

HACSB FACTSHEET

Moving to Work | AFFORDABLE HOUSING RESIDENTS

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 Public Housing 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.

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.

Property Management Practices

In 2012, HACSB implemented several policy changes



that allow our property management practices to more closely reflect the private rental market. Those changes include:

- Late Rent Fee: \$50 (previously \$20)
- Non-Sufficient Funds (NSF) Fee: \$25 for first instance, \$35 each time thereafter (previously \$25 per instance)
- Pet Policy and Deposit: \$200 per pet, 2 pet limit (previously \$100 per pet)
- Rent Statement: Previously, a rent statement with the amount due and the due date were issued to all residents each month. These statements are no longer issued.
- Holding Deposit: \$200 deposit required when unit is accepted. (Previously no holding deposit was charged)
- Security Deposit: One month of market rent, based on unit type and location. \$500 to \$1,000 (previously \$300 for elderly and disabled households, \$500 for all others)

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.

Transition for Over-Income Families

Previous Policy: There was no limit on the amount of income a family could receive while participating in the HCV program. However, if a family's income reached a level such that they were able to pay the full rent for their unit for six months, the family's assistance would end.

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.

In addition to these policy changes, HACSB has implemented rent reform activities that have completely changed the income and rent calculations for participating families. For Public Housing residents, the rent reform activity is called the Streamlined Lease Assistance Program. This program was implemented in February 2015, and applies to all Public Housing residents, except those participating in the Family Self-Sufficiency (FSS) program. Under this program, the family's rent is calculated using a simplified formula. For elderly and disabled families, the rent amount is set at 30% of their total income. For all other families, the rent begins at 21% of their total income and increases by 3% at each biennial (two-year) recertification to a maximum of 30% of total income. The minimum rent of \$125 also applies under this program.

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.

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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.

