

Summer 2013

Upland Housing Authority

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UHA Is On The Web!

Visit our website to:

- Learn about HQS inspections
- Get a Change of Income form or Participant Statement Packet
- Email your eligibility worker
- See current utility allowances, payment standards and income limits
- List your vacant unit with UHA
- Report suspected fraud
- Find links to other resources

UHA's Section 8 Policies Are Changing

UHA is proposing to make changes to the Housing Choice Voucher (Section 8) program Administrative Plan. The Administrative Plan establishes the policies that govern UHA's Section 8 program. The proposed policy changes can be downloaded for review from UHA's website, uplandhousing.com. Click on the "About UHA" link on the left side of the home page.

Public Comments Due August 29, 2013

UHA invites comments from the public regarding the proposed policy changes. All comments will be shared with the UHA Board of Commissioners for their consideration. Comments must be submitted using the Public Comment form available on the UHA website no later than Thursday, August 29, 2013.



Public Hearing and Adoption - September 9, 2013, @ 5:00 p.m.

The proposed policy changes will be presented to the UHA Board of Commissioners for approval and adoption at the September 9, 2013, meeting of the Board. A public hearing on the proposed policy changes will also be held during the Board meeting. Members of the public and current program participants are encouraged to attend the Public Hearing and share their comments regarding the proposed policy changes. The meeting will begin at 5:30 p.m.

If approved and adopted by the UHA Board of Commissioners, the policy changes will become effective on September 10, 2013.

Questions? Ask UHA!



UHA welcomes questions from landlords, property managers, and participants of the Section 8 program. If you have a question that you would like to see featured in an upcoming edition of the UHA Bulletin, you can send your question to mroque@uplandhousing.com or contact the Section 8 team at (909) 982-2649. The Section 8 team will respond to you with an answer to your question, and we may feature the question and response in the next UHA Bulletin.

WHAT'S NEWS FOR PROGRAM PARTICIPANTS

Income is ANY money or benefit your family receives, including food stamps, money from babysitting, and bills that someone else pays for you (like a cell phone bill).

Remember to report changes to UHA within 15 days from the date of the change. Reporting changes late can result in money owed to UHA, and can cause you to lose your Section 8 assistance.

Protect Your Section 8 Assistance by Avoiding Common Mistakes

Families receiving Section 8 assistance have a responsibility to follow the rules of the program. Sometimes the rules are forgotten or broken, and serious consequences can follow. A family may be required to repay money to the Housing Authority, or the family may lose its assistance. You can protect your Section 8 assistance by following the rules and avoiding these common mistakes.

Ten Mistakes to Avoid

1. Not reporting ALL income. You must report all income that your family receives, even if you think it doesn't count. Always report everything you receive and let UHA determine if it counts. Income includes, but is not limited to, all of the following:

- Money from working – even if you are self-employed or work part-time;
- Child support;
- Financial aid for school;
- Food stamps;
- Bills paid by someone else for you;
- Unemployment benefits;
- Disability benefits;
- Money from friends or family;
- Any money that your family receives.

2. Not reporting income changes. If the amount of income your family receives increases or decreases, you must report it to UHA within 15 days of the change. This includes, but is not limited to, changes in the number of hours you work, starting a new job, or changes in your Social Security or SSI benefits.

3. Letting other people live in the unit. Don't let anyone stay in your unit unless you have written approval from UHA and the landlord has added them to your lease. If you want to add someone to your family, you must get written approval from UHA and the landlord must add them to the lease before they move in.

4. Moving out before receiving a voucher from UHA. If you want to move to a new unit, you must get a voucher from UHA before you move out.

5. Not giving UHA copies of notices from the landlord. If your landlord gives you any notice (such as a 3-day notice or 30-day notice), you must give UHA a copy of it within 15 days of the date of the notice.

6. Letting others use your address. A mailing address is used to establish residency. Only the people on your lease and approved by UHA to live with you should receive mail at your unit. Don't let anyone else receive their mail at your address.

7. Damaging or not maintaining the unit. You must maintain the unit in clean and sanitary condition so it will pass the yearly inspection by UHA. Additionally, you and your guests must not damage the unit.

8. Not reporting when someone moves out, or when a baby is born. If someone moves out of the unit, or if a baby is born to your family, you must report it to UHA within 15 days of the change.

9. Reporting false information to UHA. Your family must provide true and complete information to UHA at all times. Never report false information or withhold information. Answer all questions completely and truthfully.

10. Making side payments to the landlord. The amount of rent you pay to the landlord is set by UHA. Never pay more than the amount UHA tells you to pay.

HOT TOPICS FOR PROPERTY OWNERS AND MANAGERS

OTHER NEWS

Questions from Section 8 Property Managers

Q: When can I request a rent increase for my Section 8 tenant?

A: In general, you may request a rent increase any time after the initial 1-year lease has expired. UHA is prohibited from approving any rent increase during the initial 1-year lease for any reason, including the addition of more persons to the lease.

If you want to increase the rent after the initial 1-year lease, you must submit your request to UHA at least 60 days before the rent increase will go into effect. UHA must verify that the increase is reasonable before approving it. UHA will notify you of the determination in writing, and – if approved – the increase will go into effect on the first day of the month following the 60-day period after the you requested the rent change OR on the date you specified, whichever is later.

Q: My Section 8 tenant wants to add someone to their lease. I’ve approved them. Can they move in right away?

A: No. The tenant must get written approval from both you and UHA before the new household member can move in. The tenant must request approval from both you and UHA, and UHA will not approve the new household member until you have approved them and added them to the lease. When UHA approves a new household member we will issue a written notice of approval to you and the tenant.

National Night Out – August 6th, 2013



The 30th annual “National Night Out” will take place in neighborhoods throughout Upland on Tuesday, August 6th. “Give neighborhood crime and drugs a going away party” is the national theme for this event, which focuses on crime and drug prevention. Over 37.5 million Americans are expected to participate in this year’s event!

This year’s event will run from 6:00 – 10:00 p.m. The Upland Police Department invites you to turn on your outside lights, lock your doors, and spend the evening outside with neighbors and City representatives. Some neighborhoods will host block parties, cookouts, flashlight walks, and other special events. Lights on means lights out for crime!

To plan for an officer to visit your neighborhood, contact Community Involvement VolunteerCarolynn Lydick at (909) 920-6506.

Upcoming Events at UHA

Date	Event
August 29	Deadline to submit public comments regarding proposed Section 8 policy changes
September 2	Holiday – UHA office closed
September 9	UHA Board Meeting: 5:00 p.m. at UHA Office <i>- The public hearing regarding the proposed Section 8 policy changes will take place at this meeting</i>
October 14	UHA Board Meeting: 5:30 p.m. at Upland City Hall Council Chambers

The UHA office is closed every Friday.