



Five-Year Lease Assistance Program

Frequently Asked Questions

Updated 03/18/2016

Question: Do families receive five (5) years of assistance or 60 lease assistance payments?

Answer: Families receive five (5) years of assistance from the date of admission. The date of admission is the lease effective date of the first 'subsidized' lease. For example, if the leased-up date in a new unit is September 1, 2012, then the program end date for that household would be August 31, 2017. If the family moves during that five years and is not under a LAP (Lease Assistance Payment) Contract for a few months, the program end date is still August 31, 2017.

Question: If the home I am renting gets foreclosed and I have to move, does the five (5) year clock 'stop' or does it keep on 'ticking'?

Answer: Please see answer to question above. Your Five-Year Lease Assistance time keeps 'ticking' from the date of admission and ends five years after that date.

Question: Do I have to sign a new two (2) year lease in the event that I am moving but do not have two years of lease assistance remaining?

Answer: No. We do not want to create confusion for the family or the landlord; if families are nearing the last year of the Five Year Lease Assistance program, they can enter into a one-year lease. However, remember: if the Lease Assistance Payment (LAP) terminates, (i.e. HACSB stops paying because you are at the program end date), then the lease with the landlord terminates automatically. During that point, families can choose whether or not to enter into a new lease, or to stay month-to-month if the landlord will allow that.

Question: Once on the program, are there any income limitations that would deem the household no longer eligible for assistance at re-certification?

Answer: Yes. The Transition for Over-Income Families activity applies to Five-Year Lease Assistance program participants. We request updated income information at each biennial recertification (every two years). If the household's income exceeds the 80% income limits as established by the U.S. Department of Housing and Urban Development (HUD), the household will be given a six-month transition period to exit the program. During that time the family's assistance will continue, and at the end of the transition period program assistance will come to an end. For more information about the Transition for Over-Income Families activity, please view the Fact Sheet on this topic, available on our website at www.hacsb.com/news-reports/mtw-plans-reports-factsheets.

The current income limits are available on our website at www.hacsb.com. Go to the 'Residents' tab and click on 'Future Residents/Participants', and scroll to the middle of the page. These income limits are

updated by the U.S. Department of Housing and Urban Development (HUD) annually and are updated on our website when they are released by HUD.

Question: What are some ways HACSB is assisting families to ensure they successfully transition to market-rate rent or homeownership during the five years they are on the program?

Answer: HACSB's Community Development Initiatives (CDI) Department and the HACSB affiliate non-profit Knowledge and Education for Your Success (KEYS) staff members work closely with our families to provide the supportive services and resources they need in the forms of case management, counseling, and assistance with setting goals. HACSB has also partnered with the County of San Bernardino's Workforce Development Department (WDD) to have three Workforce Development Specialists (WDS) available on-site at our Housing Programs Office and Maplewood Homes Affordable Housing site to work directly with our families. The WDS team assists our families with resume preparation, interview techniques, job search and placement, and job retention skills.

HACSB offers language assistance free of charge. For assistance with this document, please contact our office at (909) 890-0644.

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