

Strawberry Creek Lodge 的稅收抵免工作室單位等候名單將於2024 年3 月13 日開放。此申請表必須郵寄至1320 Addison Street. , 注意 : Manager, Berkeley, CA 94702。透過郵寄退回的申請表必須在3 月20 日之前蓋上郵戳, 2024 年並於 2024 年 3 月 27 日下午 5:00 之前在經理辦公室收到。將對截止日期前收到的所有申請進行抽籤。

每戶只能申請一份。 抽籤將不接受重複申請。

申請資格

要申請, 戶主必須滿足以下條件之一:

☐ 年滿 62 歲及上

如您不符合上述要求, 請停止 (STOP) 申請  我們無法接受您的申請。

申請人

請在下表列出與您一起生活的所有人, 包括住家助手。

姓名 (請工整書寫)	出生日期	社保號	男/ 女	與戶主關係
1.			<input type="checkbox"/> 男 <input type="checkbox"/> 女	戶主
2.			<input type="checkbox"/> 男 <input type="checkbox"/> 女	

聯繫方式:

現 居 地 址:	單 元	市	州	號郵編
郵寄地址: (與現居位址不同時填寫)	單 元	市	州	號郵編
電話 1:	電話 2:	電子郵箱:		

備用連絡人

比如社工、親屬、朋友等

姓名:	關係:	工作單位:		
地址:	單 元	市	州	號郵編
電話:	電子郵箱:	傳真:		



家庭收入資訊

請提供每位元家庭成員的資訊。如有其他來源，可加表填寫。

收入來源			
1	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$
2	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$
3	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$
4	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$
5	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$
6	申請人姓名：	收入類型：	來源（公司/工作單位名稱）：
	地址：		
	電話：	傳真：	每月總收入： \$

補助信息	
您目前是否有可轉讓的第 8 條代金券或其他類似補助？ 如果是，給您發放補助的機構是哪家？	<input type="checkbox"/> 是 <input type="checkbox"/> 否

家庭資產資訊

請提供每位元家庭成員的資訊。如有其他來源，可加表填寫。

資產			
1	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$
2	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$
3	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$
4	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$
5	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$
6	申請人姓名:		
	帳戶類型:	銀行:	帳號:
	如果是聯名帳戶，請列出其他開戶人:		當前餘額: \$

居住經歷

請從現居地開始，列出
所有家庭成員過去兩年的資訊。

沒有居住經歷不一定會取消您的申請資格（可能需要核實情況）。

居住經歷		如有其他住處，可加表填寫。			
現居地	申請人姓名：				
	現居地址：				
	搬入日期：	搬離日期：	月租：	<input type="checkbox"/> 租賃 <input type="checkbox"/> 保障專案/收容所 <input type="checkbox"/> 自有 <input type="checkbox"/> 親友同住	
	現房東姓名：		現房東地址：		
	現房東電話：		現房東傳真：		
曾居地	申請人姓名：				
	曾居地址：				
	搬入日期：	搬離日期：	月租：	<input type="checkbox"/> 租賃 <input type="checkbox"/> 保障專案/收容所 <input type="checkbox"/> 自有 <input type="checkbox"/> 親友同住	
	前房東姓名：		前房東地址：		
	前房東電話：		前房東傳真：		
曾居地	申請人姓名：				
	曾居地址：				
	搬入日期：	搬離日期：	月租：	<input type="checkbox"/> 租賃 <input type="checkbox"/> 保障專案/收容所 <input type="checkbox"/> 自有 <input type="checkbox"/> 親友同住	
	前房東姓名：		前房東地址：		
	前房東電話：		前房東傳真：		
如果您沒有兩年的居住經歷，請說明原因。					

家庭資訊

1. 您預計未來 12 個月家庭人數是否會變？ 否如果會，請說明：	<input type="checkbox"/> 是 <input type="checkbox"/> 否
2. 是否有分居但未離異的家庭成員？ 如果有，請列出姓名：	<input type="checkbox"/> 是 <input type="checkbox"/> 否
3. 是否有成年家庭成員為全日制學生或計畫未來十二個月內成為全日制學生？ 否如果有，請列出姓名： <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> <hr style="border: 0; border-top: 1px solid black; margin-bottom: 5px;"/> </div> <div style="width: 50%;"> <div style="display: flex; justify-content: space-between;"> <div> <input type="checkbox"/> 非全日制 <input type="checkbox"/> 非全日制 <input type="checkbox"/> 非全日制 </div> <div> <input type="checkbox"/> 全日制 <input type="checkbox"/> 全日制 <input type="checkbox"/> 全日制 </div> </div> </div> </div>	<input type="checkbox"/> 是 <input type="checkbox"/> 否
4. 您或家裡其他人是否養寵物？ 如果是，請說明寵物品種和數量：	<input type="checkbox"/> 是 <input type="checkbox"/> 否
5. 您是否因政府行動或總統宣佈進入災難狀態而流離失所？ 如果是，請說明：	<input type="checkbox"/> 是 <input type="checkbox"/> 否

6. 您是否正在申請一室公寓？ 請注意一居室公寓僅限擁有1至2名成員的家庭。	<input type="checkbox"/> 是 <input type="checkbox"/> 否
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注意：如果您申請的公寓類型與家庭條件不符合，則會針對相應的公寓類型處理您的申請

其他資訊

合理居住設施

1. 您或家裡其他人是否需要住家助手提供協助？

- ☐ 是 如果是，請說明：
☐ 否

2. 您或家裡其他人是否因病需要：

- ☐ 適合行動不便者的住所 ☐ 適合聽力障礙者的住所
☐ 一樓住所 ☐ 適合視力障礙者的住所
☐ 以上都不是

3. 為讓您平等入住還需要其他哪些合理的居住設施？

- ☐ 是 如果是，請說明：
☐ 否

補充資訊

1. 您是如何得知該社區的？

2. 您是否有車？

- ☐ 是。有幾輛？ _____
☐ 否

3. 您是否需要翻譯或口譯？

- ☐ 是。哪種語言？ _____
☐ 否

4. 如果您的住房申請資格可能受其他情況影響，請在空白處提供補充資訊供審議。

選填信息

族裔分類

請僅選擇一項：

- ☐ 並非西班牙裔，拉丁美洲裔或西班牙裔
- ☐ 西班牙裔，拉丁美洲裔/西班牙裔或西班牙裔（也請選擇子類別）
 - ☐ 波多黎各人
 - ☐ 墨西哥，墨西哥裔美國人，奇卡諾/
 - ☐ 古巴的
 - ☐ 另一西班牙裔，拉丁裔/西班牙裔
- ☐ 拒絕舉報

種族類別

請選擇所有的適用項：

- ☐ 白人
- ☐ 黑人/非洲裔美國人
- ☐ 美國印第安人/阿拉斯加土著
- ☐ 亞裔
 - ☐ 亞洲印度
 - ☐ 中國人
 - ☐ 菲律賓人
 - ☐ 日本人
 - ☐ 韓國人
 - ☐ 越南人
 - ☐ 其他亞洲人
- ☐ 夏威夷土著或其他太平洋島民
 - ☐ 夏威夷土著
 - ☐ 關島或者查莫羅人
 - ☐ 薩摩亞人
 - ☐ 其他太平洋島民
- ☐ 其他（請指明）： _____
- ☐ 拒絕舉報

證明

1. 我/我們理解申請人有責任提供所有必填資訊，以確定是否符合資格。
2. 我/我們理解不符合居民選擇標準資格要求的申請人，會收到一封載有拒絕原因的書面拒絕通知。申請人有 14 天的上訴期。
3. 我/我們理解，管理人員正在收集上述信息以確定我/我們的居住資格。我/我們授權房產所有人，其代理人及員工直接或通過現在或稍後與租戶篩選機構，調查性消費者報告機構，執法部門或其他公共機構交換的信息所進行得任何和所有調查以對此信息進行驗證，並且有權聯繫以前或當前的房東或其他來源以獲取可由相關聯邦，州，地方機構或私人向管理人員披露的驗證信息。獲得的信息和報告可能包括我的出租房屋和被驅逐（或非法拘留者）的歷史，性格，一般聲譽，個人特徵和生活方式，以確定我是否有資格獲得該房屋的租賃權。
4. 我/我們授權業主、其代理人及員工根據居民選擇標準獲取有關我/我們的背景資訊，瞭解是否有犯罪記錄，包括可能禁止我/我們搬入社區的逮捕或定罪資訊。
5. 我/我們理解本表資訊如有任何變動，我/我們必須向管理人員發出書面通知。
6. 如果我/我們的申請獲批且允許搬入，我/我們證明僅本申請表列出人員將入住公寓，我/我們沒有其他住處，且沒有其他人有責任為我/我們提供住宅。
7. 我/我們理解殘障申請人有權請求配備合理的居住設施。請求經評估後，根據其合理性作決定。
8. 我/我們證明前述資訊真實、完整、正確。我/我們理解一經發現任何虛假陳述或遺漏，將取消申請資格、收回房屋和/或根據加利福尼亞州法律提起訴訟。

☐ 勾選此框，即表示我希望收到一份SAHA獲得的任何調查性消費者報告的副本。

SAHA從以下機構獲得調查性消費者報告：NTN，地址：PO Box 6245, Concord, CA 94524；電話：925-688-1000 / 免費電話：800-800-5602；網站：www.ntnonline.com。我理解NTN在正常工作時間內需要在收到合理通知的情況下，並在提供正確的身份證明後，向我提供其在我的帳戶中所預先要求的任何報告中包含的文件和信息。我有權親自或通過郵件來參看檢查文件，或者我可以通過電話獲得情況摘要。NTN還需要指派經過培訓的工作人員來對我檔案中的任何信息進行解釋，如果我選擇參看檢查我的檔案，還要向我提供對於其中任何編碼信息的書面說明。根據我的要求並遵守既定程序，NTN還必須允許我在參看檢查期間由另一人陪同。

[接簽字頁]

簽字

請確保申請表已填寫完整，且所有成年申請人 已經在下面簽署名字和日期。

戶主： 姓名： _____

簽名： _____

日期： _____

申請人 2： 姓名： _____

簽名： _____

日期： _____



致申請人和租戶的通知

公平住房機會

柏克萊法律禁止基於犯罪史的租房歧視

2020 年 3 月 10 日，柏克萊市議會通過《Ronald V. Dellums 公平住房機會條例》(Ronald V. Dellums Fair Chance Access to Housing Ordinance)。 (B.M.C. 13.106；[條例編號：7,692-N.S.](#))。本通知旨在介紹有關《公平住房機會條例》的資訊，包括：1) 租戶和租戶申請人的權利以及住房提供者的要求；2) 向市政府提交投訴的說明；3) 執法措施的其他類型；以及 4) 社區資源。

《公平住房機會條例》有哪些限制和要求？

保障/禁止 (B.M.C. 13.106.040A、13.106.050A)

禁止住房提供者（存在一些例外和豁免，具體請參見下文）：

- 詢問犯罪史
- 要求披露或授權公開其犯罪史
- 根據犯罪史採取「不利行動」（定義如下）
- 聲明不考慮為具有犯罪背景的人員提供住房，包括透過出租廣告、申請材料或口頭等形式

什麼是不利行動 (B.M.C. 13.106.030A)

如果住房提供者根據申請人或租戶或其近親的犯罪史或定罪史而採取以下任意行動：

- 不提供或拒絕提供出租住房
- 終止租約
- 減少住房補貼
- 區別對待申請人或租戶（例如要求更高的保證金）
- 取消某人參加租賃救助計劃（例如第 8 節）的資格
- 不允許有犯罪史或定罪史的近親（配偶、註冊同居伴侶、子女、兄弟姐妹、父母、（外）祖父母、（外）孫子女）在租戶居住期間入住出租單元

例外 (B.M.C. 13.106.040B、C)

- 補貼住房。如果州或聯邦法律要求住房提供者排除具有特定類型犯罪史的租戶（例如暴力性犯罪、在某些補貼住房中製造冰毒），則住房提供者必須：
 - 向申請人告知將檢查特定類型的犯罪史；
 - 獲得申請人的書面同意或允許申請人撤回申請。



- 終身性犯罪者。住房提供者可以造訪加州司法部梅根法律 (Megan's Law) 網站，查閱終身性犯罪者登記資訊，以保護「危險處境者」（加州刑法法典 (Cal. Pen. Code) 第 290.46(j)(1) 條）。在此之前，住房提供者必須：
 - 就租賃申請提供一份聲明，向申請人告知有關性犯罪者的篩選要求；
 - 已確定申請人符合其他所有租賃標準；
 - 向申請人提供有條件的租賃協議；
 - 提前向申請人告知有關檢查性犯罪者登記資料的情況；以及
 - 獲得申請人的書面同意或者在進行檢索之前允許申請人撤回其申請。

豁免 (B.M.C. 13.106.030K)

- 總計擁有 1 至 3 個單位的業主自住物業
- 允許業主依據 B.M.C. 13.76.130 A.10 搬遷回家的帶租賃協議之物業單位
- 現有租戶尋求轉租或新增/更換室友的物業單元

對住房提供者的要求

- 出示此通知。住房提供者必須在申請材料、網站和出租/租賃辦公室的顯著位置出示此通知（英文、西班牙文、中文版）。（B.M.C. 13.106.050。）
- 書面通知和答辯機會。如果住房提供者根據犯罪史採取「不利行動」（定義見第 1 頁），住房提供者必須向申請人/租戶提供書面通知和答辯機會。（B.M.C. 13.106.040E。）
 - 書面通知必須涵蓋：
 - 不利行動的原因；
 - 如何向柏克萊市提出投訴的說明（平價住房提供者還必須說明提交資料的截止日期）；
 - 當地服務提供者及聯絡資訊清單；以及
 - 犯罪史報告、背景調查或者其他作為決定依據的資訊副本。
 - 申請人/租戶必須有機會：
 - 提前就不利行動做出答辯；以及
 - 提供任何反駁或減輕影響的資訊，例如證明資訊不正確、已採取適當措施或者不應作為不利行動根據的證據。
- 平價住房提供者必須每年提交一份符合柏克萊市要求的證明。（B.M.C. 13.106.050。）
- 住房提供者應將所獲任何犯罪史記錄保存至少三年，並在法律允許的最大範圍內保密（B.M.C. 13.106.070）。



我如何就可能違反《公平住房機會條例》的行為向市政府提出投訴？

行政投訴至 (B.M.C. 13.106.90, A.R. 1.18)

- 投訴。
 - 柏克萊市已指定柏克萊租賃穩定委員會 (Berkeley Rent Stabilization Board) 負責受理和裁決租戶與租戶申請人（「申請人」）關於自身受到違反條例之歧視的投訴。近親（配偶、註冊同居伴侶、子女、兄弟姐妹、父母、（外）祖父母或（外）孫子女）可以代表申請人提交投訴。
 - 投訴只聽取不利行為相關的投訴，不會聽取其他違反該條例的投訴。（請參見第 1 頁的不利行為列表。）
 - 投訴必須在申請人向住房提供者提交租賃申請之日或涉嫌歧視行為之日起一年內提出，以先發生者為準。
 - 必須使用本市的投訴表，並提供任何證明文件副本。
 - 首先會對投訴進行審查，確定是否包含充分指控，以顯示存在違反此條例之事實。若投訴獲受理，住房提供者將收到通知，並有機會對投訴作出答辯並參與聽證會。
- 聽證會。
 - 聽證會將在提交可受理投訴之日起 90 個日曆日內安排舉辦。
 - 在聽證會上，各方將能夠進行作證、出示證人、將文件列入記錄，以及交叉盤問對方及其證人。
 - 當事方有權安排自己選擇的辯護人代表其出席聽證會，並在必要且合理可用時聘請口譯員。
- 裁決。
 - 聽證會結束後，所有各方將透過提示郵寄方式及時收到書面決定。裁決包括關於是否有任何違反此條例之不利行為的判定。
 - 如果發現任何違規行為，將對住房提供者處以行政傳票（罰款）。
- 上訴。
 - 如果一方不同意聽證官的裁決，可以在最終裁決後 90 天內根據《加州民事訴訟法典》(California Code of Civil Procedure) 第 1094.6 條向法院提出上訴。
 - 在決定被視為最終裁決之前，允許住房提供者就罰款金額向本市提出上訴。



Berkeley Rent Stabilization Board
2125 Milvia Street, Berkeley, CA 94704
510-981-7368
rent@cityofberkeley.info

除了向市政府提出投訴外，還可以採取其他哪些舉措以貫徹落實《公平住房機會條例》？

不屬於不利行為的可能違規行為

- 個人可以向柏克萊租賃穩定委員會 (Berkeley Rent Stabilization Board) 公共資訊部門 (Public Information Unit) 報告不屬於不利行為的潛在違規行為（例如提供者不會將物業出租給有犯罪史的人員的廣告）。

市檢察官行動 (B.M.C. 13.106.100B、E、F)

- 市檢察官辦公室 (City Attorney's Office) 可以代表市政府提起訴訟，並對住房提供者提出禁令救濟和民事處罰。此類裁決完全由市檢察官辦公室酌情決定。
- 每次違規，住房提供者將被處以最低 \$1,000、最高 \$10,000 的民事罰款。

私人訴訟權 (13.106.100C、D、F)

- 個人可以向法院就禁令救濟、實際損害賠償或法定損害賠償而提起訴訟，賠償金最高為一個月租金、懲罰性賠償和律師費的三倍。

哪些社區資源可幫助申請人和租戶處理涉嫌違反《公平住房機會條例》的行為？

諮詢服務，包括行政投訴程序

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Public Information Unit
2125 Milvia Street, Berkeley, CA 94704
510-981-7368
rent@cityofberkeley.info

針對低收入租戶/租戶申請人的有限範圍建議

East Bay Community Law Center
Clean Slate Unit
1950 University Avenue, Suite 200, Berkeley, CA 94704
510-548-4040（選擇 Clean Slate - 選單選項 5）

外展活動和社區教育

Just Cities
fairchance@justcities.work

HEALTH EFFECTS OF SECONDHAND SMOKE

The Surgeon General's 2006 report on the health effects of secondhand smoke (HHS, 2006) came to the following conclusions:

- There is no risk-free level of exposure to secondhand smoke.
- Exposure to secondhand smoke, a carcinogen that contains more than 50 cancer-causing chemicals, leads to disease and premature death in nonsmoking adults and children.
- Eliminating smoking in individual units and common areas is the only way to guarantee full protection from secondhand smoke indoors. Cleaning the air with air cleaning systems cannot prevent exposure. Shared heating, ventilating, and AC systems can circulate secondhand smoke throughout a residential building.
- Exposed children are more likely to suffer sudden infant death syndrome (SIDS), acute respiratory infections, more severe asthma, and ear problems.

The Surgeon General's most recent report on the Health Consequences of Smoking (HHS, 2014) adds the following information:

- Since the first Surgeon General's report was published in 1964, 20 million Americans have died from smoking. 2.5 million of these deaths were nonsmokers who died from exposure to second hand smoke; 100,000 of those deaths were babies.
- Nearly half a million Americans die prematurely from smoking each year.
- 1 out of 3 cancer deaths is caused by smoking.
- Smoking impairs the functioning of the immune system.
- The tobacco epidemic was initiated and has been sustained by the tobacco industry, which deliberately misled the public about the risks of smoking cigarettes.

WHERE SMOKING IS PROHIBITED IN BERKELEY

Berkeley Municipal Code 12.70 prohibits smoking in the following places:

- Multi-unit housing including common areas
- Indoor and outdoor worksites with more than two employees.
- Recreational areas, such as parks, athletic fields, hiking trails, bike paths and in other outdoor venues such as stadiums and parking garages
- Within 25 feet of doorways, windows, and vents of any building open to the public and within 25 feet of bus stops and other transit stops, service areas such as at ATMs, ticket lines, and cab stands
- Within 50 feet of any building used as a health care facility, hospital, licensed child or adult-care facility or senior center
- Bingo and gaming parlors
- Inside all public transit, including taxis, while operating in Berkeley.
- Restaurants, including any outdoor seating area provided by or attached to a restaurant
- Commercial Area Sidewalks on: (1) Shattuck Avenue between Rose Street and Dwight Way; (2) Telegraph Avenue between Bancroft Way and Parker Street; (3) College Avenue between Russell Street and Webster Street; (4) Solano Avenue between The Alameda and Tulare Avenue, (5) 4th Street between Virginia Street and Addison Street; (6) Bancroft Way between College Avenue and Shattuck Avenue; (7) San Pablo Avenue between Channing Way and Parker Street; (8) Adeline Street between Fairview Street and 62nd Street; (9) Euclid Avenue between Hearst Avenue and Ridge Road; (10) Gilman Street between San Pablo Avenue and 4th Street; and (11) 10th Street between Gilman Street and Camelia Street, (12) University Avenue between Oxford Street and 4th Street, (13) Addison Street between Oxford Street and MLK Jr. Way, (14) Center Street between Oxford Street and MLK Jr. Way, (15) Allston Way between Oxford Street and MLK Jr. Way, and (16) Kittredge Street between Oxford Street and Milvia Street.

Smoke-free laws in Berkeley:

What you need to know about Berkeley's new smoking ordinance.

CITY OF BERKELEY

<http://www.ci.berkeley.ca.us/>



This is an informational brochure only.
Please see Berkeley Municipal Code 12.70
for the ordinance in full.

NEW ORDINANCE

The Berkeley City Council adopted an ordinance regulating secondhand smoke in all multi-unit residences and common areas.

As of May 1st, 2014, smoking will be prohibited in 100% of multi-unit housing with two or more units (e.g. apartments, co-ops, condominiums, common interest developments, etc).

This also includes common areas such as private decks, balconies, and porches of units. The use of medical cannabis by a person for whom using medical cannabis is not a crime under California law is exempt from this law. This pamphlet provides an overview of the ordinance and compliance duties.

FILING A COMPLAINT

You may report incidences of smoking occurring inside a unit or in a common area of your building. Pre-printed forms are available at the address below or downloaded from the Smoke-free Multi-Unit Housing website:

http://www.cityofberkeley.info/Health_Human_Services/Public_Health/Smoke_Free_MUH.aspx

Mail completed forms to:
City of Berkeley, Public Health
Tobacco Prevention Program
1947 Center Street, 2nd Floor
Berkeley, CA 94702.

TIPS TO AID COMPLIANCE COMMERCIAL AND PUBLIC BUILDINGS

Owners and managers of buildings open to the public must post “No Smoking” sign(s) on their buildings, as follows:

1. Buildings open to the public, located in any commercial zone, must post a sign stating: “No Smoking in this Commercial Zone”
 2. Buildings open to the public, which are not located in one of the zones noted below, must post a sign stating: “No Smoking within 25 feet of Doorways, Operable Windows or Vents”
 3. Hospitals, health facilities (including doctor’s offices), mental health facilities, licensed childcare centers and senior centers must post a sign stating: “No Smoking within 50 feet of Doorways, Operable Windows or Vents”
- Inform your employees, customers, clients and/or office building tenants of the updated smoke-free ordinance.
 - Do not allow smoking of cigarettes, pipes, cigars, etc. anytime inside your workplace or in outdoor restricted areas.

NO SMOKING SIGNS

No smoking signs can be downloaded and printed from the Smoke-free Multi-Unit Housing website:
http://www.ci.berkeley.ca.us/Health_Human_Services/Public_Health/Smoke_Free_MUH.aspx

Printed signs are available to businesses free of charge, while supplies last. Please contact the City of Berkeley Tobacco Prevention Program to inquire about availability 510-981-5330.

TIPS TO AID COMPLIANCE MULTI-UNIT RESIDENTIAL PROPERTIES WITH 2+ UNITS

All property owners must:

- Notify all existing tenants of the new ordinance no later than March 1, 2014 and offer a **voluntary** non-smoking lease addendum
- Post “No Smoking” signage no later than May 1, 2014 in common areas consistent with the signposting requirements of Berkeley Municipal Code Section 12.70.060. Signs can be downloaded from the City’s website at: http://www.ci.berkeley.ca.us/Health_Human_Services/Public_Health/Smoke_Free_MUH.aspx
- Notify all potential tenants after May 1, 2014 about the ordinance at the time of application
- Include non-smoking provisions for all new leases initiated after May 1, 2014

CONDOMINIUMS

- Disclosure about the ordinance must be included in all condominium sales contracts after May 1, 2014

FREE SMOKING CESSATION SERVICES

- 8-session classes are available to the public for free several times a year
- Utilizes the American Lung Association’s Freedom From Smoking curriculum
- For more information or to register call/email: (510) 981-5330 or quitnow@cityofberkeley.info
- The California Smokers’ Helpline provides free phone cessation services to California smokers at: 1-800-NO-BUTTS, www.nobutts.org



Information on Dampness and Mold for Renters in California

Main points:

- Living in damp or moldy buildings increases the chances of respiratory problems like asthma.
- The critical warning signs are visible mold, water damage, damp materials, or mold smell.
- Dampness is needed for mold to grow, so if you control the dampness, you control the mold.
- Dampness or mold indoors may make housing substandard, per the California Health & Safety Code.



Beginning January 1, 2022, residential landlords shall provide this booklet to prospective residential tenants prior to entering the rental or lease agreement, in accordance with the 2001 Toxic Mold Protection Act (HSC #26148). This booklet, which explains the potential health risks and health impacts that may result from exposure to mold, was produced by the California Department of Public Health (CDPH) in 2020, in both English and Spanish versions.

Health Problems from Damp or Moldy Buildings

Living or working in damp or moldy buildings increases the risk of many harmful health problems, including:

- asthma attacks in people who already have asthma
- a new asthma diagnosis
- respiratory infections, such as bronchitis
- breathing symptoms, such as hay fever, sneezing, stuffy nose, sore throat, wheezing, breathing difficulty, or cough
- eczema or skin rash

Mold can affect people differently. How much a person is affected depends on how sensitive they are and on how much they are exposed. Damp or moldy buildings are linked to health problems in people even if they do not have allergies.

Signs of Dampness or Mold

Signs of dampness or mold that may cause health problems include:

- **visible mold** (regardless of color), such as on walls or ceilings, behind furniture or appliances, under carpets, or even hidden in areas not seen in the occupied areas of homes
- **mold odor**, noticed as an earthy, musty, or moldy smell
- **visible water damage**, such as water-stains or discoloration on walls or ceilings, peeling or bubbled paint, warped floors, or rotting wood
- **damp or moist materials**, including condensation on windows or walls

Any one of these signs indicates increased risks to health, and the more that any of them are present, the greater the risk of health problems. Tests that identify the types of mold or the amounts of mold in buildings are not useful in telling us about the health risks. This is *why CDPH does not recommend testing for mold, such as measuring mold spores in the air.*



Causes of Building Dampness that Can Allow Mold to Grow

The dampness that is necessary for indoor mold to grow can come from either inside or outside a building.

Indoor sources include:

- leaking or burst water pipes, for instance under sinks inside walls
- not enough venting to the outside by open windows or exhaust fans in places where water is used or moisture is produced (for example, bathrooms, laundry areas, kitchens, and water heaters)
- condensation (water droplets) on cold surfaces, including windows

Outdoor sources include:

- water coming in through leaky roofs or poorly-sealed windows, or from flooding
- damp, exposed dirt in crawl spaces
- outdoor surfaces that slope and drain water toward a building, including from a downspout



Fixing Dampness and Mold Problems

The California Health & Safety Code (HSC §17920.3) says that when dampness or visible mold (or certain other conditions) in a home is a hazard to the health of occupants, the home is *substandard* and the property owner must fix the conditions. The Code excludes mold that is “minor and found on surfaces that accumulate moisture as part of their properly functioning and intended use.”

CDPH recommends fixing dampness and mold problems as follows:

- identifying and correcting the source of any water that may allow mold to grow
- rapid drying or removal of damp materials
- cleaning or removing mold and moldy materials as rapidly and safely as possible

Note: if a moldy area is simply bleached, cleaned, or painted over—without fixing the source of the dampness—the mold is likely to grow again.

Renters in California

The California Health & Safety Code requires property owners to provide a rental unit that is safe and healthy for the people living in it. Prospective renters should look for obvious conditions that show dampness or mold, and also less obvious signs like water leaks under the kitchen and bathroom sinks or moldy odor in a sealed-up home. Also look for conditions likely to cause future problems, like a bathroom that has no working vent fan or no window that opens, or a clothes dryer without an outside vent.

For renters who suspect there is dampness or mold:

1. Tell the property owner or manager. Early detection and correction of the dampness and mold problems can reduce the risks to your health and prevent the problem from getting worse.
2. If your property owner will not respond to your concerns in a reasonable amount of time, contact your local (city or county) code enforcement agency and ask for a code enforcement officer to inspect for violations. Many dampness or mold problems in rental homes are the responsibility of the property owner and must be addressed by them. However, a code enforcement officer may determine that dampness or mold in a building results from a tenant's actions or inactions – for instance, not using available bathroom ventilation during showers.
3. If the local inspector determines there is a violation, they can require the property owner to correct the problem.

Additional Resources

For general information on dampness and mold and a list of local code enforcement agencies, with a focus on dampness and mold, see www.cdph.ca.gov/iaq/mold. To see an animated video series, Mold in the Home, visit www.cdph.ca.gov/mold.

Property owners must provide a rental unit that is safe and healthy for the people living in it.

Tenants must notify property owners of any dampness or mold problems.