



Berkeley Housing Authority



Section 8 HAP'nings! Oct/Nov 2019

New Payment Standards for 2020

Effective Jan. 1, 2020, there are new Payment Standards, which are set at 110% of the HUD-determined “Fair Market Rents (FMRs).” Remember the contract rent (tenant rent portion plus BHA payment to you – called the Housing Assistance Payment, or “HAP”) cannot be more than the Payment Standard.

Housing authorities have the discretion of setting the Payment Standards anywhere between 90% up through 110% of the FMRs, and consistently, BHA has opted to set the Payment Standards at the highest allowable. We know you have a choice, whether or not to work with BHA again to house a family who otherwise would not be able to afford living in Berkeley. We want to be as competitive as we can be, and we know how expensive maintenance costs for your property are.

New Payment Standards, Eff. 1/1/20

Bedroom Size	Payment Standard
Studio	\$1,636
1	\$1,988
2	\$2,462
3	\$3,346
4	\$4,092

Remember: you can list any available units on our weekly unit listing – simply complete and submit the form (see back of this newsletter) and we will post to our website. You can also find this form on our website, under the “Forms for Owners and Tenants” section.

Time for Heaters

With cooler temperatures on the way, tenants are likely to turn on their heaters for the first time in months. If they have pilot light issues, they may contact PG&E for assistance: 1-800-743-5000.

Here are the new Housing Quality Standards (HQS) requirements with regard to heating: must be capable of operating when the interior temperature is below 65 degrees, or a higher set temperature as needed for elderly or disabled. All heaters must be operable by properly functioning thermostat, as opposed to opening a heating unit to ignite with a match or pressing an “on” switch/button within the unit. A 24-hour fail will be called if there is no functioning heating system when the outside temp. is below 60 degrees.

BHA Staff Updates/Contacts

We are still actively searching for a new Executive Director and hope to hire someone in early 2020. We will continue to keep you apprised; in the meantime we are working hard to meet our landlord partners’ needs. Also! Please join us in wishing a *fond farewell* and *huge thanks* to **Omar Flores**, who is leaving for a new position. Omar was extremely skilled in handling the busy inspections desk and responding to landlords’ needs, and will be greatly missed. We are working on a replacement; the Inspections Desk phone number will remain 510-981-5490 and will be checked regularly.

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	Receptionist	5470	tpumphrey
Celinda Aguilar-Vasquez	Exec. Assistant/ FSS Coordinator	5483	caguilar-vasquez
Jesy Yturralde	Acting Exec. Dir. /Finance Manager	5488	jyturralde
Jayla Fuentesilla	Office Asst. II/Accounting	5474	bfuentesilla
Vacant	Inspections (HQS)	5490	
Rachel Gonzales-Levine	Acting Deputy Dir. /Mgmt Analyst	5485	rgonzales-levine

1099 MISC

To ensure accuracy of your 1099-MISC for 2019, please submit a completed IRS W-9 form to Jayla Fuentesilla. She can be contacted at (510) 981-5474. Also, if you received a First or Second “B” Notice from BHA, please have your Taxpayer ID Number validated by the IRS or SSA and notify BHA of the correction ASAP, otherwise back up withholding will begin on your HAP payments.

A Moment of Gratitude

In this season of giving thanks, all of us want to let you know we are grateful for your partnership. From the single mom, or wheelchair bound, to the senior citizen – each one deserves a chance to call Berkeley *their city*. Without your willingness to rent your unit, they simply would not be able to afford living here. Thank you.

Office Closures: BHA will be closed: Mon. Nov. 11 (Veterans’ Day) and Thurs. Nov. 28 (Thanksgiving); Wed. Dec. 25 through Fri. Jan. 3, 2020 (holiday closure). Also Closed every Friday.

BERKELEY HOUSING AUTHORITY RENTAL UNIT LISTING REQUEST



Please Email Form to: tpumphrey@cityofberkeley.info
or Fax to 510-981-5480

NOTES:

1. Unit Listings are updated on our website weekly, on Thursdays: www.cityofberkeley.info/bha .
2. Property owner is responsible for screening applicants in usual & customary manner.
3. Once applicant is selected, property owner must complete Request for Tenancy Approval (RTA) packet and submit original to BHA in order to schedule pre-move in inspection.
4. Required financial documentation must be submitted in order for payments to start – see website for “Payment and Owner Declaration Form” or call 510-981-5474 for more information.
5. You may send an email to tpumphrey@cityofberkeley.info to inform us to remove the unit from this list.

Today's Date: _____

I. Property

Address _____ Apt _____

City Berkeley Zip _____

Bedrooms: _____

Bathrooms _____

Is unit wheelchair accessible? [] No [] Yes
Pets Allowed? [] No [] Yes (type): _____
Stove Provided [] No [] Yes
Refrigerator Provided [] No [] Yes

II. Building Type

[] Single Family Home [] Duplex [] Triplex
[] 4-Plex [] Apartment, 5 or more units

III. Rental Information

Date Available: _____

Rent Requested \$ _____ Security Deposit \$ _____

Rental Application Required? [] No [] Yes

Non Refundable Application Fee? [] No [] Yes, amount \$ _____

IV. Utilities

Owner pays Garbage [] No [] Yes
Owner pays Water [] No [] Yes
Owner pays Sewer [] No [] Yes

For more information call (Name): _____

Phone Number _____ and/or Email: _____