



UHA Bulletin

Published By Upland Housing Authority for
Housing Choice Voucher Participants and Owners

SUMMER 2010

Upland Housing Authority

1200 N. Campus Avenue
Upland, CA 91786
Phone: (909) 982-2649
Fax: (909) 982-0237
www.uplandhousing.com

Section 8 Staff:

Assisted Housing Supervisor:
Vivian - ext. 102
Office Assistant:
Monica - ext. 100
Eligibility Workers:
Carole - ext. 103
Antrina - ext. 104
Occupancy Specialist /
Inspectors:
Annette - ext. 106
Sylvia - ext. 105

In This Issue

- Please Let UHA Know If You Have Vacant Units
- How to Rent to a Section 8 Participant
- Upland's Independence Day Celebration

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
- Find links to other agencies

www.uplandhousing.com

UTILITY ALLOWANCES FOR THE SECTION 8 PROGRAM HAVE CHANGED

In accordance with HUD regulations, UHA has performed the annual review and update to our utility allowance schedule. The allowances for electricity, sewer and trash increased, while the allowance for gas decreased, and all other allowances have not changed.



The updated allowances will be used for all new contracts, including transfers, with a start date of April 1, 2010, or later. The new amounts will also be used for all existing contracts at the time of the next annual recertification.

The updated 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.



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/

Utility Allowance Schedule Effective 4/1/2010

	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	\$16.00	\$16.00	\$16.00	\$16.00	\$16.00
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

UHA VOUCHER-HOLDERS ARE SEARCHING FOR UNITS

Although no new applications are being accepted for the Section 8 program, UHA is actively selecting names from the waiting list and issuing vouchers to new families each month. Once they are issued a voucher, these families will have sixty days to locate a unit.

Please contact UHA if you have an available unit. UHA will provide information about your unit to UHA voucher-holders searching for a new place to call home!



STEPS TO RENTING YOUR UNIT TO A SECTION 8 PARTICIPANT

1. List Your Property With the Upland Housing Authority: You may do this by filling out the *Section 8 Housing Listing Form* online at www.uplandhousing.com, or by visiting or calling the UHA office. You will be asked for information about the property, including the address, date of availability, size, and rent amount requested. Your listing information will be made available to all UHA voucher holders who are looking for a unit. You may also choose to list your property in local newspapers or classified ads and include the phrase "Section 8 OK" in your listing.
- 
2. Screen Prospective Tenants: Although UHA screens our waiting list applicants for sex offender registration and criminal history, UHA does not perform rental history or tenant suitability screening. The landlord is responsible for screening all prospective tenants in the same manner that they would screen any other prospective tenant. UHA encourages landlords to run criminal, rental and credit history checks on all prospective tenants. You may charge an application fee, so long as it is the same fee charged to non-section 8 applicants.
 3. Choose a tenant: The final decision to rent to an applicant is the landlord's.
 4. Submit a Request For Tenancy Approval (RFTA) to UHA: Voucher holders are given a RFTA packet when they receive their voucher. When you choose a tenant to rent to, fill out the packet and return it to the tenant for submittal to UHA.
 5. Receive Approval From UHA: After the RFTA is received, UHA will schedule an inspection to verify that the unit meets HUD's Housing Quality Standards. UHA will also review the proposed rent to confirm that it is reasonable compared to similar properties. If the rent is acceptable and the unit passes inspection, the owner and UHA must sign a Housing Assistance Payments (HAP) contract to allow UHA to pay a portion of the rent on behalf of the tenant. Once the HAP contract is signed, the tenant may move in and UHA will begin paying its portion of the rent.

24TH ANNUAL 4TH OF JULY FIREWORKS SPECTACULAR



The City of Upland is proud to present its 24th Annual Fourth of July Fireworks Spectacular Celebration! This year's celebratory show will feature over 1500 pyrotechnic shells. The *Ravelers* will be performing prior to the fireworks display. Tickets are now on sale at Upland Recreation and Community Services, Upland Public Library, Ford of Upland and New York Pizza Company. Adults: \$7.00. 2 years and under: FREE. The ticket booth and admission gates at the stadium will open at 5:30 p.m., with the *Ravelers* performance beginning at 6:00 p.m. The Fireworks Sky Concert is scheduled for 9:00 p.m.