

► Special Update: UHA Will Apply for the HUD Moving to Work Demonstration Program

The Housing Authority of the City of Upland (UHA) is seeking comments from residents of the Los Olivos Public Housing community and the public on its application to become a Moving to Work (MTW) housing authority under the U.S. Department of Housing and Urban Development's MTW demonstration program. This article includes information about the MTW program, UHA's proposed application, and how to submit comments.

What is the MTW demonstration program?

The Moving to Work (MTW) demonstration program is a test program for public housing authorities (PHAs). MTW housing authorities have the opportunity to design and test policies and strategies that use funding more efficiently, help residents find employment and become

self-sufficient, and increase housing choices for low-income families. PHAs that are chosen to participate in the MTW program are given more flexibility with how they use their Federal funding and are given exemptions from many existing rules of the Section 8 and Public Housing programs. MTW housing authorities use the flexibility to inform HUD about ways to better address local community needs.

UHA Needs to Hear From You!

If you have comments about UHA's application to become a Moving to Work housing authority, please use the comment form on the back of this newsletter.

Your comments will be reviewed and considered as UHA prepares the application.

The MTW demonstration program is overseen by the Office of Public Housing Investments (OPHI), within the Office of Public and Indian Housing (PIH) at HUD headquarters. There are currently 34 MTW housing authorities across the country.

Continued on page 2.

► Volunteers Needed to Prepare For Summer BBQ and National Night Out



If you are interested in joining the committee to plan and organize the National Night Out/Summer BBQ Event, please call Mary at (909) 982-2649 extension 107. This event is tentatively scheduled for the first Tuesday in August.

Upland Housing Authority

1200 N Campus Avenue
Upland, CA 91786
Phone: (909) 982-2649
Fax: (909) 982-2649
Emergency After-Hours Phone:
(909) 961-1283

Public Housing Staff

Executive Director:

Don Swift, extension 109

Project Manager:

Mary Mota, extension 107

Maintenance:

Ernie Guerrero, Esteban Arellano,
and Terry Morris, extension 112

Resident Initiatives Program

Phone: (909) 981-2975

Program Coordinator:

Charlotte Bruton

Assistants:

Hung "Rocky" Dinh and Diem Dinh

In This Issue

- More Information About UHA's MTW Application – *page 2*
- Water Cooler Announcement – *page 3*
- Resident Survey Update – *page 3*

Important Phone Numbers

Upland Police Department:
(909) 946-7621

Upland Fire Department:
(909) 931-4180

Upland City Hall: (909) 931-4100

Upland Library: (909) 931-4200

Graffiti Hotline: (909) 931-4127

Burtec Waste Disposal:
(909) 949-0500

We-Tip Hotline:
(800) 78-CRIME or (800) 782-7463

► **Special Update: UHA Will Apply for the HUD Moving to Work Demonstration Program (*continued from page 1*)**

Why is UHA applying?

On February 27, 2012, the U.S. Department of Housing and Urban Development (HUD) published a Request for Applications for the MTW demonstration program. Up to four more housing authorities will be given MTW status. UHA intends to submit an application to become an MTW housing authority. If HUD accepts UHA's MTW proposal, UHA proposes to modify the current rules applicable to the Public Housing and Section 8 Housing Choice Voucher (HCV) programs in order to encourage and reward self-sufficiency, increase program efficiencies, reduce UHA's dependency on federal subsidies, assist more low and lower-income families, and shorten the time applicants spend on the UHA's waiting lists.

How can I learn more about the MTW demonstration program and UHA's application?

- **Check out the Fact Sheet on page 4.** The fact sheet summarizes the changes that UHA would make to its Public Housing program rules if UHA is selected to become an MTW housing authority.
- **Visit HUD's Moving to Work website.** The website has detailed information about the MTW program. http://portal.hud.gov/hudportal/HUD?src=/program_offices/public_indian_housing/programs/ph/mtw
- **Visit UHA's website, www.uplandhousing.com.** You'll find a detailed overview of UHA's proposed application, additional information and helpful links.
- **Join us for a coffee break on May 15th.** UHA staff will be available from 9:00 a.m. to 10:00 a.m. and from 3:00 p.m. to 4:00 p.m. on Tuesday, May 15th, to answer your questions. Please call (909) 982-2649 extension 111 to RSVP.
- **Call or E-mail.** E-mail your questions to nicole@uplandhousing.com or call (909) 982-2649 extension 111.

How can I share my comments on UHA's proposed application?

A comment form is included on the last page of this newsletter. You can fill out the comment form and return it by mail, fax or e-mail. If you have comments, please submit them no later than 4:30 p.m. on May 21, 2012. All comments received by the deadline will be considered as UHA prepares its final application.

What Happens Next?

Before the application can be submitted to HUD, UHA must hold a public hearing and the application must be approved by the UHA Board of Commissioners.

The public hearing is an opportunity for the public to comment on UHA's final application. Any comments made during the public hearing cannot be considered in preparing the application, but will be considered by the UHA Board of Commissioners before they vote on whether or not to approve the application for submission to HUD.

The public hearing on UHA's application to become a Moving to Work housing authority will be held on Monday, June 11, 2012, at 5:30 p.m. during the meeting of the UHA Board of Commissioners. The meeting will take place at the Upland City Hall council chambers, at 460 North Euclid Avenue in Upland.

The UHA Board of Commissioners will vote on whether or not to approve the application for submission to HUD at the June 11, 2012, meeting. The application is due to HUD on June 27, 2012. HUD has not specified when applicants will be notified if their application is approved.

Important Dates to Remember

- **May 21 at 4:30 p.m.:** Comments due to UHA
- **June 11 @ 5:30 p.m.:** Public Hearing and UHA Board of Commissioners vote on MTW application

► Water Coolers Will Be Turned On For the Summer

Water coolers will be turned on beginning April 23 through May 4. The maintenance department will need to enter your unit to turn on your water cooler.

Water coolers, also known as evaporative coolers or “swamp” coolers, cool the air in a building via water evaporation. Water is brought into the system and air is blown over it with a fan. This cools the air.

Tips for using your cooler:

- Turn the water pump to “on” in the morning around 10:00 a.m. before the weather gets too warm. Wait a few minutes (3 to 5), then turn on the fan. This provides cooler air as soon as the fan is on, saves energy, and will help keep your unit cooler throughout the day.
- Keep a window slightly open to allow a continuous supply of air for the cooler to use and to circulate the cooler air throughout the unit.

If possible, keep your blinds or drapes closed to help keep the heat and sunlight out of the unit. This will keep the unit cooler and save energy.

► Resident Survey Update: Thank You!

Thank you for turning in the recent resident satisfaction surveys about the painting project and clotheslines. Although it is voluntary to turn in surveys like this, we received 51 responses from the latest survey. That’s the highest number of responses we have received from our residents in a long time. It is important for us to hear from you, so getting this many surveys back was great.

► Upcoming Events At UHA

Date	Event
May 1, 2012	Rent due (late after May 7)
May 14, 2012	UHA Board Meeting at 5:30 p.m. at City Hall
May 28, 2012	Holiday - UHA Office Closed
June 1, 2012	Rent due (late after June 5)
June 11, 2012	UHA Board Meeting at 5:30 p.m. at City Hall
July 1, 2012	Rent due (late after July 5)
July 4, 2012	Holiday - UHA Office Closed
July 9, 2012	UHA Board Meeting at 5:30 p.m. at City Hall
August 7, 2012	National Night Out & Summer BBQ (Tentative)

► The Upland Lemon Festival Starts April 27th!

Upland’s annual lemon festival will take place next Friday, April 27 through Sunday, April 29. Check it out for great food, carnival rides and games, lemon flavored items and artisans from all parts of California. Festival hours are:

Friday, April 27 - 3:00 p.m.-10:00 p.m.

Saturday, April 28 - 10:00 a.m.-10:00 p.m.

Sunday, April 29 - 11:00 a.m.-6:00 p.m.

Upland Housing Authority Moving to Work (MTW) Demonstration Program Fact Sheet

The Upland Housing Authority (UHA) proposes, if HUD accepts the UHA's MTW proposal, to modify the current rules applicable to the Public Housing program in order to encourage and reward self-sufficiency, increase program efficiencies, stabilize program size, decrease errors and omissions, assist more low and lower-income families, and shorten the time applicants spend on the UHA's waiting lists.

The following list of proposed changes to the program will apply to all households entering the UHA's Public Housing program after HUD approval of the MTW proposal. The proposed changes will not apply to households participating in UHA's Public Housing program prior to HUD approval of the MTW proposal.

Category	Current Method	Proposed MTW Method
Rent Determination	Rents are determined at least annually based on anticipated family income.	Rent is adjusted every 2 years to the next level in a 3-tiered rent schedule.
Rent Calculation and Income Deductions	Initial tenant rent is 30% of adjusted household income. Income deductions are provided for dependents (\$480 per dependent), elderly/disabled households (\$400 per qualified household), medical expenses and other categories.	Tenant rent is based on 27% of adjusted income. Income deductions are provided for dependents (\$480 per dependent) and elderly/disabled households (\$400 per qualified household) only.
Income Calculation - Income Inclusions and Exclusions	Income from assets is <u>included</u> in annual income calculations.	Income from assets is <u>excluded</u> in annual income calculations.
	Foster care and kin-gap income, and TANF sanctions are <u>excluded</u> from annual income.	Foster care and kin-gap income, and TANF sanctions are <u>included</u> in annual income.
Income Calculation - Earned Income Disallowance	Earned Income Disallowance requires the PHA to exclude new annual earned income for unemployed individuals who become employed.	The earned income disallowance is eliminated.
Re-Examination Frequency	The PHA must conduct an annual re-examination to determine anticipated family income and calculate tenant rent. Family composition and other data used for reporting and statistical purposes are captured at the annual re-examination.	The PHA will conduct bi-annual re-examinations (every two years) to determine anticipated family income and calculate tenant rent. Family composition and other data used for reporting and statistical purposes will be captured at the bi-annual re-examination.
Minimum Rents	UHA's current minimum rent is \$50.00.	UHA's minimum rent for all residents is \$125.00.

Public Comments (Optional)

**Housing Authority of the City of Upland (UHA)
Moving To Work Demonstration Proposal
Due By: May 21, 2012**

Please mail, fax, or e-mail to:

Don Swift, Executive Director
1200 N. Campus Avenue
Upland, CA 91786
Fax 909-946-3767
dswift@uplandhousing.com

Name: _____ Signature: _____

Address: _____

City: _____ State: _____ Zip Code: _____

Telephone Number: _____ Date: _____

The reason(s) I support or oppose the proposal is as follows:
