



# UHA Bulletin

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Housing Choice Voucher Participants and Owners

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## Upland Housing Authority

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### UHA Is On The Web!

Visit our website to:

- Learn about Housing Quality Standards (HQS) inspections
- Get a Change of Status Form, Certified Statement packet, or application form
- Find your worker's e-mail address
- See our Utility Allowances, Payment Standards, and Income Limits
- Owners can fill out a listing form for rental properties
- View past editions of the UHA Bulletin and upcoming events at UHA
- Report suspected fraud
- Find links to other agencies

[www.uplandhousing.com](http://www.uplandhousing.com)

## NEW FEDERAL LEAD-BASED PAINT STANDARDS

*This article was adapted from information published by Apartment Owners Association magazine*



Beginning April 22, 2010, owners, managers, contractors, and other individuals who perform repairs, renovation, or painting on pre-1978 buildings must comply with the Environmental Protection Agency (EPA) certification, training, and safe work practice requirements. Renovation is broadly defined as any activity that disturbs painted surfaces and includes most repair, remodeling, and maintenance activities, including window replacement. The work can only be performed by an individual who has been trained and is either certified or supervised by someone who is. Certification requires successful completion of an 8-hour course. These requirements are part of the same 2008 regulation that already requires pre-renovation disclosure and distribution of a lead pamphlet.

Owners and managers of residential rental property in California are already required to use lead safe work practices to protect occupants against exposure as of a result of Senate Bill 460, enacted in 2002. SB 460 added lead hazards to the conditions that make premises uninhabitable and substandard. It also prohibits an individual from disturbing more than a "de minimis" amount of lead-based paint without "containment" (a system, process or barrier used to contain lead hazards inside a work area). While this is not as detailed a requirement as the new EPA rule, the purpose of both is to ensure that the work that disturbs lead-based paint is done in a way that does not create a hazard and that no hazards are left behind. Both SB 460 and the EPA regulations are focused on protecting the health of occupants. Additional safety measures may be required to protect the health of workers under Cal/OSHA's Lead in Construction Standard.

Additional training and certification requirements also apply to work that is intended to remove lead-based paint or permanently control lead hazards.

For additional information, please contact your local apartment association.



## THINGS TO CONSIDER BEFORE YOU DECIDE TO MOVE

With Summertime rapidly approaching, many participants are thinking about moving to a new apartment. Here are some often overlooked items for consideration before you decide to move:

1. If UHA's payment standards have changed since the last time you moved, the new standards will affect the amount of rent your new landlord can charge. Check with UHA to find out how before you decide to move.
2. You will be responsible for costs associated with moving, including credit check fees, security deposits, utility deposits, and moving expenses.
3. Once you are issued a voucher to move, the voucher is only good for sixty days. If you are staying within UHA's jurisdiction, you **must** submit a Request for Tenancy Approval and proposed lease within the **60-day period**. Additional extensions of the voucher term may be available only as a reasonable accommodation to persons with disabilities.
4. UHA's list of available units is issued only after a voucher is issued.



**Please remember that the first step in moving is to contact UHA to determine if you are eligible to move. Once your worker has informed you that you are eligible to move, you can plan to move knowing that you'll be able to take your assistance with you.**

## PLEASE REPORT FRAUD AND PROGRAM ABUSE

The housing programs offered by the UHA serve a very important purpose: to help families to afford housing. Committing fraud, like not reporting income or allowing unauthorized persons to live in the assisted unit, prevents from helping the many families waiting for housing.

UHA needs your help to ensure that the assistance we provide goes to those who need it most. If you know of fraud that is being committed, please report it. You can report anonymously to the UHA or "We Tip".

### To Report to UHA:

By Mail - Upland Housing Authority  
1200 North Campus Avenue  
Upland, CA 91786  
By Phone - (909) 982-2649  
By E-Mail - [reception@uplandhousing.com](mailto:reception@uplandhousing.com)

### To Report to We Tip:

By Phone - (800) US-FRAUD  
Online - [www.wetip.com](http://www.wetip.com)

The more details you can provide about the fraud, the easier it will be for the UHA to investigate and take appropriate action. Thank you for your support.



## UHA IS NO LONGER ACCEPTING APPLICATIONS FOR THE SECTION 8 PROGRAM

The waiting list for UHA's Housing Choice Voucher program (Section 8) closed on March 1, 2010. Applications must have been received on or before February 28, 2010. These applications will be processed and placed on the waiting list in order received.

The Upland Housing Authority is currently not pulling applications from the waiting list; however, will do so, as needed, in the future.

**Applications that have processed and met eligibility requirements will be placed on the waiting list. Once your name has been placed on waiting list it could take anywhere from six months to six years before your name is pulled.**