



Section 8 Property Owner News ~ June 2010

Celebrating YOU

Owner participation is critical to our ability to help low-income families, seniors and disabled families maintain safe and decent housing. Thanks to YOU, we are currently assisting over 1,700 to live in the exciting and diverse City of Berkeley. This past year we celebrated a milestone in the history of OUR Berkeley Housing Authority – we achieved “Standard performer” status under the U.S. Department of Housing and Urban development (HUD) Section 8 Management Assessment Program (SEMAP) – this is an annual assessment required of all housing authorities in the country! A place to call home is one of the most basic needs of every human being. We want to acknowledge YOU for partnering with us to make that dream a reality for those with minimum income. We are looking to identify our longest active participants, beginning with those who have participated in the Berkeley Housing Authority Section 8 program for 10, 11-15, or 16 or more years! We are also hoping to identify 1 or 2 owners who have been with us since the days of the “Section 23 Program.” **If you are one of our long-time participating owners please take a minute to return the enclosed form, by fax at 510-981-5480, or email: bha@ci.berkeley.ca.us.**

New!! Carbon Monoxide Detectors Required Beginning July 1

In an effort to increase the life safety of our Section 8 Program Participants, Owners will be required to install a carbon monoxide detector on each floor of the unit, effective July 1. Starting July 1, our Inspectors will be confirming whether a carbon monoxide detector is installed during inspections, and will test those in place ~ if none are present, or not testing properly, the unit will fail inspection. Carbon monoxide poisoning, caused by all home appliances not properly vented, kills over 400 people/year in the US, causes 20,000 visits to the Emergency Room, and causes 4,000 hospitalizations (Centers for Disease Control). Thank you.

Tools for Responding to Domestic Violence and Foreclosures

No one is exempt from the pain caused by these difficult economic times. We are experiencing first hand some of the pressure felt by people who suddenly find themselves un- or under-employed as evidenced by an increase in domestic violence and foreclosure of owner occupied and rental housing units. The U.S. Department of Housing and Urban Development (HUD) has responded in part by issuing new regulations providing protections for assisted families, and guidance for participating landlords. We have developed what we hope are easy guides to help landlords and families as they respond to situations involving domestic violence and/or financial crisis resulting in foreclosure:

- HUD’s “**Violence Against Women Act**” (VAWA) regulation. Our notice advises families of the protections that are available, and gives owners guidance on how to deal with such situations should they arise in any of their assisted properties; and
- HUD’s **Foreclosure Protection** regulations. Once again our notice seeks to advise families of important steps to take should the property where they are residing becomes subject to foreclosure, and gives owners the assurance that BHA will continue making subsidy payments as long as the unit is occupied by an eligible family, and the unit meets minimum Housing Quality Standards.

Please visit the BHA Website www.cityofberkeley.info/bha or contact a Housing Specialist for additional information.

SECTION 8 OWNER PARTICIPATION
June 2010 Survey

**Please complete form and drop off/mail to BHA, 1901 Fairview, Berkeley, CA 94703;
fax to 510-981-5480; or, email to: bha@ci.berkeley.ca.us. Thank you!**

Name _____

Email _____

Phone _____

1. I have been a participating owner in Berkeley's Section 8 Housing Choice Voucher Program for
- 16 or more years 11-15 years 10 years Less than 10 years
- I was a participant in the Section 23 Program

2. How many units do you currently have rented with Section 8 assistance? _____

3. Do you anticipate continuing your participation in the Section 8 Program? Yes No

If no, please share why _____

4. Do you have additional vacant units that you would like to list on our Section 8 Unit Listings?
 Yes No

If Yes, please provide the address and a Housing Authority Representative will contact you for more information _____

5. Is there a thought or quote you would like to share describing your participation in the program?

6. Do we have your permission to include your name in a plaque or other display in BHA Administrative Offices? Yes No