



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH NEWSLETTER

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Message from Darnisa Tyler, Bureau Manager

We are all very excited about reviving the *HAP CHECK NEWS* newsletter. Through this newsletter my goals are to share information with you, the owner/manager, keep you informed and updated on the Housing Choice Voucher Program requirements and tell you about the various activities and programs offered through the Housing Authority of the City of Long Beach (Housing Authority).

With your assistance, the Housing Authority is able to offer over 6000 low income, disabled and elderly families of Long Beach, decent, safe and sanitary housing through the Housing Choice Voucher Program funded by HUD. In addition, through other HUD grants, the Housing Authority assists another 500 families in various programs. This includes: HOPWA, providing housing opportunities for people with AIDS; Shelter Plus Care, assisting the homeless and mentally challenged; and FSS-Family Self Sufficiency, helping individuals to become self sufficient.

I see this newsletter as one of the many ways that we can communicate with you. I hope you enjoy this issue!

ALERT: Fraudulent Vouchers

It has been brought to the attention of the Housing Authority that fraudulent Section 8 Rental Subsidy Vouchers are being provided to the general public. These fraudulent vouchers are labeled "Emergency Vouchers" and are on the Housing Authority's letterhead and contain our logo. The vouchers were distributed through a non-profit organization located in Compton, CA. **DO NOT accept or honor these vouchers.**

The Housing Authority is working with various city and federal agencies regarding these fraudulent vouchers. If you are approached with what you believe may be one of these fraudulent vouchers, please contact Gerlanda Larry, Housing Authority Assistant Coordinator at 562-570-6089 or Detective Ignacio Lugo of the County of Los Angeles Sheriff's Department at 562-906-5417.

Saving Time and Money—Direct Deposit

How many times have you accidentally lost or misplaced a check or just did not have time to make it to the bank? Or, if you made it to the bank, there was no parking and there were long lines at the teller window and ATM machines!

You can avoid these situations by signing up for direct deposit. With direct deposit there are no checks to be lost or stolen. Payments reach your account the day the payment is issued-- even if you are out of town, sick or unable to get to your financial institution. And it can save on gas by less trips to the bank.

The Housing Authority strongly encourages all landlords who are not signed up for direct deposit, to sign up now. It is fast and easy— call Royce Bell at 562-570-6348 or send her an email Royce_bell@longbeach.gov and she will send you the sign-up forms. In the long run it saves us both time and money! (OVER)

Inspection Checklist—Are You Prepared?

Property owners, are you ready for the next inspection of your units? Here are a few examples of common fail items and how to correct them:

- **Ceilings**-Repair any cracked plaster or holes. Repair water damages and correct the source of the leakage.
- **Doors/Cabinets**-Missing doors, knobs, locks, stops and loose or missing thresholds must be repaired or replaced. Sliding doors must have guides.
- **Floors**-Torn, damaged cracked or missing tiles/linoleum must be repaired/replaced. Carpeting should be clean. Torn, damaged or severely worn carpeting must be replaced.
- **Locks**-As required by California law, each entrance door (other than a sliding door) must be equipped with a deadbolt lock. Interior doors may only have privacy locks.
- **Plumbing and Fixtures**-Repair leaking faucets and clogged drains. Repair/seal chipped porcelain on sinks, basins and tubs. Install tub and basin stoppers.
- **Fire Extinguisher**-There must be a fire extinguisher present and in good working condition in all areas required by Long Beach Fire Code.
- **Utilities**-The utilities must be on so the inspectors can determine whether the appliance(s) and electrical components are functioning properly.
- **Windows**-Repair/replace cracked, broken, missing and boarded up windows. Windows must operate properly and be able to be locked.

Email Notifications of Direct Deposit

In a continued effort to reduce expenses and notify you sooner of your housing assistance payments (HAP), the Housing Authority plans to send your direct deposit HAP payment notification via email by July 1, 2008. To sign up for this service, please send an email to HADirectDeposit@longbeach.gov with the following information:

- Your full name
- Your current address
- Last 4 digits of your social security number
- Email address or addresses to send the notification to

This will expedite the notification process, reduce costs and is another step in the Housing Authority's efforts to reduce paper.

Upcoming Events: New Owner Orientations

New and existing owners are welcome to join the staff of the Housing Authority for a workshop designed to provide property owners/managers with information about Housing Choice Voucher Program rules and regulations along with various Housing Authority processes and procedures. Seating is limited, so please RSVP by calling Monique Lathrop, 562-570-5490 or send an email to

Monique_lathrop@longbeach.gov.

For the remainder of the year, sessions are scheduled for May 28, August 27 and November 19. 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).