



Background

In 2012, the Housing Authority of the County of San Bernardino (HACSB) established the Term-Limited Lease Assistance Program which couples five years of housing assistance with supportive services to help families pursue personal and professional goals, such as completing educational programs or securing better employment, while their housing is stable and secure. This program applies to career focused households that are newly served off the tenant-based rental assistance program (formally referred to as Section 8) waiting list. All elderly¹ and disabled² applicants are exempt from this program and may receive assistance under the Streamlined Lease Assistance program.

Assisting Families to Achieve Self-Sufficiency

HACSB's Career Development Initiatives Department helps families with career planning, career mentoring, resume building, overcoming barriers to employment, financial literacy/capability skills such as budgeting and credit/asset building, and other employment development services. Workforce Development Specialists are also available to provide a wide array of employment supports such as vocational training. They also connect families to the local America's Job Centers of California for additional employment and training resources, including access to computers for online job search activities. The Housing Authority also partners with Goodwill Industries who provides information on local job fairs and special recruitments. Contact the Career Development Initiatives Department staff today by calling (909) 890-5386.

Determining the Lease Assistance Amount

Families who leased onto the program prior to November 1, 2017, receive a flat rental subsidy which is equal to either 50% of the applicable payment standard, or the total contract rent for the unit selected by the family, whichever is lower. This subsidy calculation benefits the family because, as the household's income increases, the rent portion does not increase.

Families who lease after November 1, 2017, will pay 30% of their monthly gross income or the minimum rent, whichever is greater. This lease assistance calculation provides the benefit of tailoring the level of assistance to each family's household income circumstance.

These lease assistance calculations provide a predictable rent subsidy which allows families to more easily budget for rental costs.

Move and Portability

HACSB participants moving (porting) out of San Bernardino County are still subject to the program's term limit, but not to the rental assistance calculations. Participants moving (porting) into San Bernardino County are subject to the term limit.

¹ Elderly: Head of household and/or spouse must be 57 years of age or older

² Disabled Individual: Head of household and/or spouse must be receiving permanent disability income

Term-Limited Lease Assistance Program participants are also subject to HACSB's move restrictions, which limits voluntary moves to once every two years, upon verification of good standing with HACSB and the current landlord. HACSB does not restrict moves for mandatory reasons, such as when the unit fails to pass Housing Quality Standards inspections, reasonable accommodations for a disabled family member, or a threat to the health/safety of a family member.

Landlord Information

Leasing a unit to a program participant receiving assistance under the Term-Limited Lease Assistance Program is similar to working with a traditional Housing Choice Voucher Program participant. Below are a few of the steps to establishing tenancy:

- A Request for Tenancy Approval (RFTA) must be completed by the landlord and submitted to HACSB.
- Once the RFTA is approved, the unit will be scheduled for inspection before occupancy to ensure that it meets Housing Quality Standards. The asking rent will also be reviewed for adherence to the payment standards and rent reasonableness in comparison to the surrounding area.
- Once inspection has passed, the landlord can then execute a lease with the family.
- A Lease Assistance Payment (LAP) contract will be executed between HACSB and the landlord that will specify Housing Assistance Payment (HAP) amounts and outline all provisions of the program.

More information on all HACSB programs, including the Term Limited Lease Assistance Program, are discussed at the landlord briefing and orientation sessions offered in our offices on a monthly basis.

Participant Quotes

"They (HACSB staff) helped me realize that if I just believe in myself I can do anything that I put my heart and mind to...they really pushed me to better my life for not only me but for my children...I am forever grateful." –TLA program participant

"The program helped me to obtain my degree while living independently. It also helped me to save money in order to prepare for buying a home." –TLA program participant

"It helped me to budget financially and to strive for higher and better goals in life and rise above any circumstance and to not let nothing hold me down or back." –TLA program participant



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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.