

# HACSBFACTSHEET

## Five-Year Lease Assistance Program | OVERVIEW

The Housing Authority of the County of San Bernardino (HACSB) provides housing assistance to approximately 30,000 individuals from all income ranges, most of whom are seniors, children, and individuals with disabilities.

Our housing programs and assistance provides families a stepping stone through difficult economic times. Our mission is to provide more than just housing - **we strive to empower all individuals and families in need to achieve and enriched quality of life through housing opportunities, assistance, and resources throughout San Bernardino County.** In conjunction with an extensive list of community partners, government agencies, employment service providers, and institutions of higher education, we provide family/individual case management and counseling, assist with career training and job placement, and ensure program integrity.

As an innovative and proactive agency, HACSB is one of only 39 Housing Authorities of 3,200 nationally, designated as a Moving to Work demonstration site by Congress. Under this special designation, we implement new business practices and program services with three goals: 1) develop economically independent clients; 2) ensure freedom of housing choice; and 3) save tax payer dollars through operational efficiencies. This designation enhances our ability to fulfill our mission.

In alignment with our mission and service philosophy, HACSB has implemented a Five-Year Lease Assistance Program. The program is designed to help families achieve economic independence while they receive five years of housing assistance through the Housing Choice Voucher program. Beginning in January, 2012, individuals/families admitted from the Housing Choice Voucher Program waiting list receive housing assistance with a five year term limit through the Five Year Lease Assistance Program. All elderly<sup>1</sup> and disabled<sup>2</sup> applicants are exempt from this program and receive assistance under HACSB's other Moving to Work Housing Choice Voucher programs, such as the Streamlined Lease Assistance program. As of September 2014, nearly 800 families are participating in Five-Year Lease Assistance.

### PROGRAM OBJECTIVES

The primary purpose of the Five Year Lease Assistance Program is to help families achieve economic independence. The program provides families and individuals the opportunity to pursue personal and professional goals, such as completing educational programs or securing better employment, while their housing is stable and secure. Through this term limit program, HACSB also anticipates serving more families by being able to pull applicants from the waiting list as participants reach the end of their participation in the program.

### ASSISTING FAMILIES TO ACHIEVE SELF-SUFFICIENCY

HACSB's Community Development Initiatives team helps to connect and refer families to supportive services and various economic mobility resources throughout the County. Specifically, our team works with adult household members to: 1) assess individual strengths and barriers; 2) create a personalized education and/or professional action plan; and 3) leverage and access existing resources including HACSB's Career and Technology Centers and job placement services at our various affordable housing sites. Personal, educational, and professional target areas include:

- **Workforce Readiness/Attainment and Workshops:** Interviewing, professional etiquette, job search and retention skills, job advancement training, resume development, and job recruitment fairs;
- **Education Attainment:** GED/high school diploma completion, certification/vocational training, higher college education; and
- **Life Skills Workshops:** time management, self-esteem, motivation, and financial counseling (debt reduction, savings, banking services, etc.).

### DETERMINING THE LEASE ASSISTANCE AMOUNT

HACSB contracted with an independent third party to initially identify the varying rental submarkets that exist within San Bernardino County. The payment standards that were developed out of this process reflect market rents by bedroom size within each of the nine submarkets. Families in this program receive a flat rental subsidy which is equal to either 50% of the applicable

<sup>1</sup> Elderly: Head of household and/or spouse must be 57 years of age or older

<sup>2</sup> Disabled Individual: Head of household and/or spouse must be receiving permanent disability income

payment standard, or the total contract rent for the unit selected by the family, whichever is lower. This fixed subsidy calculation benefits the family because, as the household's income increases, the rent portion does not increase. Families can retain the difference for savings or to invest in self-sufficiency activities that will better prepare them for when they reach the end of their five-year assistance. Additionally, the predictable rent subsidy allows families to more easily budget for rental costs.

## OUTCOMES

HACSB is proud to report that the activity has resulted in positive outcomes since implementation:

- The average earned income for families in the Five-Year Lease Assistance program has increased by 27.7%;
- Full-time and part-time employment among heads of household have each increased by 3%.
- 113 individuals have located employment with assistance from the WDS, with wages ranging from \$8.00 to \$25.00 per hour.

HACSB anticipates that these positive outcomes will continue as our partnerships with community resource providers continue to expand and as families progress through their individual action plans.

## FUTURE FIVE YEAR LEASE ASSISTANCE PROGRAM PARTICIPANTS

After a family/individual is selected from the waiting list, they must attend an eligibility briefing where they learn what it takes to be successful, including how to submit required paperwork, establish their personal action plan, and locate a housing unit.

## MOVES AND PORTABILITY

HACSB participants moving (porting) out of San Bernardino County are also subject to the Five Year Lease Assistance Program's term limit, but not to the flat subsidy. Participants moving (porting) in are not subject to the Five Year Lease Assistance provisions or the flat subsidy.

Five-Year Lease Assistance Program participants are subject to HACSB's move restrictions, which limit voluntary moves to once every two years, only at the time of recertification, and upon verification of good standing with HACSB and the current landlord. HACSB does not restrict moves for mandatory reasons, such as when the unit fails to pass Housing Quality Standards inspections, and other reasons such as reasonable accommodation for a disabled family member or a threat to the health/safety of a family member.

## LANDLORDS AND THE FIVE YEAR LEASE ASSISTANCE PROGRAM

Leasing a unit to a program participant receiving assistance under the Five Year Lease Assistance Program is similar to working with a traditional Housing Choice Voucher Program participant. Below are a few of the steps:

- A request for tenancy approval must be submitted to HACSB
- The unit will be inspected before occupancy is approved to ensure it meets housing quality standards and follows payment standard guidelines
- Once approved, the landlord will execute a lease with their future tenant
- A Lease Assistance Payment contract will be executed between HACSB and the landlord; specific details on the Five Year Lease Assistance Program are discussed at the various landlord briefings and orientation sessions.

For additional detailed information on the Housing Authority's Five-Year Lease Assistance Program, please refer to the Administrative Plan located on our website at [www.hacsb.com](http://www.hacsb.com).

HACSB offers language assistance free of charge.  
For assistance with this document,  
please contact our office at (909) 890-0644.  
HACSB ofrece asistencia idiomática gratis.  
Para ayuda con este documento,  
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## OUR MISSION

The Housing Authority of the County of San Bernardino empowers all individuals and families in need to achieve an enriched quality of life by providing housing opportunities and resources throughout San Bernardino County.

## OUR CORE VALUES

**Respect** | We believe that all people should have a stable and enriched quality of life and should be afforded the opportunity to not only survive, but to thrive in environments that are sensitive to and encourage respect and empathy for individual circumstances.

**Safety** | We believe that all residents deserve a safe and secure living environment that is crime and distraction free and where families can feel good about raising their children.

**Integrity** | We believe that there is a strong, mutually-reinforcing connection between the integrity of our staff/programs and the success of our clients. Integrity-building within our organization is key toward fulfilling our mission statement.

**Service** | We believe that in order to be successful we must serve the public by being effective stewards of its financial resources and by developing a customer service business model based on benchmarks and measurements.

