



## **APPLY NOW! PROJECT BASED PROGRAM WAITING LISTS OPEN ENROLLMENT FOR REGION 1 SCATTERED SITES AND VALENCIA GROVE**

The Housing Authority of the County of San Bernardino (HACSB) is accepting pre-applications for the Region 1 Project Base Scattered Sites waiting list for families who qualify for two (2) bedroom apartments, and Valencia Grove waiting list for families who qualify for one (1) bedroom apartments.

**Region 1 Scattered site apartments are located in the cities of Bloomington, Colton, Fontana, Loma Linda, Mentone, Rancho Cucamonga, Redlands, and Yucaipa. Applicants are assigned a bedroom size based on two (2) people per bedroom. The head of household is not required to share a bedroom except with a spouse or significant other.**

**Valencia Grove, a brand new family community, is located in the city of Redlands. Applicants are assigned a bedroom size based on two (2) people per bedroom regardless of age, gender, or relationship.**

The Project Based Program is a federal program that provides rental assistance for low and moderate-income households. Rental assistance for this program is determined using the Streamlined Lease Assistance calculation where, based on total household income, non-elderly/non-disabled families pay a fixed subsidy of 30% and elderly/disabled households pay a fixed subsidy of 24%. All adult household members will be subject to a criminal background screening and credit check. Income limits vary per bedroom size and in some cases, subject to Tax Credit Property income limits. Income eligibility will be discussed when applicants have been selected from the waiting list, and final eligibility will be determined just prior to a family being offered a unit. Applicants will be placed in order on the waiting list based on the date the application was received and any specified preferences. Veterans, the spouse of a veteran, widow or widower of a veteran will be given preference on the waiting list. Verification of veteran preference (i.e. DD214) is **required** at the time the application is submitted in order to receive the preference.

### **How is the project-based program different from the tenant-based rental assistance program?**

Under the Tenant-Based Rental Assistance Program, the Housing Authority issues an eligible family a Family Obligations Agreement and the family selects a unit of its choice. If the family is approved to move to a new unit, the contract with the owner ends and the family can move with continued assistance to another unit.

Under the Project-Based Program, the Housing Authority enters into an assistance contract with the owner for specified units and for a specified term. Once the family is deemed eligible, the family enters into a Project-Based Family Obligations Agreement in order to access the subsidized unit. The Housing Authority refers families from its waiting list to the property owner to fill vacancies. Because the assistance is tied to the unit, a family who moves (voluntarily or through eviction) from the unit does not qualify for continued project-based housing assistance.

### **How to Apply**

Pre-applications are available for download online at [www.hacsb.com](http://www.hacsb.com), or by calling (909) 890-9533 and can be submitted in person at any Housing Authority office or by mail at PO Box 1787, San Bernardino, CA 92402.

**Reasonable Accommodation:** If you or a member of your family have a disability and think you might want or need a reasonable accommodation you may request it at any time.