



# HAP CHECK NEWS

THE HOUSING AUTHORITY OF THE CITY OF LONG BEACH OWNER NEWSLETTER

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## A Picture is Worth a Thousand Words!

Did you ever wonder what type of deficiencies the inspectors are actually looking for when they come out to inspect your unit?

Well to give you a better idea, Saulo Amezcuita, our Inspections Coordinator, has been in the field taking lots of pictures. On our website, <http://www.longbeach.gov/cd/housing/inspections.asp>, you will find pictures of actual "failed items" that were taken during Quality Control Inspections over the past few months.

If these conditions exist in your unit, they will need to be corrected in order for your unit to pass inspection.

Below are a few pictures of the failed items that you will see on our website.

### Excessive Debris



There should not be large amounts of accumulated or scattered trash or debris on the premises. A clean, well maintained refuse area is critical to prevent:

- An environment for vermin & fly breeding
- Food source for vermin and flies
- An odor nuisance

### Electrical Outlets



- Properly Installed
- Secured to wall
- No cracks or missing covers
- GFCI/GFI working as designed
- Units must be free from excessive cord wires
- Painted GFCI/GFI test & reset buttons

### Sinks, Tubs, and Toilets



- Bathroom fixtures must deliver hot and cold water
- All fixtures must be properly secured to wall and/or floors
- Tubs and sinks need to be intact with an adequately caulked junction, and a smooth non-flaking surface

## **Tenants Protected at Foreclosure**

In May 2009, President Obama signed the "Protecting Tenants at Foreclosure Act of 2009." The Act includes protections for tenants, including Housing Choice Voucher/Section 8 (HCV) tenants, who are living in homes subject to foreclosure.

The Act requires that any new owner, who takes possession of a property through foreclosure, is legally bound by the existing HCV lease and the Housing Assistance Payments contract. A foreclosure does not automatically terminate the HCV lease and contract.

In most cases, the new owner cannot evict the tenant until the end of the lease. However there are two exceptions:

- 1) If the new owner wants to use the home as a primary residence, the new owner must give the tenant a 90-day notice to vacate, and
- 2) If a tenant does not pay the rent, the new owner only has to give a 3-day notice to pay rent or move.

For more information on this Act, please check

<http://www.govtrack.us/congress/bill.xpd?bill=h111-1247>

## **Direct Deposit of Housing Assistance Payments**

To avoid hearing the phrase, "the check is in the mail", sign up for direct deposit today. It's real simple, contact Royce Bell at 562-570-6348 or send her an email [Royce\\_bell@longbeach.gov](mailto:Royce_bell@longbeach.gov) and she'll send you the necessary forms.

## **Labor Day Holiday**

The Housing Authority will be closed Monday, September 7 for the Labor Day Holiday. The Housing Authority will resume normal business hours at 7:30 am on Tuesday, September 8.

On behalf of the Housing Authority Bureau, we wish you all a very safe Labor Day weekend!

