

HACSBFACTSHEET

Transition for Over-Income Families

The Housing Authority of the County of San Bernardino (HACSB) is one of the nation's most progressive housing authorities. As the largest provider of affordable housing in the County, we proudly serve and house more than 30,000 people, most of whom are seniors, veterans, individuals with disabilities, and children. We also work to provide our families with the resources, skills, and motivation to transition out of assisted programs into economic independence.

OVERVIEW

HACSB implemented a new initiative effective April 1, 2015: Transition for Over-Income Families, which is designed to move families who have achieved higher income levels out of affordable housing. This initiative will also help expedite the servicing of the long housing program waiting lists by housing low-income families as families with higher income transition out. The initiative will apply to new and current households served by the Affordable Housing, Housing Choice Voucher, and Project-Based Voucher programs. Elderly and disabled households are exempt from the initiative.

HIGHER INCOME HOUSEHOLDS

Higher income households are households with an annual income which exceeds HUD's 80% Income Limit for the household size. Under current housing program regulations, these households are also considered "over-income" for admission to affordable housing programs. During the recertification process, households with higher incomes will enter a six-month transition period to move out of subsidized housing.

TRANSITION PERIOD

The six-month transition provides an opportunity for the assisted household to prepare for renting without assistance.

Over-income households in the Affordable Housing and Project-Based Voucher programs will need to identify and relocate to alternative housing before the six-month transition period expires. Until the transition period ends, they will continue to receive assistance.

For over-income households in the Housing Choice Voucher program, HACSB will continue to pay the Housing Assistance Payment (HAP) to the landlord until the end of the transition period. At the end of the transition period, the household will be responsible for paying the full rent to the landlord and may choose to move to another home or remain in the same one – if the landlord agrees.

INCOME CHANGES

A household may be removed from the transition period and be eligible for continued assistance if the household's income decreases during the six-month transition period. However, eligibility for continued assistance may be subject to approval of a hardship exemption. For some program types, including Streamlined Tiered Lease Assistance and Five-Year Lease assistance, a hardship exemption will be provided for no-fault loss of income or death of an income-earning household member.

GOALS OF THE ACTIVITY

This activity is expected to reduce the waiting period for families on HACSB's waiting lists. By transitioning current households who have achieved income self-sufficiency out of assistance, HACSB has the opportunity to serve additional low-income families from its waiting list and reduce the waiting period.

For additional detailed information on the Housing Authority's Streamlined Lease Assistance program, please refer to the Public Housing Admissions and Continued Occupancy Policy or the Housing Choice Voucher Administrative Plan located on our website at www.hacsb.com.

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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.

