



Berkeley Housing Authority



Section 8 HAP'nings! August 2014

HAP Payments - Timing

The HAP contract requires PHAs to pay Housing Assistance Payments to owners at the beginning of each month [Sec 7.a.(1)]. BHA receives funds from HUD for HAP payments on the first working day of the month (note: this is not always on the 1st of the month). Landlords with direct deposit can expect their HAP payments in their bank accounts on the evening of the first working day of the month, or when funds are received from HUD (whichever is soonest). For the month of September, Landlords who do not participate in direct deposit, may pick up their checks at BHA during business hours beginning September 2, 2014.

You've Got Mail?

BHA is moving to a more automated/"green" communications system with regard to HAP checks and inspection services. As you know, you are required to sign up for Direct Deposit for the monthly HAP (rental subsidy) payment. We will soon roll out a program whereby you will receive inspection notices via email. To ensure on-time delivery of your "check stub" and other important notices, please submit the following information via Email (use "Owner Email" in the subject line to bha@ci.berkeley.ca.us.

1. Name _____
2. Email _____
3. Address(s) of units under contract
4. Interest in receiving inspections notifications by email (scheduled inspections/pass and reinspection letters)? [] Yes [] No

This information is for BHA use only; your information will not be shared externally.

Have you seen your tenant?

It is really important that you monitor who is living in the contract unit. HUD prohibits BHA from paying any subsidy beyond the end of the month after the only household member passes away. That means, if the tenant passes away on July 31st at 11:59 p.m., \$0 subsidy can be paid for August. We understand the hardship on owners – but the HUD rule is very specific, \$0 subsidy after the end of the month. You may want to consider this HUD mandated rule when determining the amount of security deposit.

Unit for Rent

Demand for safe, decent rental housing is increasing at a rapid pace – and not just from students attending CAL. Berkeley provides a direct, public transit, commute to SF – and thus, many who work in SF are opting to live in Berkeley. More than ever – we need to strengthen our partnership! We've done what we can, setting our Payment Standard at 110% of the Fair Market Rent (FMR), and being very clear with households how important it is that they be *good, stable*, tenants. Please let us know if you have any questions, comments or feedback on how well we're doing, and what we can do to enhance your participation. Email your comments to bha@ci.berkeley.ca.us or mail to Tia Ingram, Executive Director, 1936 University Ave, Suite 150, Berkeley, CA 94704.

Anticipated New City Ordinance

We often are tasked with identifying the cause of dampness and discoloration – and responding to claims that it is, or is not mold. The City is tackling this issue. What follows are excerpts from the July 8th City Council report. For a copy of the full text, use this link: http://www.cityofberkeley.info/Clerk/City_Council/2014/07_Jul/Documents/2014-07-08_Item_56_Addressing_the_Presence.aspx :

“There is consensus among scientists and medical experts that the presence of dampness and mold in buildings indicates an increased risk of illness to occupants. Indoor dampness and mold exposure promote the development of asthma, allergies and respiratory infections.

- Exposure to any mold is cause for concern, making the testing and differentiation of molds unnecessary.
- All mold should be treated as a sign of moisture/dampness and a potential health hazard, and the unwanted moisture should be eliminated.
- The California Department of Public Health (CDPH) informational materials currently used by the City were created because of the absence of regulatory standards. In-lieu of testing, the CDPH recommends addressing mold and moisture concerns by:
 - Identifying and correcting the source of moisture
 - Rapidly drying or removing damp materials
 - Cleaning or removing mold and moldy material as quickly and safely as possible.

We are tracking this potential ordinance/program, and will continue to share information with you as it becomes available.