



# UHA Bulletin

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

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### Also In This Issue

- Frequently Asked Questions for Owners and Property Managers
- What to Do if Your HAP Check Doesn't Arrive On Time

### 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
- Report suspected fraud
- Find links to other agencies

www.uplandhousing.com

## UTILITY ALLOWANCES ARE CHANGING

In accordance with HUD regulations, UHA has performed the annual review and update to our utility allowance schedule. Due to a recent decrease in electric and gas rates, the allowances for electricity and gas have decreased. The allowance for tenant-provided stoves has increased, while 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, 2009, or later. The new amounts will also be used for all existing contracts at the time of the next annual or recertification.

Utility allowances are provided to offset the cost of utilities paid by the tenant, and are paid through the housing authority's share of the rent. If the utility allowances increase, the housing authority's share of the rent will also increase. Accordingly, the housing authority's share of the rent will decrease if utility allowances decrease. This change in utility allowances will mean that most existing participants will see a small change to their portion of the monthly rent at the time of their 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 4/1/2009

	0 Bed	1 Bed	2 Bed	3 Bed	4 Bed
Tenant Pays Gas	\$13.00	\$15.00	\$17.00	\$26.00	\$28.00
Tenant Pays Electric	\$9.00	\$16.00	\$23.00	\$35.00	\$41.00
Tenant Pays Gas and Electric	\$22.00	\$31.00	\$40.00	\$61.00	\$69.00
Tenant Pays Electric (all elect. unit)	\$20.00	\$26.00	\$33.00	\$34.00	\$40.00
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 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

## FREQUENTLY ASKED QUESTIONS FOR PROPERTY OWNERS AND MANAGERS

If you are a property owner or manager and have questions about the Housing Choice Voucher Program (HCVP), we can help. Below are some of the most common questions.

**Q:** What is the Housing Assistance Payment Contract?

**A:** *The Housing Assistance Payment (HAP) Contract is a written agreement between the owner and Upland Housing Authority. It specifies how much UHA will pay each month to the owner on behalf of a Voucher participant.*

*The HAP contract protects the owner's interests and the rights of tenant families under federal rules. UHA will not begin rental assistance until the lease and HAP Contract have been signed, the rent has been determined to be reasonable, and the unit has passed the Housing Quality Standards (HQS) inspection.*

**Q:** How does the lease work?

**A:** *The lease and the tenancy addendum spell out the details of the rental agreement between the tenant family and the owner. The lease must be consistent with leases used in the area and conform with state law. The lease agreement must include:*

- *The names of all household members;*
- *The name of the owner;*
- *The term of the lease and provisions for renewal (initial term for Section 8 participants must be one year);*
- *The contract rent;*
- *The utilities and appliances to be furnished by the resident.*

*The Tenancy Addendum, which contains all the HUD language necessary to conform to federal regulations, must be attached to the lease. It is part of the lease by reference.*

**Q:** What are Housing Quality Standards?

**A:** *The chief goal of UHA's voucher assistance program is to provide decent, safe, and sanitary housing at an affordable cost. Federal regulations spell out basic housing quality standards that a housing unit must meet before it can be rented under UHA's voucher assistance program. These standards help protect the family by assuring a basic level of acceptable housing. The standards must be maintained for the duration of the lease.*

*The family, as well as the manager, is held accountable for maintaining the unit. The family's assistance may be terminated if the tenant fails to maintain any tenant-supplied appliance, fails to pay for utilities required under the lease, or if the tenant or any of their guests damage the dwelling unit or premises.*

**Q:** What legal steps must a landlord/owner follow during an eviction of a Section 8 participant?

**A:** *In all cases, the manager must notify the tenant in writing of the reason for any action to evict from the property. This written notice will either be a 30-day notice of lease termination or (in the most serious cases) a three-day notice of lease termination. The owner must send a copy of the notice to UHA when the notice is sent to the family. If the family remains in the housing after this time has expired, the landlord/owner may file a lawsuit to recover possession of the unit. The family has the right to appear in court and explain their actions before the court decides whether or not the family will be forced to move. If the family is forced to move, the landlord/owner must notify UHA as soon as an eviction notice is sent.*

Do you have a question about the Section 8 program? Please call the office at (909) 982-2649. Your question may be featured in the next edition of the *UHA Bulletin*!

### WHAT TO DO IF YOUR HAP CHECK DOESN'T ARRIVE ON TIME

HAP checks are occasionally delivered late for reasons outside of UHA's control (such as misdirection by mail service). **If your HAP check is late, please contact UHA at (909) 982-2649.** In accordance with the HAP contract and annual contract amendments, a tenant is only liable for their share of rent. Please remember that a tenant cannot be evicted or issued a notice to pay or quit if the HAP payment does not arrive on time. Thank you!