

Winter 2012

Upland Housing Authority

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Section 8 Staff

Section 8 Team Leader:
Sylvia – extension 102

Eligibility Worker:
Monica – extension 104

Occupancy Specialist/Inspector:
Annette – extension 106

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UHA Is On The Web!

Visit our website to:

- Learn about HQS inspections
- Get a Change of Income form or Certified Statement Packet
- Find your caseworker's e-mail address
- See current utility allowances, payment standards and income limits
- Owners: fill out a listing form for your rental property or download a W-9 form
- Report suspected fraud
- Find links to other resources

2012 Agency Plan and Changes to Section 8 Policies Approved by UHA Board of Commissioners

On January 9, 2012, the UHA Board of Commissioners approved the 2012 Agency Plan for the Upland Housing Authority. The Agency Plan outlines UHA's strategies for administering the Section 8 and Public Housing programs.

The Administrative Plan, which contains the policies that govern UHA's Section 8 program, is a supporting document to the Agency Plan. Changes to the Administrative Plan were also approved by the Board of Commissioners on January 9 and are effective beginning April 1, 2012. The changes were made to comply with new regulatory requirements and to clarify or simplify UHA's policies. Effective April 1, 2012:

- UHA may, at its discretion, accept certification from the property owner or manager that a non-life-threatening housing inspection deficiency has been corrected in lieu of conducting a confirmatory reinspection.
- Applicants on UHA's waiting list may submit changes in household composition or household income once each year during UHA's waiting list update.
- UHA will follow the updated verification requirements issued by HUD.

Please visit the UHA website, www.uplandhousing.com, to view a detailed list of the revisions that were made to the Administrative Plan.

New! Annual Reexaminations By Mail

UHA is now performing some annual reexaminations by mail. Families that have their annual reexamination by mail will not have an appointment to come to the UHA office. The process is still being tested, so not all families will have their reexamination by mail.

UHA will notify you if your annual reexamination will take place by mail. You will receive a letter from UHA with instructions that explain what you need to do. You will still need to fill out paperwork and provide evidence of your family's income to UHA just like you would if you had a regular reexamination appointment at UHA's office.

If You Can't Keep An Appointment

If you miss or can't keep an appointment scheduled by UHA, we will automatically schedule a second and final appointment for you. **You don't need to call UHA.**

Remember: UHA can only reschedule an appointment once. Two missed appointments may result in termination of assistance. A third appointment can only be scheduled as a reasonable accommodation for a person with disabilities or for other good cause, such as serious illness or death in the family.

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Attention Property Owners & Managers:

Help prospective tenants to find your unit by listing it with UHA.

UHA's online listing form has been updated to make it easier to use!

Go to www.uplandhousing.com and click on "List Your Unit" on the left side of the page.

New Income Limits For the Section 8 Program

On December 1, 2011, HUD published new income limits for HUD programs, including the Section 8 program. Income limits are used to determine a family's eligibility for HUD programs like Section 8. The new income limits are greater than the income limits published in June of 2011.

Each year HUD publishes updated income limits. The income limits are calculated based on a survey of estimated median family incomes, and include adjustments for family size and income-to-housing-cost relationships.

The new income limits are available on the UHA website at www.uplandhousing.com. Click on the "Section 8" link on the left side of the page, then click on the "Income Limits" link near the middle of the page.

Important Changes to UHA Staffing

Carole no longer works for UHA.
For questions about...

- your annual recertification:
If your last name starts with A-L:
call Sylvia at extension 102
If your last name starts with M-Z:
call Monica at extension 104
- your annual inspection:
call Annette at extension 106
- moving to another unit:
call Monica at extension 104

If Your Income Changes

Follow these three easy steps to make sure UHA can process the change:

1. Fill out the "Change of Income" form available on the UHA website.
2. Attach proof of the change (pay stubs, SS award letter, or other proof). **UHA can't process the change without this information.**
3. Turn in the Change of Income packet and proof of the change to UHA. Remember: you **must** report the change to UHA within 15 days of the date the change happened.

HUD Partners With GreatSchools to Serve Tenants

The Department of Housing and Urban Development (HUD) has partnered with GreatSchools, a national non-profit educational resource for parents, to provide their free web-based tool, www.GreatSchools.org, to parents who receive Section 8 rental assistance. This website offers a database of more than 200,000 schools across the U.S., and includes information on how parents can choose the best school for their children. It also features articles and videos that provide information on how parents can help their children be successful in school with free materials such as subject-based worksheets, parent-teacher conference information, homework help tips, college preparation support, and answers to parenting questions.

To find a school, users type in a city, zip code, or mailing address and their child's grade level. A listing of local schools will appear with a GreatSchools Rating, including school performance information and description, parents' comments, and the school contact information. School data on the website comes from sources such as the National Center for Education Statistics.

