



HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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Sequestration— Effects on the Housing Authority

The next several months will be very challenging for the Housing Authority as it continues to deal with sequestration- the series of automatic, across the board cuts to federal government agencies.

Housing Authority staff continues to analyze these budgetary cuts for the Housing Assistance Payments (HAP) to landlords and the administrative fees the Housing Authority receives to operate the various rental assistance programs. In addition, the Housing Authority continues to closely monitor expenses and to reorganize its staff, workflow and in some cases its procedures to become more efficient.

What does this mean to you and the families on the program? Through December 2013, business as usual is anticipated. However, if the sequestration issues and future federal funding issues for FY 14 are not resolved in the next few months, the Housing Authority may have to:

- postpone adding new families to the program;
- reduce the number of families served through normal program attrition;
- restrict Housing Choice Voucher participants from exercising the option to “port” to higher costs communities;
- or as a last resort, drop families from the program.

The total impact that sequestration and the resulting funding cuts will have on the Housing Authority after December 2013 are still to be determined as federal funding for FY14 is still under consideration.

Stricter Regulations on Lead Paint in Rental Units

Recently, HUD’s Office of Healthy Homes and Lead Hazard Control Division reminded the Housing Authority of the enforcement requirements in resolving issues dealing with lead based paint.

Effective immediately, during an inspection, any rental unit built before 1978 that houses children six and under, and is found to have deteriorating lead-based paint violations must receive clearance from an EPA or state approved Lead Safe certified professional or firm before the unit can pass inspection—no exceptions.

Deteriorating lead-based paint includes paint that is peeling, chipping, chalking, cracking, or damaged. This also includes paint found on windows, window sills, doors, door frames, stairs, railings, banisters and porches, in or outside the rental unit, common areas or the exterior of the building.

Be proactive and ensure that your rental unit does not contain any lead based paint violations prior to your next inspection. Some suggestions from the EPA and HUD include:

- Always keep painted surfaces in good condition to minimize deterioration
- Don't try to remove lead-based paint yourself
- Get your unit checked for lead hazards –find a certified inspector or risk assessor at epa.gov/lead
- When renovating, repairing, or painting, hire only EPA or state approved Lead-Safe certified renovation firms

For more information visit epa.gov/lead or call 1-800-424-LEAD (5323) for a list of contacts in your area.

REMINDERS:

-Carbon Monoxide Devices

The Carbon Monoxide Poisoning Prevention Act (California Senate Bill – SB 183) required all single-family homes with an attached garage or a fossil fuel source to install carbon monoxide alarms within the home by July 1, 2011. In addition, owners of multi-family leased or rental dwellings, such as apartment buildings, had until January 1, 2013 to comply with the law.

The California State Fire Marshal has created some frequently asked questions (FAQ) on carbon monoxide devices to provide the citizens of California with information on this important matter. For a list of the FAQs, you can visit the following website:

<http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf>

-Advertising Your Property

The Housing Authority has partnered with 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 or give them a call, 1-866-466-7328.

-New Utility Allowance Schedules

In March 2013, 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 became effective April 1, 2013 and can be found on the Housing Authority's website at http://www.longbeach.gov/health/housing/owner_information/utility_allowance_schedule.asp