



Berkeley Housing Authority



Section 8 HAP'nings February 2013!

Sequestration: What it Means for You

BHA is currently authorized by HUD to administer 1,866 Vouchers – and that doesn't come close to meeting the applications for families, disabled, and seniors in the City of Berkeley. While our elected officials debate "cuts," we see the ever growing need for more assistance for the *least of these* among us. The Election and Inauguration are behind us, but there is no decision on sequestration – and the impacts on funding for government programs, of particular interest, the *Section 8 Voucher Program*. We continue to act prudently to ensure we have adequate funding to continue honoring all of the HAP contracts we have with our 750 participating landlords.

Domestic Violence

Domestic violence can take on various forms including but not limited to (a) physical violence, (b) stalking, (c) verbal threats, (d) date rape, etc. These situations can quickly escalate – resulting in great bodily harm to women, children, family members and friends, neighbors and other concerned parties. They can also produce damage to property. As a landlord you have certain legal obligations to work with a family that needs a change in the lease terms, or possibly to move to get away from the violent person(s). Enclosed is information on your rights and responsibilities. If you encounter or suspect any such activity contact the Berkeley Police Department immediately (Detective John Lenny with the Domestic Violence Division @ 981-5736), and provide notice to BHA for appropriate follow up.

Another Unit Inspection?????

A commonly heard question is "why is my unit being inspected again, it hasn't been one year?" HUD regulations require that we inspect each assisted unit before a contract is approved, and at least once every 12 months thereafter. The inspection is performed to determine compliance with Housing Quality Standards (HQS). In order to meet the one-year deadline for the "annual inspection" we start the process approximately 10 months after the initial

inspection, and every 10 months thereafter. We know having two inspections in a calendar year can be an inconvenience but it is our way of ensuring the safety of our participating families, and adhering to HUD regulations.

Scheduling this far in advance allows time to meet the deadline –whether a need to reschedule, or a need for an extension on the reinspection. Written notice of the inspection is mailed to the tenant and landlord approximately 2 weeks prior to the scheduled inspection. The length of advance notice for "special" inspections is determined by the severity of the conditions. Although we encourage both the tenant and owner to be present, the only requirement is for someone 18 or older to be present who is authorized to grant the Inspector permission to enter the unit. (**Note:** if your maintenance person is on hand at the time of the inspection, minor repairs can be made on the spot, avoiding the need for a reinspection).

Interim Case Manager Assignments

We are in the process of hiring a new Housing Specialist, and redefining "case loads." In the **interim**, please be advised of the following assignments (based on the last name of the assisted Head of Household):

- ✓ Lynda DeShazier, 510-981-5482, ldesrazier@ci.berkeley.ca.us: Last Name begins with: A, B, C, D and L and O
- ✓ Tilda Barnes, 510-981-5489, tbarnes@ci.berkeley.ca.us: Last Name begins with M, except Mi
- ✓ Tracy Jackson, 510-981-5486, tallen@ci.berkeley.ca.us: Last Name begins with: E, F, G, H, I, J and N and P
- ✓ Althea Maybon, 510-981-5478, amaybon@ci.berkeleyca.us: Last Name begins with K, Mi, Q, R, S, T, U, V, W, X, Y, Z.

We apologize for any inconvenience, and thank you in advance for your understanding and cooperation.

February 2013 Office Closures

- Monday, Feb 11. Office closed in observance of Abraham Lincoln's Birthday.
- Monday, Feb 18. Office closed in observance of President's Day.
- BHA Office is closed every Friday.