

UHA Bulletin

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Housing Choice Voucher Program Participants and Owners

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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;
- View upcoming events at UHA;
- Report suspected fraud;
- Find links to other agencies

www.uplandhousing.com

UHA INVESTIGATES FRAUD

Committing fraud, like not reporting income or allowing unauthorized persons to live in the assisted unit, prevents UHA from helping the many families waiting for housing. To help housing authorities detect fraud and program abuse, the U.S. Department of Housing and Urban Development (HUD) developed the Enterprise Income Verification system (EIV). The EIV system allows UHA to:

- Verify income information provided by participants, including employment income, Social Security, and Unemployment;
- Determine if a participant or applicant is ineligible for assistance;
- Identify participants already receiving assistance from another housing authority; and
- Detect fraudulent use of a Social Security Number.

The Upland Housing Authority (UHA) reviews information from the EIV system for every annual and interim reexamination.

If participants commit fraud, they could be:

- Terminated from the Section 8 program;
- Required to repay all overpaid assistance you received;
- Prohibited from receiving housing assistance in the future;
- Fined up to \$10,000;
- Prosecuted for Grand Theft.

Reporting Fraud and Program Abuse

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". Your information will be kept confidential.

To Report Fraud 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

To Report Fraud to We Tip:

By Phone - (800) US-FRAUD

Online - 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.

REMINDER TO PROPERTY OWNERS & MANAGERS: NEW CARBON MONOXIDE DETECTOR LAW TAKES EFFECT JULY 1, 2011



Last Fall UHA published an article in the *UHA Bulletin* informing property owners and managers about the Carbon Monoxide Poisoning Prevention Act of 2010. This new law was signed into law in California on May 7, 2010, and requires residential property in California to be equipped with a carbon monoxide detector if the property has a fireplace, attached garage, or fossil-fuel burning appliance such as a gas heater, stove, or water heater. The detector may be battery-operated, plug-in with battery backup, or hard-wired with battery backup. Carbon monoxide detectors must be installed by the following deadlines:

- Single-family homes: by July 1, 2011;
- All other residential units, including apartments: by January 1, 2013.

How This New Law Affects Section 8 Property Owners and Managers

All Section 8-assisted units must comply with the requirement to install carbon monoxide detectors by the deadlines specified. Beginning July 1, 2011, UHA will verify compliance at every Housing Quality Standards (HQS) inspection. Single-family homes without an operable carbon monoxide detector after July 1, 2011, will fail the Housing Quality Standards (HQS) inspection, and will be subject to rejection or abatement in accordance with HUD regulations and UHA policy. All other residential units will be subject to these requirements beginning January 1, 2013.

Where to Get More Information

Please refer to Senate Bill (SB) 183, May 7, 2010, for the full text of this new law. The bill is available on the "legislation" page of the California Senate website, <http://www.sen.ca.gov/>.

REVISED SECTION 8 ADMINISTRATIVE PLAN POLICIES

The policies that govern the UHA's Section 8 program, known as the Administrative Plan, have been updated and revised to comply with new program regulations and to clarify and streamline existing policies. The revised policies were approved by the UHA Board of Commissioners on February 28, 2011, and are effective beginning April 1, 2011. Many changes were made, including:

- Participants that wish to move must provide UHA with at least sixty (60) days of notice before the scheduled move-out date;
- A valid Social Security Number must be disclosed to UHA for all household members, including infants and children; and
- Two missed appointments, including reexamination and inspection appointments, will result in denial or proposed termination of assistance.

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

NEED TO SEE A CASEWORKER? PLEASE REMEMBER TO MAKE AN APPOINTMENT!

In the past, UHA staff has had the flexibility to meet with clients that did not have a pre-scheduled appointment, that have dropped by the office to ask a question or to turn in paperwork. However, UHA recently completed a staff reorganization that included a reduction in the number of staff and changes to staff duties in the Housing Choice Voucher (Section 8) Department. In an effort to continue to run a high quality program with fewer staff, and to maximize productivity, in most cases UHA staff will no longer have the flexibility to meet with clients without a pre-scheduled appointment. If you need to talk with your caseworker in person, please call to schedule an appointment before coming in.

UTILITY ALLOWANCES EFFECTIVE APRIL 1, 2011

In accordance with HUD regulations, UHA has performed the annual review and update to our utility allowance schedule. Based on that review, UHA determined that the rates for utilities did not change significantly, and no change in the utility allowances is required. The utility allowance schedule approved for use beginning April 1, 2011, is below. Please note: the utility allowance amounts are the same amounts which have been in effect since April 1, 2010.

Utility Allowance Schedule Effective 4/1/2011

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Tenant Pays Gas	\$12.00	\$14.00	\$16.00	\$24.00	\$26.00
Tenant Pays Electric	\$13.00	\$22.00	\$32.00	\$49.00	\$59.00
Tenant Pays Gas and Electric	\$25.00	\$36.00	\$48.00	\$73.00	\$85.00
Tenant Pays Electric (all elect. unit)	\$28.00	\$37.00	\$47.00	\$48.00	\$58.00
Air Conditioner In Unit	\$10.00	\$10.00	\$10.00	\$10.00	\$10.00
Tenant Pays Water	\$16.00	\$16.00	\$46.00	\$80.00	\$80.00
Tenant Pays Sewer	\$17.00	\$17.00	\$17.00	\$17.00	\$17.00
Tenant Pays Trash	\$19.00	\$19.00	\$19.00	\$19.00	\$19.00
Tenant Provides Refrigerator	\$6.00	\$6.00	\$6.00	\$6.00	\$6.00
Tenant Provides Stove	\$5.00	\$5.00	\$5.00	\$5.00	\$5.00

The utility allowances were calculated based on the discounted rates available for low-income families through the California Alternate Rates For Energy (CARE) program. Please contact Southern California Edison or The Gas Company to learn more or to apply for CARE and other similar programs. Most telephone service providers also offer discounted rates through the Lifeline/Link-Up programs. To learn more about the CARE or Lifeline/Link-Up programs, please contact your utility provider.

The Gas Company
1-800-427-2200
www.socalgas.com

Southern California Edison
1-800-447-6620
www.sce.com

Lifeline/Link-Up
Verizon: 1-800-483-4000
AT&T: 1-800-310-2355
www.lifelinesupport.org/



SAN BERNARDINO COUNTY 2-1-1: FREE & CONFIDENTIAL INFORMATION AVAILABLE 24 HOURS A DAY

2-1-1 is a toll-free phone number that provides information and referrals for health and social services. Dialing 2-1-1 is the quickest way to access non-emergency resources for your family. Dial 2-1-1 for information about:

- Health and dental care;
- Childcare and parenting resources;
- Food, clothing and shelter;
- Counseling and support groups;
- Job services;
- Senior Services;
- Crisis services;
- Volunteer projects;
- Elder assistance and disability services;
- Mental health resources;
- Addiction treatments;
- And many other services!

Just dial 2-1-1 anytime... 24 Hours a day, 7 days a week! It's toll-free and it's private. Help is available in English and Spanish. 2-1-1 is also available on the web at www.211sb.org.

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TIPS: BED BUG PREVENTION AND CONTROL

This article is reproduced from The Resident E-Newsletter, the newsletter for Public Housing residents published by the U.S. Department of Housing and Urban Development's Public and Indian Housing Resource Center. The full newsletter is available for download on the UHA website at www.uplandhousing.com.



Bed bugs have become an increasing problem for residents around the country. It is important to be able to identify if you have a bed bug problem, and what steps to take to eliminate them and to prevent them from returning.

Bed bugs are reddish brown in color, flat, and oval-shaped. They are about ¼ inch long, which is about the size of an apple seed. They often leave behind tiny, rust-colored stains that have a syrup-like smell, similar to soda pop, or black specks. Look for signs of bugs here:

- On mattress tags and seams
- On ceilings
- Under seat cushions
- Behind headboards
- In tiny cracks and crevices
- Around light switches

Bed bugs like to settle close to their food source...which is you! During the day, they do not live in the bed, but often hide within 5 feet of the bed. Make sure to check under your mattress and bed frame, near baseboards, behind picture frames, in night stands, under buckling wallpaper or carpet, and in areas with excessive heat or moisture.

Although bed bugs do not transmit disease, they do bite, draw blood, and can cause welts and itching. Just the fact that you are sharing a bed with these bugs can cause much anxiety and anguish. There are a number of ways to prevent them:

- Clear any clutter such as paper or trash.
- Be sure to inspect any second-hand furniture you receive.
- Do not bring discarded furniture into your apartment.
- Inspect your luggage after traveling.
- Dry your clothes on high heat.
- Inspect your apartment regularly, especially after moving in or after trips.

IF YOU HAVE AN INFESTATION, NOTIFY YOUR PROPERTY MANAGER IMMEDIATELY.

A video on bed bug prevention and control can be found here: <http://www.hud.gov/offices/pih/programs/ph/phecc/pestmang.cfm>