



Berkeley Housing Authority



Section 8 HAP'nings ~ December 2012

Thank You!

As we prepare to experience the last month of 2012 – we pause to extend a sincere Thank You – to you, our participating landlords. We are thrilled about the owners that joined us in 2012, and hope that we can continue to earn the support of all 650 participating owners in 2013. Without exception ~ we processed the “1st of the month” rental subsidy on the last day of each month prior. We feel pretty good about that ...but we won't be satisfied until we fully implement AC (direct deposit from our account to yours); we hope to roll this project out in March 2013. If you have not submitted a Direct Deposit Authorization Form to BHA, you may download it from our website at www.cityofberkeley.info/bha or contact Jayla Fuentecilla at (510) 981-5474 or bfuentecilla@ci.berkeley.ca.us.

A Good Tenant is Priceless!

When it comes to rental housing – high end or modest/affordable, you MUST start with a good tenant. We realize MOST of the assisted tenancies are excellent; some owners are so appreciative of good tenants – that they actually reduced the contract rent last year – to avoid creating a financial hardship for the family. Unfortunately that is not true of all assisted tenancies – or ALL *non-assisted* tenancies. You can avoid a lot of heart ache and expense – by doing a thorough job of screening and tenant selection. Follow your standard tenant screening practice (which may include criminal background and credit checks as well as reference calls to previous landlords), and consider these tips: visit the family in their current home, and if they are a current S8 program participant, ask to review inspection reports. This will give you a picture of how the family actually cares for the unit where they reside. If in doubt, decline the application.

1099-Report of Income

Statements will be mailed no later than January 31, 2013. If you have any questions about the information we have for you, please contact Jayla Fuentecilla. at (510) 981-5474 or email bfuentecilla@ci.berkeley.ca.us.

Emergency HQS Issues

Along with the holidays comes the rain, cozy fireplaces, decorations, lights, extension cords and a lot of cooking. Please caution your tenants about overloading circuits, testing smoke detectors, and monitoring the use of the fireplace. If you have an emergency – please email us at bha@ci.berkeley.ca.us; this in-box will be monitored throughout the month.

Staff Directory

Staff is just a call, fax or email away. When emailing, feel free to include a copy to the general inbox at BHA (bha@ci.berkeley.ca.us); this will ensure that a copy of your message is received in the Executive Office in addition to the person you are addressing. Your message will be acknowledged no later than the following business day (remember, the office is closed every Friday).

Holiday Closure

Be advised, the BHA office will be closed the following days in December:

- a. Fridays, December 14 and 28.
- b. Shut Down: Dec. 24 – 27, 2013

Visit our website: www.cityofberkeley.info/bha for additional information on closures.

Happy Holidays 😊

We have different backgrounds, come from various cultures, and we have different family traditions. However you celebrate – make the time special. The time will pass, and it will never be experienced again. Best Wishes from the Board of Commissioners and Staff of the Berkeley Housing Authority!