

Starting on July 1, 2011, Housing Authority inspectors will be enforcing the carbon monoxide detector requirement as part of their inspections, to ensure that owners are in compliance with the new law. For more details refer to your December 2010 HAP CHECK NEWS or visit our website-

<http://www.longbeach.gov/health/housing/resources/publications.asp>

REMINDER 2: Inspection Policies

Don't forget, scheduled Annual HQS appointments resulting in "No Entries" are considered "Failed" inspections. And, remember a combination of two consecutive "No Entries, and Failed" inspections automatically stop HAP payments. If you have any question on these very important reminders, please contact the Inspections Unit at 562-570-5303.