

HACCSBFACTSHEET

Streamlined Lease Assistance Program | OVERVIEW

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

Implemented in February, 2015, the Streamlined Lease Assistance Program simplifies the cumbersome rent calculation for households in the Housing Choice Voucher and Public/Affordable Housing Programs (excluding households assisted under the Five Year Lease Assistance Program). Non-elderly/non-disabled households will use a tiered rent calculation while a fixed rent calculation applies to elderly/disabled households.

TIERED AND FIXED RENT SUBSIDIES

For currently assisted non-elderly and non-disabled families the tiered rent calculation applies at their next biennial recertification. The household's portion of the rent will start at 21% of their gross annual income and increase by 3% at every recertification (two years) to a final tier of 30% of annual income. For Housing Choice Voucher families that choose to rent a unit that is larger than their approved bedroom size, they will be responsible for the difference between their eligible payment standard and the contract rent. The table below illustrates the tiered schedule:

TIERED SCHEDULE FOR NON ELDERLY AND NON DISABLED HOUSEHOLDS				
Timeline	Next Recertification	Year 2	Year 4	Year 6
Percentage	21%	24%	27%	30%

The rental calculation for new non-elderly and non-disabled families joining the program will be set at 30% of their gross annual income and the percentage will not increase.

The fixed rent subsidy for all currently assisted elderly and disabled households will also be effective at their next biennial recertification and the household's portion of the rent will be fixed at 24% of their gross annual income. This percentage will be used to calculate the total tenant payment. These households are not subject to a tiered subsidy.

FIXED PERCENTAGE FOR ELDERLY AND DISABLED HOUSEHOLDS	
Timeline	Next Recertification
Percentage	24%

Both the tiered and fixed rent subsidy processes will eliminate all other deductions and allowances (e.g. dependents, elderly/disabled, childcare, medical, disability expense, utility, etc.) resulting in a simpler calculation which will benefit the family and the agency.

GOALS OF THE PROGRAM

Streamlined Lease Assistance addresses a Moving to Work requirement to implement changes that promote self-sufficiency and increase cost-effectiveness in our programs. This program provides a rent calculation that is easier for families to understand. The change enables families to budget and plan for housing costs, an important step on their path to economic independence. Additionally, family income changes between recertifications will not be used to adjust the tenant rent portion, which can allow families to

develop savings. The simplified rent calculation process is also expected to result in administrative efficiencies for HACSB.

HACSB staff will realize administrative efficiencies due to the simplification of the rent calculation process. Also, family income changes between recertifications will not be used to adjust the tenant rent portion, which can allow families to develop savings.

HARDSHIP POLICY

A hardship policy has been developed for currently-assisted families that see a significant increase in their rent portion as a result of converting to Streamlined Lease Assistance. In order for families to be eligible, they must be in compliance with all program rules and regulations. Families must provide all supporting documents regarding their case and hardships will be reviewed by our Program Integrity Unit (P.I.U.) that oversees both the Housing Choice Voucher and the Affordable Housing Programs. Circumstances that will be taken into consideration include no fault loss of income, over housed situation, unforeseen medical expenses, etc. If approved, P.I.U. will determine the amount and effective timeline for the hardship request.

Additionally, existing families currently residing in a unit that is larger than their voucher size may apply for a hardship if they are unable to pay the difference in

rent between the payment standard for their voucher size and contract rent. If approved, the families will be required to move to a right-sized unit within 6 months, during which time HACSB will pay the difference between the payment standard for their voucher size and contract rent.



For additional detailed information on the Housing Authority's Streamlined Lease Assistance Program, please refer to the Administrative Plan located on our website at 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.

