

# HACSBFACTSHEET

## Moving to Work | VOUCHER ASSISTANCE PARTICIPANTS

In March 2008, the Housing Authority of the County of San Bernardino (HACSB) became one of only 1% of housing authorities nationwide to be designated a Moving to Work (MTW) demonstration site by the U.S. Department of Housing and Urban Development (HUD).

MTW is a demonstration program that allows housing authorities to design and test programs and policies that work for their local communities. MTW agencies are required to make changes that promote self-sufficiency among assisted families, reduce costs and increase administrative efficiency, and increase housing choices for low-income households. As an MTW agency, HACSB is able to transform its programs and services to empower families and individuals to achieve an enriched quality of life.

Since 2009, HACSB has implemented many changes through the MTW flexibility. As a result, our programs and services are very different from those offered by other housing authorities. Below is a list of HACSB policies that differ from traditional Housing Choice Voucher program assistance.



### **Biennial Recertifications**

*Previous Policy:* each year a family's income was reviewed and updated to determine the amount of rent the family would pay.

*New Policy:* HACSB will review the family's income once every two years. If a family's income decreases by \$300 or more between reviews, the family may request a special review.

### **Limited Program Moves**

*Previous Policy:* A family can move at any time after the initial term of the lease, and, under certain circumstances, may move during the initial term of the lease.

*New Policy:* *Voluntary* program moves are limited to once every two years, only at the time of annual recertification, and upon verification of good standing with their current landlord. This policy does not restrict mandatory moves for reasons such as when the unit is in foreclosure or does not pass inspection, and other necessary moves, such as to protect the health and safety of a family member or to allow the family to move closer to school or work.

### **Local Policies for Portability**

*Previous Policy:* A family could move to any location where there is a Housing Agency that administers a Housing Choice Voucher Program.

*New Policy:* All participants moving into and out of the County of San Bernardino must comply with the MTW policies and requirements. New participants must lease up in the County of San Bernardino for at least two years before a request to move will be considered.

### **Minimum Rent**

*Previous Policy:* The minimum rent amount was \$50.00 per month.

*New Policy:* The minimum rent is \$125.00. Families who demonstrate a hardship in paying the required minimum amount may apply for a hardship waiver. To be approved for the waiver, the family's income must have decreased due to a no fault loss of employment or the death of a household member.

### **Payment Standards**

*Previous Policy:* HACSB had one set of payment standards for all units within the County.

*New Policy:* HACSB has developed nine Local Payment Standards that reflect the actual cost of rent in the varied markets within San Bernardino County. The Local Payment Standards improve affordability in higher cost areas and allow families more freedom to locate a unit in the area of their choice.

## Elimination of Mandatory Earned Income Disallowance

*Previous Policy:* In some situations, a portion of a family member's earned income was excluded from the calculation of tenant rent for up to 24 months.

*New Policy:* HACSB has eliminated the HUD Mandatory Earned Income Disallowance. Instead, HACSB has implemented other rent reform activities such as the Five-Year Lease Assistance Program and Streamlined Lease Assistance Program.

## Local Income Inclusions

*Previous Policies:*

- Earned income of full-time adult students over \$480 per year was excluded;
- Adoption assistance received by the family over \$480 per adopted child was excluded;
- Payments received for the care of foster children or foster adults were excluded;
- The amount of sanctioned income from welfare benefits was sometimes excluded.

*New Policy:*

- All earned income of full-time adult students is excluded;
- All adoption assistance received by the family is included;
- All payments received for the care of foster children or foster adults are included;
- The amount of sanctioned income from welfare benefits is always included.

## Biennial Inspections

*Previous Policy:* Every unit must be inspected at least once every twelve months.

*New Policy:* Units are inspected at least once every two years. Special inspections may take place upon request of the family, landlord, or if HACSB determines a special inspection is needed.

## Transition for Over-Income Families

*Previous Policy:* There was no limit on the amount of income a family could receive while participating in the Public Housing program.

*New Policy:* If a family's annual income exceeds HUD's

80% Income Limit for the household size, the family will enter a six-month transition period to move out of subsidized housing. At the end of the six-month transition period the family's assistance will end and the family must move out of the Public Housing unit.

In addition to these policy changes, HACSB has implemented two rent reform activities that have completely changed the income and rent calculations for participating families:

**Five-Year Lease Assistance Program:** Implemented in January 2012, this program applies to all new non-elderly and non-disabled families assisted by HACSB. Participating families are eligible for five years of assistance, during which time they receive supportive services such as goal planning, coaching, and job search assistance through HACSB's Community Development Initiatives department.

**Streamlined Lease Assistance Program:** This program was implemented in February 2015, and applies to all new elderly and disabled families as well as all currently assisted families who are not currently participants of the Five-Year Lease Assistance Program. Under this program, the family's rent is calculated using a simplified formula.

These policy changes have enabled HACSB to enhance administrative efficiency, promote self-sufficiency, and provide families with greater choice in where they live. We continue to develop these and other policy changes with these goals in mind. To learn more about these policies and others we have implemented, please refer to the additional Fact Sheets available 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,  
por favor llámenos al (909) 890-0644.



### 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.

