

Year End Newsletter

December 2024

Berkeley Housing Authority



Here's what has happened and what's to come!

The Moving to Work (MTW) Program is a demonstration for public housing authorities (PHAs) sponsored by HUD that provides PHAs the opportunity to design and test innovative, locally-designed strategies that use federal dollars more efficiently, help tenants find employment and become self-sufficient, and increase housing choices for low-income families. MTW gives PHAs exemptions from many existing public housing and voucher rules and more flexibility with how they use their federal funds. MTW PHAs are expected to use the opportunities presented by MTW to inform HUD about ways to better address local community needs.

In 2022, BHA was chosen to participate in the MTW Cohort 4, which examines Landlord Incentives. This designation allows BHA to tailor operations and programs to the demands of our community. It allows us to continue ensuring the freedom of housing choices and expanding housing opportunities.

In this newsletter, we will discuss what this means for you.

For BHA Tenant-Based Voucher Participants (TBV): These changes will happen at your next recertification after June 2025. Special Purpose Voucher holders are exempt from these changes at this time.

For BHA Landlords: These changes will happen in June 2025.

In this newsletter
you can expect:

Changes for
Landlords

Changes for
Participants



Berkeley Housing Authority

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Changes for Landlords

Pre-Qualifying Unit Inspections

To speed up the leasing process, BHA will now allow vacant units to be pre-inspected prior to occupancy. The pre-inspection will be conducted within 90 days of a participant occupying the unit using NSPIRE inspection standards. All participants will be able to request an interim inspection.



Vacancy Loss Incentive

If a current tenant dies, while occupying the unit, BHA will offer an incentive of one (1) month of rent, as long as the landlord agrees to rent the unit to another HCV participant. The landlord will receive the incentive upon leasing to another HCV tenant and executing the HAP Contract and Tenancy Addendum with BHA.

On the back are a few notes to remember.

Changes for Participants

Utility Reimbursement

Utility allowances will be eliminated. Any family receiving a utility reimbursement check must now pay the minimum rent of \$50.

Households Affected: All TBV families

Household Status: New admissions and currently assisted households



Alternative Recertification Schedule

Instead of having a recertification every year, every family will have a recertification every two (2) years. This will allow families to have a more consistent rent portion over a longer period of time.

Interim recertifications will be limited to one interim per year at the request of the household. If the interim is for a decrease in income, only income decreases of 10% or more will be processed. Interim decreases will be limited to one during a calendar year and no interim decreases during the first six months after initial occupancy. Required interim recertifications for household composition changes and landlord rent increases will not count against the limit on voluntary interim recertifications.

Households Affected: All TBV families

Household Status: New admissions and currently assisted households

A Few Notes To Remember for Landlords

Currently, BHA is offering landlords up to \$1,500 in Unit Turnover Program funds to cover expenses to ready a vacant unit for lease up in the HCV Program. Project-based, Moderate Rehab, Below Market Rate properties, and new luxury developments landlords are not eligible to apply for the incentive. Landlords will receive the incentive upon leasing to another HCV tenant.

Currently, BHA has biennial inspections for qualified units, meaning annual inspections that pass on their first attempt will skip a year before the next annual HQS/NSPIRE inspection, and annual inspections that fail on their first attempt will have an annual inspection the following year. Landlords and program participants will continue to be able to request a Special Inspection at any time, whether the unit passes or fails the first attempt of the most recent inspection. BHA reserves the right to accept inspections performed by another entity (city, housing developers in conformity with HOME or LIHTC rules) in lieu of conducting an annual inspection.



Alternative Utility Allowance

If utilities are included in your rent, BHA will provide your family with a streamlined utility allowance instead of itemized deductions provided by your Request for Tenancy Approval.

Households Affected: All TBV families

Household Status: New admissions and currently assisted households



Payment Standard

BHA is increasing the payment standard. That means, BHA will subsidize higher rents and increase housing choices for families.

Households Affected: All TBV families

Household Status: New admissions and currently assisted households.



Self-Certification of Assets

The asset self-certification ceiling will be increased from \$5,000 to \$50,000.

Households Affected: All TBV families

Household Status: New admissions and currently assisted households