



UHA Bulletin

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Housing Choice Voucher Participants and Owners Fall 2010

Upland Housing Authority

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UHA Has New Business Hours!
Monday-Thursday: 7:00 a.m. - 4:30 p.m.

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UHA Is On The Web!

Visit our website to:

- Learn about HQS inspections
- Get a Change of Status Form, Certified Statement packet, or application form
- Find your worker's e-mail address
- See Utility Allowances, Payment Standards, and Income Limits
- Owners can fill out a listing form for rental properties
- View upcoming events at UHA

UPLAND HOUSING AUTHORITY'S MISSION STATEMENT

The mission of the Upland Housing Authority is to provide the area's affordable housing of choice, to provide and maintain safe, quality housing in a cost-effective manner, and to partner with others to offer rental assistance and other related services to the community in a nondiscriminatory manner.



New Carbon Monoxide Detector Law Will Affect Section 8 Landlords

Earlier this year, the Carbon Monoxide Poisoning Prevention Act of 2010 was signed into law in California. This new law will require 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. **The law specifies two deadlines for installation of a carbon monoxide detector:**

- **Single-family homes** must be equipped with a carbon monoxide detector by **July 1, 2011**;
- **All other residential units** must be equipped with a carbon monoxide detector by **January 1, 2013**.

In accordance with the new law, all Section 8-assisted units must be equipped with at least one operable carbon monoxide detector on or before the dates specified above. A unit without an operable carbon monoxide detector after the dates specified will fail the Housing Quality Standards (HQS) inspection, and will be subject to rejection or abatement in accordance with HUD regulations and UHA policy. 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/>.

TOP 10 CONDITIONS THAT CAUSE A FAILED INSPECTION

Below are the ten most common conditions that cause a failed Housing Quality Standards (HQS) inspection.

1. .Stove burner does not ignite automatically;
2. . *Missing, broken or non-working smoke detector (each floor must have at least one working smokedetector);*
3. *Blocked exit (including windows);*
4. GFCI does not test;
5. Window lacks permanently attached lock;
6. Discoloration on window sill or frame;
7. Door that requires a key to unlock from the inside or keyed lock on interior door;
8. Leaking, rust, mold or mildew anywhere in the unit;
9. Chipped or peeling paint (especially in units built prior to 1978);
10. .Closet door(s) off track



Please note: this is not a comprehensive list of all conditions that will cause the unit to fail the HQS inspection.