

# HACSB FACTSHEET

## Moving to Work | OVERVIEW

### HCV PARTICIPANTS

In March 2008, the Housing Authority of the County of San Bernardino (HACSB) became one of only one percent 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 ways to: 1) promote self-sufficiency among assisted families; 2) achieve programmatic efficiency and reduce costs; and 3) increase housing choices for low-income households. As an MTW agency, HACSB will have the opportunity to implement new policies outside the usual scope of HUD policies and regulations.

As an MTW demonstration site, HACSB is able to transform its programs and services to empower families and individuals to achieve an enriched quality of life.

What does this mean for Housing Choice Voucher (HCV) program participants? The following are approved changes that will directly apply to participants:

#### **CONTROLLED PROGRAM MOVES:**

- **New policy:** HACSB will limit *voluntary* program moves for HCV participants to once every two years, only at the time of annual recertification and upon



verification from their current landlord that they are a tenant in good standing. This policy limits the number of times a program participant can move and when the participant can move. There are certain exceptions: a unit is in foreclosure, a participant has a job or attends school more than 20 miles from their current unit.

- **Previous policy:** Pursuant to HUD regulations, HCV participants can move at any time after the initial term of the lease and under certain circumstances during the initial term of the lease.

#### **LOCAL POLICIES FOR PORTABILITY:**

- **New policy:** All individuals moving into and out of HACSB's jurisdiction (the County of San Bernar-



#### **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.

dino) will have to comply with the MTW policies and requirements. Applicants must lease up in HACSB's jurisdiction for at least two years before a request to move will be considered.

- **Previous policy:** HACSB voucher participants could move to any geographical jurisdiction where there is a housing agency that administers a Housing Choice Voucher Program.

#### **MINIMUM RENT:**

- **New policy:** HACSB has adopted a new minimum rent amount of \$125.00. Pursuant to HUD regulations, if 30% of the monthly adjusted household in-



come is less than the established minimum rent, the total tenant payment toward rent and utilities will be increased to \$125.00. A temporary waiver policy has been established for families who demonstrate a hardship in paying the increased required minimum amount. In order to qualify for a temporary waiver, the family's income must have decreased due to a no fault loss of employment or the death of a household member.

- **Previous policy:** The previous minimum rent amount was \$50.00.

#### **ELIMINATION OF MANDATORY EARNED INCOME DISALLOWANCE:**

- **New policy:** HACSB will eliminate the HUD Mandatory Earned Income Disallowance (EID) from the calculation of total tenant payment and replace it with the rent reform activities authorized under the MTW agreement. No additional families will be processed under the HUD EID requirements. Families currently receiving an earned income disregard will continue to receive such benefit as follows: 1) Until the naturally occurring expiration date under the EID provisions if such date is prior to September 1, 2011; or 2) For a maximum period of 24 months from August 31, 2009 if the current scheduled expiration date is later than September 1, 2011.

- **Previous policy:** In the previous policy, earned income may be disregarded in calculation of tenant rent for two 12-month exclusion periods with a lifetime limit of 48 months.

The Housing Authority is transitioning to implement the various activities to achieve the goals listed above. Some activities are well underway, and others are still pending HUD approval. A complete list and details of the various activities can be found at [www.hacsb.com](http://www.hacsb.com).



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