



Berkeley Housing Authority

BHA Landlord Newsletter

Fall 2020

Dear Property Owners,

BHA staff continues to wish you well in these extended challenging times. We remain closed to the public, keeping you, your families, as well as staff, and our families safe. However, we are continuing to work, processing client rents and pay HAP subsidy to you, lease up new households, and problem solve.

The best way to be in touch with BHA staff is phone or email (see next page for contact info). Though we are working on a staggered work schedule, we check email and voice mail regularly. Documents can be dropped off through our front office door mail slot, or mailed: 1936 University Ave, Suite 150, Berkeley, CA 94704, or emailed to staff (see next page for email addresses).

Landlord Incentives! Some exciting news to share for those of you with unit vacancies:

- (1) **Mainstream Voucher Program Signing bonus** of up to \$1,000 for landlords willing to house formerly homeless households. See enclosed flyer from the North County Housing Resource Center, operated by Bay Area Community Services (BACS). Please let them know you have a unit in Berkeley and that BHA provided this flyer to you specifically for the Mainstream Voucher Program.
- (2) **Unit Turnover Program:** up to \$1,500 to cover expenses to ready a vacant unit for lease up in our Tenant-based Voucher Program (note: Project-based, Moderate Rehab, BMR properties, and large new luxury developments not eligible to apply). You will be contacted by BHA staff after an RTA (move in inspection) passes, so that we can give you an application. Note: limited funding available at this time.

Payment Standards: BHA's Payment Standards for Calendar Year 2021 will remain the same as our 2020 Payment Standards:

Studios: \$1,636 1 BR: \$1,988 2 BR: \$2,462 3 BR: \$3,346 4 BR: \$4,092

BHA Operations during the Pandemic

Rent/HAP:

- Tenants must continue paying their monthly rent portion to their landlords.
- The eviction moratorium remains in effect in Berkeley. Please see the Rent Board website for more details: www.cityofberkeley.info/rent.
- BHA is re-calculating tenant rent portion and adjusting HAP as needed for households experiencing job loss, or reduction in work hours.
- If you have not yet signed up for direct deposit, now would be a good time to do so. The weblink to the form is: https://www.cityofberkeley.info/uploadedFiles/BHA/Level_3_-_General/Direct%20Dep%20Form%20Jan12.pdf?n=5224.
- Our email notifications informing of monthly HAP amounts for your Section 8 tenancies is now fixed. Thanks for your patience!
- I099 Forms will be mailed on/around February 16, 2021.

Inspections:

- Our inspector continues to work on Tuesdays and Wednesdays, from 9 am – 12:00 noon.
- Move in Inspections (“Request for Tenancy Approval (RTA)”) are still happening, in order to allow new tenancies. We are now accepting emails of completed RTAs, to: tpumphrey@cityofberkeley.info, or you may fax to 510-704-0581.
- Special inspections, for emergency fail items will continue (such as no heat, major plumbing leak, no smoke or carbon monoxide detectors, etc), as requested by landlords or tenants. If you need an emergency Special inspection, please email tpumphrey@cityofberkeley.info or call 510-981-5490.
- All other inspections are on hold. If you have a reinspection for which you have made repairs, please send evidence of the repairs (photos or receipts for work/supplies) to: tpumphrey@cityofberkeley.info, so we can pass the inspection remotely.

New Laws Affecting Rental Properties: Though your unit(s) is under the Section 8 Program in Berkeley, there are laws that affect rental properties that you should be aware of, including a law preventing discrimination of potential renters utilizing a voucher and criminal background screenings. Please visit the Rent Board’s website for more information: <https://www.cityofberkeley.info/rent/newlaws/>.

Contacting BHA Staff

Staff	Position/Client Last Name Begins with:	Phone: 510-981-	Email: @cityofberkeley.info
Lynda DeShazier	Housing Specialist A, B, C, D, K, L, O	5482	ldeshazier
Tracy Jackson	Housing Specialist E, F, G, H, I, J, M, N	5486	tjackson
Althea Maybon	Housing Specialist Mc, P, Q, R, S, T, U, V, W, X, Y, Z	5478	amaybon
Tilda Barnes	Supervisor/New Contracts/ Ports/Mod Rehab.	5484	tbarnes
Tyra Pumphrey	Inspections Clerk	5490	tpumphrey
Celinda Aguilar-Vasquez	Exec. Assistant/FSS Coordinator	5483	caguilar-vasquez
Jesy Yturralde	Finance Manager	5488	jyturralde
Jayla Fuentesilla	Office Asst. II/Accounting	5474	bfuentesilla
Maggie Wang	Accountant	5477	ywang
Rachel Gonzales-Levine	Acting Executive Director/ Management Analyst	5485	rgonzales-levine

BHA is Moving! In mid-December, BHA’s offices will move to 1947 Center Street. This is a City-owned building and we are excited for the opportunity to be closer to our city partners. The new office will require appointments in order to meet with staff (when it is safe to do so), as there is a security guard on the ground floor. Just like our current office setting, there will be a designated place for BHA paperwork submission.

Thank you for providing a place to call home for those who otherwise would not be able to afford living in Berkeley.

With the Holiday Season soon upon us—BHA staff wishes you and yours warm, healthy, and happy Holidays. Be safe.