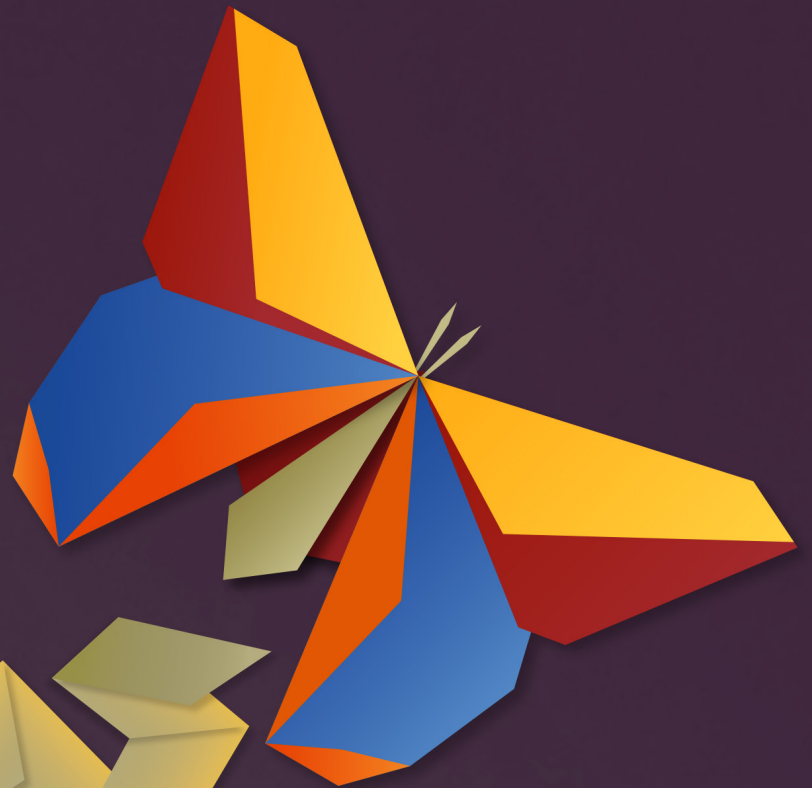




HOUSING AUTHORITY
COUNTY
OF SAN BERNARDINO



Term-Limited Lease Assistance Program

FACT SHEET

TERM-LIMITED LEASE ASSISTANCE

PROGRAM

In April 2017 families participating in the Term-Limited Lease Assistance Program will begin to reach their end of term, and the housing assistance and supportive services they receive will conclude. HACSB is closely monitoring these families and taking steps to prepare them for the transition.

OUTCOMES FROM YEAR FOUR

Income and Employment

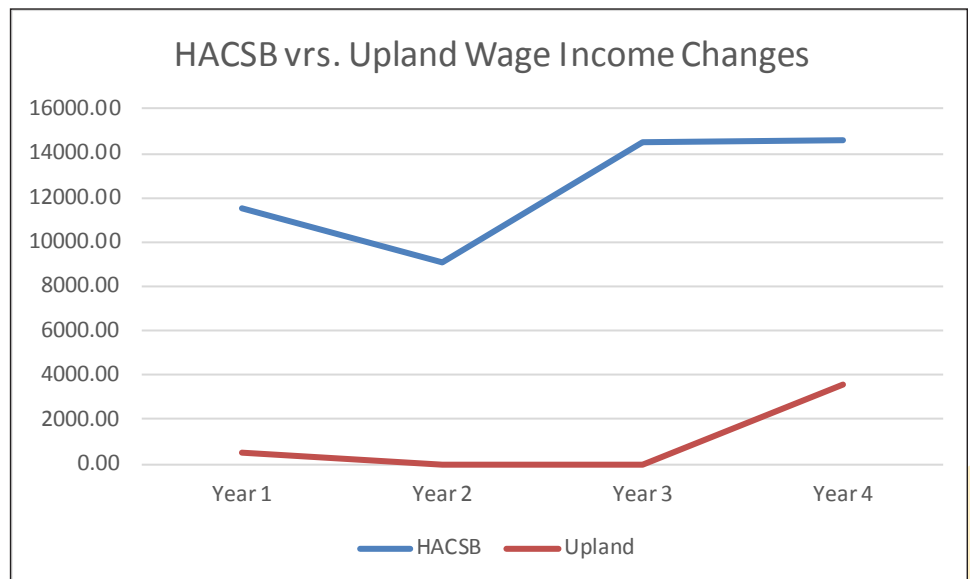
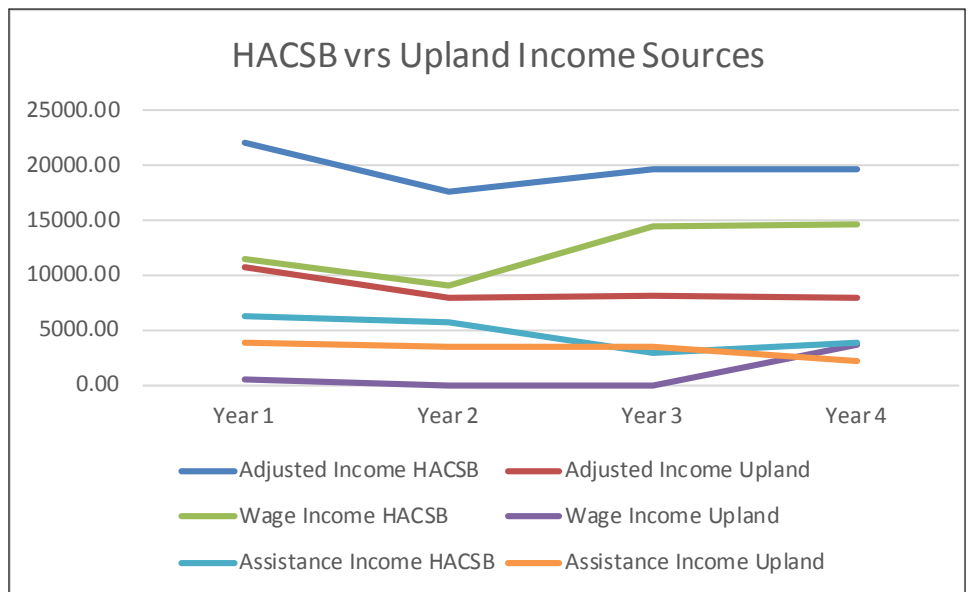
- Average Household Income: **\$23,108**
- Average Household Earned Income: **\$15,469**
(\$22,598 for families with earned income)
- Families with Earned Income: 68.5%
- Changes from year 1 to year 4:
 - **21.5%** Increase in income from wages
 - **37%** Decrease in income from welfare
 - **18.9%** Increase in full-time employment
 - **13.4%** Decrease in unemployed

Education

- Decrease in families without high school diploma (year 1 to year 4): **35.5%**
- Increase in undergrad degrees: **5.1%**

Early Exits

- Total exits between years 1-4: **38.9%**
- On Average 11-20% of families exit by the second year, 27-36% of families exit by year 3
- In comparison to current families, early exiting families have (excluding families exited for policy violations):
 - Higher Total and Wage income
 - More likely to have full time employment (with health benefits)



FIVE-YEAR LEASE ASSISTANCE PROGRAM

Established in 2012, the Five-Year Lease Assistance Program is designed to help families achieve economic independence while they receive five years of housing assistance through the Housing Choice Voucher program. The program integrates case management and supportive services during the term of assistance to help participating families advance personally and professionally in order to be better equipped to achieve economic self-sufficiency. Innovative programs like this are vital to addressing the growing need for affordable housing in our communities and made possible given our special Congressional designation under the Moving to Work demonstration program.

FIFTH YEAR ACTIVITY

During their final year of assistance, communications with the family and landlord take place more frequently, ensuring that the family is aware of the approaching conclusion of assistance and has the opportunity to communicate any new challenges to their CDI caseworker. As the graduation date approaches, the family is also provided with the opportunity to request a hardship exemption for a temporary extension of assistance.

HACSB is also giving special attention to families that may be unprepared for leasing without assistance. Beginning at 18 months prior to the conclusion of assistance, these families receive additional intensive case management and support, including required monthly check-ins with their caseworker, a reassessment of the family's goal plan to address remaining challenges, and further support through HACSB partnerships such as with San Bernardino County Transitional Assistance Department and Workforce Development Department to help the family achieve stable employment.

Families in the Fifth Year

61.1% of families remained in the program for a fifth year

- 16.7% of these families have incomes that are > 50% AMI and **Ready to Exit**
- 51.1% of these families have incomes between 30-50% AMI, full time employment and are **Close to Exiting**
- 32.2% are under employed and **Not Yet Ready to Exit**
 - The majority have education levels that can lead to sustainable employment (HS degree or higher).
 - 45% (or 70 families) do not have a HS degree of higher, are still receiving significant welfare support and have not improved their income over the four years.

Comparison to Upland Voucher Program

Given the positive improvements in income from the HACSB program, and paralleled local area economic improvement, it was necessary to determine whether the HACSB economic improvement were unique to the five year program, or a function of area economic improvement. Hence a comparison to the Upland Voucher program. This program does not have a term limit or the additional supports seen in the HACSB five year program.

- 153 Upland families were compared to the 1650 HACSB families within the same timeframe (2012–2016)
- Year 4 median annual Wage Income for HACSB families was \$14,615 in comparison to Upland's \$3,600
- HACSB showed a 26.7% increase in wage income from year 1 to 4 in comparison to Upland's 19.7% increase.
- HACSB increased the number of families with Earned Income by 9.0% in comparison to Upland's increase of 6.0%.

Hardship Exceptions

HACSB recognizes that families nearing the commencement of assistance may face unforeseen challenges that delay their preparedness for self-sufficiency. To provide a safety net for families working along their goal

path to achieve self-sufficiency, HACSB has developed two hardship exceptions to the term limit. Families may apply for an extension in one of the following categories:

UNFORESEEN LOSS OF INCOME:

This exception will apply to families experiencing an unforeseen loss of income, such as loss of employment, within the last three months of participation. This one-time exception will provide six additional months of assistance.

COMPLETION OF ACTIVITY RELATED TO SELF-SUFFICIENCY:

This exception will apply to families who need additional time to complete a self-sufficiency goal identified in their ITSP. The family must be actively working toward meeting the goal at the time the exception is requested, and the goal must be achievable within the term of the extension. For example, a family may be granted an exception to complete the final year of a four-year degree program. This one-time exception will provide up to two years of additional assistance.

FUTURE MONITORING

HACSB is implementing a voluntary survey system that will allow us to continue monitoring the family for up to two years after the conclusion of assistance. The annual survey will collect information about the family's education/training and employment status, household income, housing status, and other factors. Participating families will receive a monetary incentive for completing each survey. The information will allow HACSB to assess the impacts of the Term-Limited Lease Assistance Program on families post-assistance, and to make modifications to the program as needed.





JANUARY
2017

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