



## Section 8 News—April 2010

### **Census 2010**

Every 10 years the United States Government conducts a “**Census.**” The purpose of the “census” is to identify and count every person living in each county across the entire United States. You should have received the official questionnaire in the mail in March. Other than voting, participating in the Census is one of the best things you can do to make sure much needed money comes into **YOUR** community for services and programs serving low and very-low income households. Every person counted in the Census represents approximately \$1,000-\$2,000 for California. Make sure **EVERYONE** in your household is counted. Complete and return your form ASAP. ALL of the information you provide is kept **CONFIDENTIAL.**

### **We Need Your Help**

There is a new story in the newspaper and on television news each day describing another business or industry hard hit by the current economic crisis. Your BHA is also experiencing financial challenges. We are doing everything we can to limit our costs, so that we can remain a Berkeley-based Housing Authority serving residents of the City of Berkeley. There are two ways you can help:

1. **Unit Inspections.** At least once each year we must (by HUD regulations) inspect your unit to make sure it is safe, and everything is operating properly. You can help us complete this important task with one visit to your home by (1) working with your owner to make sure any known problems are corrected **BEFORE** the inspection and (2) making sure someone 18 years or older is present to allow the inspector access to the unit on the scheduled date and time. NOTE-many units fail because the smoke detector is not working or cover plates are missing (or broken) on electrical outlets.
2. **Annual Recertifications.** Approximately 60-90 days before your “anniversary” you will receive written notice from BHA advising you of things you need to do to complete your recertification. Gather the required documents (e.g. income verification; bank statements; full time student documentation) and submit them as instructed in the letter.

Thank you in advance for your help!

### **DON'T TAKE THE RISK**

Your voucher provides valuable rental assistance that other qualified families only wish they had. We just opened the Section 8 Wait List. Over 34,000 families applied, and 1,500 names will be drawn in a lottery and placed on the official Wait List (one for tenant based Section 8 and one for project based Section 8). Don't risk losing your voucher. Report all household income; notify BHA before moving from your unit; get prior permission from BHA and your landlord before allowing someone to move into your unit; keep all your BHA appointments and respond quickly to all letters; if you have a debt (loan or repayment agreement) make all of the required payments. And most importantly, don't engage in ANY criminal behavior. BHA investigates and takes action on all reports of FRAUD. If you suspect someone is committing fraud, please report it to your Housing Specialist so we can follow up.

# IMPORTANT NOTICE TO OWNERS

## New HUD Regulation

On March 30, 2010, the U.S. Department of Housing and Urban Development (HUD) issued PIH Notice 2010-9 (HA) regarding actions the Public Housing Authority (PHA) must take when an assisted person passes away. The following advises actions Berkeley Housing Authority MUST take when a person who has been assisted passes away (dies). The full text can be viewed at the BHA office (1901 Fairview St) and website ([www.cityofberkeley.info/bha/](http://www.cityofberkeley.info/bha/)).

1. Single Person Household. This is a household where the only authorized person on the Voucher (and rental lease) passes away.
  - a. The owner can keep the full month rental subsidy that was pre-paid on the 1<sup>st</sup> of the month in which the assisted person died.
  - b. The rental assistance is terminated effective the last day of the month in which the person died. Assume the person dies on the 9<sup>th</sup>, 19<sup>th</sup> or 29<sup>th</sup> day of the month; the rental assistance MUST terminate the last day of the month.
  - c. If the rental subsidy for the next or any future month is paid before BHA receives notice of the death of the individual, BHA MUST recover all the rental assistance paid for any period after the end of the month in which the assisted person died.
  
2. Single Person w/Live In Attendant Household. This is a household where the only authorized person on the Voucher passes away, leaving an unassisted person (a live-in attendant) in the assisted unit.
  - a. The live-in attendant is not assisted by Section 8, and the assistance cannot be transferred to the live-in aide.
  - b. The owner can keep the full month rental subsidy that was pre-paid on the 1<sup>st</sup> of the month in which the assisted person died.
  - c. The rental assistance is terminated effective the last day of the month in which the assisted person died. Assume the assisted person dies on the 5<sup>th</sup>, 15<sup>th</sup> or 25<sup>th</sup> day of the month; the rental assistance MUST terminate the last day of the month.
  - d. If the rental subsidy for the next or any future month is paid before BHA receives notice of the death of the assisted individual, BHA MUST recover all the rental assistance paid for any period after the end of the month in which the assisted person died.
  
3. Household with Another Adult (person 18 or older). This is a household where there is at least one person 18 years or older who can serve as “head of household” after the death of a household member.
  - a. BHA will immediately contact the household and process a recertification updating the approved household composition including new head of household, if applicable.
  - b. BHA will provide the owner written notice of the change in household, and as appropriate, request a revised lease acknowledging the new head of household.
  - c. BHA will adjust the Payment Standard (and Voucher size) at the next anniversary of the contract.
  
4. Household with no other adult, but one or more minors (under 18 years old).
  - a. BHA will immediately contact the person identified as the “emergency contact” and determine who will care for the minor children.
  - b. If necessary, BHA will continue assistance for up to 60-days to allow time for a caretaker/new guardian to join the minors in the assisted unit.
  - c. If the children will not remain in the assisted unit, BHA will terminate the rental assistance effective the last day of the month in which the head of household passed away.