



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

MARCH 2012

VOLUME V, NUMBER 1

A Review of the Types of Inspections

As required by HUD, over the course of a year the Housing Authority's Inspections Unit conducts almost 14,000 inspections for the various programs that the Housing Authority operates (Housing Choice Voucher, Veterans Affairs Supportive Housing, Shelter Plus Care, Housing Opportunities for Persons with AIDS, Project Based Housing Choice Voucher- Palace Apartments) to ensure that each leased unit meets the Program guidelines established by HUD and the Housing Authority.

The various inspections that the Housing Authority performs include:

- Initial inspections** - the first inspection of the unit before a lease can be signed and the participant can move in
- Annual inspections** - an inspection of each unit at least every 364 days to ensure compliance with housing quality standards
- Re-inspections and subsequent inspections** - which are follow-ups to annual inspections which need some type of corrective actions
- Special inspections** - the Housing Authority is informed by the participant, the landlord or a neighbor that there is a problem/complaint with the leased unit and some type of corrective action may be needed
- Quality Control inspections** - when a supervisor re-inspects a unit to ensure the quality of the inspection and to ensure that the unit meets all of the HUD requirements

Inspection notices to owners and tenants are mailed in advance to give all parties advanced notice of the inspection and to ensure access to the unit.

Remember, it is the responsibility of both the owner and tenant that each leased unit meets the inspection guidelines as established by HUD and the Housing Authority. Failure to meet and correct any inspection failures could lead to abatement of the rent and ultimately termination of the lease contract with the owner and eviction of the tenant.

So, to avoid any issues and a possible delay in payment, please allow the Housing Inspectors access to the subsidized units and correct any deficiencies within the required timelines. If you have any questions about inspections, please contact Saulo Amezquita, Inspections Coordinator by email at Saulo.Amezquita@longbeach.gov or by phone at 562-570-5301.

REMINDERS:

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.

Next Owner Orientation

Mark your calendar! The next Owner Orientation session is scheduled for Wednesday, May 23rd from 4:00 pm - 6:00 pm at the Housing Authority Bureau, 521 East 4th Street, Long Beach, CA, 90802 (on 4th Street between Atlantic and Linden Avenues). Since seating is limited, so please RSVP by calling Monique Lathrop at 562-570-5490, or sending an email to Monique.Lathrop@longbeach.gov Also, please remember to park in the guest lot, one block west of the office between Elm and Linden Streets.

Signing-up for Direct Deposit

Please note that when signing up for direct deposit or making a change to your direct deposit account, depending when you send in the request, it can take up to two payment cycles until the direct deposit becomes effective.

During this time if you are owed funds, you will receive a check. If you have any questions, please contact A'ja Hollins-Wallace at 562-570-6033 or send her an email at aja.hollins-wallace@longbeach.gov

Using direct deposit saves all of us time and money and we are helping the environment!

Web Site- www.haclb.org

Check out our website at www.haclb.org for the latest information about the Housing Authority and its various programs, forms and on-line services.