

OUR GUIDING PRINCIPLES



1. RESPECT

Healthy communities are built upon respect of people, property, and values.



2. DIGNITY

All parties deserve a safe home and community.



3. FAIR HOUSING

Housing should never be denied based on a person's race, nationality, veteran status, disability, sex, age, religion, or any other class protected by law.

UPHoldings ("UPH") believes good neighbor relationships and a thoughtful community engagement plan creates successful properties and improved communities.

Our goal is to create and maintain good neighbor relationships with respect, dignity, and communication. UPH commits to open & ongoing communication with local neighbors and community stakeholders at all of its properties. A successful relationship will prevent misunderstandings and provide a fair and dependable means of resolving differences.

Goodfaith efforts and cooperation by all parties leads to successful relationships and community improvements.



PROPERTY DEVELOPMENT:

Procedures for Good Neighbor Relationships & Community Engagement

UPHoldings:

1. We identify property sites that are by-right-approval (no zoning changes required) whenever possible, always trying to affirmatively further housing opportunities for all. We also seek sites with robust access to transit and amenities.
2. We select highly qualified builders to build high quality properties.
3. Once funding hurdles are cleared and the project is on track for development, we are committed to providing clear communication on the project, and are willing to have open and respectful dialogue on neighborhood ideas, concerns, and expectations.

Neighbors & Community:

1. Neighbors and members of the community will be given notice and an opportunity to be heard and ask questions about the property.
2. As a best practice, neighborhood associations or groups are asked to appoint a liaison to ensure smooth and direct communications.



PROPERTY OPERATIONS:

Procedures for Good Neighbor Relationships & Community Engagement

UPHoldings:

1. We maintain the building and landscaping to maintain and/or increase property value.
2. We hire employees and vendors locally to provide services to repair and improve the property.
3. We join local groups and organizations to commit to open communication with the community.
4. The property manager will be the point-of-contact for matters from the community.
5. All residents will be evaluated and approved for a lease in accordance with state and federal law.
6. We promote lease compliance (parking, paying rent, quiet enjoyment) & encourage resident responsibility to honor their lease.
7. Property management will encourage good citizenship in the community by promoting volunteer opportunities, civic events, and other activities to develop full community engagement.

Neighbors & Community:

1. Neighbors and members of the community will be invited to periodic meetings that include community stakeholders, city agencies, and others to encourage civic participation.
2. As a best practice, neighboring residents should identify a best point-of-contact for communication between property management and community stakeholders. This allows for streamlined and efficient dialogue around community engagement activities.