BUILDING COMMUNITIES • CHANGING LIVES

ANNUAL REPORT 2013

hacsb

HOUSING AUTHORITY OF THE
COUNTY OF SAN BERNARDINO

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 Vision

The Housing Authority of the County of San Bernardino is committed to creating a world in which all people have a stable and enriched quality of life.

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.

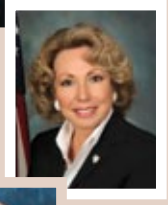
County Board of
SUPERVISORS

Robert A. Lovingood
First District Supervisor

Janice Rutherford
Chair, Second District Supervisor

James Ramos
Third District Supervisor

Gary Ovitt
Vice Chair, Fourth District Supervisor



Josie Gonzales
Fifth District Supervisor

Gregory C. Devereaux
Chief Executive Officer

Board of
Commissioners

Frank Williams
Chair

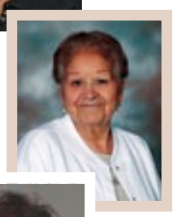
George Guerrero
Vice Chair

Loretta Guillen

John C. McGrath

Timothy Johnson

Sylvia Miller



Jessie Muñoz

Dena Fuentes
(Ex Officio Board Member)

President's Message

Last year we wrote to all saying "watch us now." Well, we have since made great strides in improving our housing programs, services, and operations as follows:

- Invested funding to increase the levels of assistance for our residents and participants to move up and thrive including intense case management, assistance in career development, execution of individual training and services plans, family therapy and counseling, computer literacy courses, Microsoft Office workshops, educational assistance, and much more;
- Increased the number of families housed by 4% despite ongoing budget cuts;
- Maintained adequate funding in the midst of mandatory revenue cuts from HUD (and federal sequestration) totaling a negative $21.4 million over the past five years. We did this by streamlining operations, reducing staffing levels, requiring furloughs, and cutting administrative costs by over $1.2 million just this past year;
- Moved forward with our cutting-edge programs such as time limits for new families pulled from the Housing Choice Voucher wait list;
- Established rent systems that encourage employment versus raising rent for higher earnings;
- Completed the installation of 1,514 solar panels on top of the roofs of 6 properties;
- Continued to move forward with the revitalization of our two oldest public housing sites – Waterman Gardens and Valencia Grove;
- Moved our mission to include housing more veterans, homeless, and hard-to-house citizens such as the re-entry population or persons with various mental health issues;
- Gained the help of many agencies and non-profits at a break-net rate to permanently house unsheltered children and their families; and
- Led efforts to improve the quality of life in our county but also within one of the most challenged cities in the U.S.

Our work is accomplished with an outward focus! Our 4,500 landlords, our 32,000 residents, our 24 cities covered by our jurisdiction, and yes our societal ills such as high unemployment and poverty (our largest city is the second poorest city in the U.S.), omnipresent criminal activity, low student test scores, and lack of access to affordable healthcare, are typical of the targets we focus on to improve. We embrace these challenges with an optimistic attitude. We are not just a landlord or a real estate company; we can change our communities and be part of healing these ills by creating the stable home as the launch pad versus the landing pad.

We have a difficult but very rewarding job. I am proud to say our staff knows and lives our mission. Our dedicated and compassionate yet practical Commissioners and County Supervisors, once desperate for solutions, now have many.

We are very proud of our ongoing accomplishments, what we do, and who we serve because we are changing lives and building communities – our two thematic missions over all we do.

Thank you for your interest and assistance.

Respectfully,
Daniel Nackerman

WHAT IS A HOUSING AUTHORITY AND HOW DOES THIS ONE OPERATE?

There are approximately 3,200 Housing Authorities in the U.S. (approximately 120 in California) and most were started over 60 years ago. They primarily rely on federal funding (not city or county funding) and operate as a landlord, property manager, and program manager for a wide variety of housing efforts including senior apartments, family apartments, for-sale homes, and housing for individuals with special needs such as returning veterans, persons with disabilities, and victims of domestic violence.

Most of these rental properties and programs require the participants to pay 30-40% of their income for rent while the federal government provides enough additional "rent" to break even in order to manage and operate.

As a typical example, Mr. Smith and Ms. Smith, after working all of their adult life, retire with only social security of $1,400 per month. After waiting on a list for 4 years they move into a one bedroom unit of a beautiful new apartment complex and pay $400 per month even though similar private rents in the neighborhood might be $1,100 per month. They can now have a stable home with enough income to live a modest life.

Another typical example would be Ms. Jones, age 29, who is divorced and has two children. She works steadily as a paralegal but simply can't afford a home or large apartment for her family. She applies and waits 6 years for a housing choice voucher which allows her to shop around anyplace in the County for a private home or apartment to rent – again paying about 40% of her income towards rent while the Housing Authority pays the rest of the rent to the private landlord/owner. The Housing Authority carefully inspects the unit at least once per year and also requires the landlord to properly maintain the apartment. Ms. Jones soon enters a job training program with the Housing Authority, obtains her master's degree, and moves out into a house after her income almost doubles with a new job.

HACSB is somewhat unique when compared to other Housing Authorities as follows:

- Out of 3,200 Housing Authorities nationwide, HACSB is one of 39 "Moving to Work" Demonstration sites; a status wherein a broad waiver of HUD regulations is granted as the programs are redesigned and streamlined on a local level.
- HACSB has been and continues to be an active real estate developer. This has created new housing and a better bottom line financially wherein local 'profits' are now subsidizing federal programs while also investing in even more new housing.
- HACSB is focused on economic advancement of households – not warehousing of people or simply focusing on landlord duties.
- HACSB operates quickly and efficiently with private-sector practices.
- HACSB has one of the largest and most successful first-time homebuyer programs of any Housing Authority. HACSB prepares and successfully creates 1-3 new homebuyers per month – and often the buyers are families from our Public Housing and Housing Choice Voucher Programs.
- HACSB has been nationally recognized for low crime in its communities due to unique, stringent policies and practices.
- HACSB continually experiments with new programs, policies and practices while other Housing Authorities and HUD observe and often emulate.
- The employees of HACSB have adopted the mission of HACSB as a part of their own – the workplace knows the importance of and satisfaction from helping residents.
- HACSB is moving its funding priorities to help residents with life skills at the very time that HUD and the federal programs are eliminating such.

Please remember that lower income residents in these programs locally and nationally do not fit the stereotype often attributed. They are seniors, children, veterans, individuals with disabilities, and families who are trying to stabilize themselves and move forward in achieving their life goals and often just need temporary housing assistance.

PRESIDENT/CEO TESTIFIES

Local Initiatives are Studied Nationwide

In June 2013, Daniel Nackerman, President/CEO of the Housing Authority testified to the Financial Services Subcommittee of the U.S. House of Representatives on "Evaluating How HUD's Moving to Work (MTW) Program Benefits Public and Assisted Housing Residents". The hearing was prompted by a Wall Street Journal article regarding MTW work requirements and time limits on residents. Both Republicans and Democrats committed to finding ways to increase the flexibility that the existing 39 MTW agencies have to other housing authorities nationwide.

Moving to Work

No Child Left Unsheltered

New Initiative for Homeless Families

Building Communities Changing Lives

MTW DESIGNATED AGENCY

To put an end to the widespread tragedy of homeless children and their families in our county, HACSB launched the 'No Child Left Unsheltered' program as a 'zero tolerance' approach to homeless children and their families. Through this program, HACSB rapidly houses homeless, eligible families by providing them safe quarters and transitioning them from unsafe and unstable settings. 'No Child Left Unsheltered' will also offer social, economic, and physical and mental health services and support made possible through HACSB's affiliate nonprofit, KEYS, and strong partnerships with local government, and community and faith based organizations.

HACSB plans to dedicate ten housing units and forty housing vouchers, (pending approval from the U.S. Department of Housing and Urban Development) and get sponsorship for many small, pre-manufactured cottages to be available for eligible families. The units and service will come on line beginning in September 2013 and be fully operating by spring of 2014. The household will pay modest rent after stabilization if income is available.

HACSB is committed to ending the human tragedy of homelessness. The 'No Child Left Unsheltered Program' creates a stable family environment, improves educational and social advancement of children and parents, and advances the economic well-being of the household.

Resident/Participant Recognitions

New Resident Advisory Board Elected

Residents Gear Up For 2-Year Term

We welcome the new Resident Advisory Board (RAB) members who were elected by affordable housing residents and voucher participants. The role of the RAB is to represent the views of all the Housing Authority residents and discuss critical issues affecting residents. Housing Authority staff work closely with RAB members to discuss potential policy changes, especially new initiatives with the Moving to Work Demonstration Program, get feedback on messaging and communication to residents, recruit participants for hearings and special events, and much more. Congratulations as well to the newly elected officers: Connie Partida, Chair; Tony Harper, Vice Chair; Dolores Diaz, Secretary; and Roxanne Chiappone, Activities Coordinator.

Pictured from left to right: Thomas McLeod (Maplewood Homes Community), Veronica Duran (Parkside Pines), Linda Brooks (HCV Participant), Tony Harper (Redlands Housing Community), Priscilla Molina (HCV Participant), Dolores Diaz (Waterman Gardens Housing Community), Roxanne Chiappone (Senior Community), and Connie Partida (Chino Housing Community).

Tony Cracraft Achieves Homeownership Dream

Pictured: Tony with his partner Jack Meek

Tony Cracraft, a Housing Choice Voucher (HCV) participant for approximately 10 years, purchased his first home in December 2012. When Mr. Cracraft first applied to the homeownership program he had credit issues that needed to be resolved; however, he was determined and dedicated to clearing his credit so that he could purchase a home. With the assistance of the Community Action Partnership Individual Development Account (IDA) Program, Mr. Cracraft completed the required workshops and utilized IDA's matching savings program to assist with the down payment on his home. Mr. Cracraft states: "All things are possible to all who believe. It seemed impossible, and I was able to pull it off. If we can do it, anyone can do it."

Teen Residents Work to be featured in NAHRO calendar

The National Association of Housing and Redevelopment Officials (NAHRO) annually hosts a "What Home Means to Me" calendar contest. Hundreds of talented young resident artists throughout the Country created and sent in artwork and accompanying prose on the theme of what home means to them. We are honored that two HACSB young residents got recognized: Wajiha Akif (pictured to the right) – one of the winners of the Pacific Southwest Region; and Deana Jimenez – an honorable mention in the contest. Congratulations to them both!

8 College Students Awarded Scholarships

Housing Authority Provides $9,750 in Assistance to Current Residents

Some of the HACSB's 2013 Scholarship Awardees Clockwise from the top: Isis Eskander and her parents, Suzette Esparza, and Kathy Huynh and her parents.

For 22 years, the Housing Authority has been awarding college scholarships to resident students, in a commitment to helping them succeed in college. This year eight students were awarded almost $10,000 combined to help pay for their education. The 2013 scholarship recipients are attending one of the following colleges/universities: Biola University; Cal State University, San Bernardino; Cal State University, Pomona; Loma Linda University; Praine View A&M University; University of California, Riverside; and San Bernardino Valley College. Their areas of study include majors such as: biology, business administration, human development, human nutrition and food, and nursing.

As part of her application, Kathy Huynh stated in her personal statement that: "Being challenged in life is inevitable, but being defeated is optional." This demonstrates the tenacity of the scholarship recipients in achieving their goals.

Family Self-Sufficiency Graduates

Elena Acevedo

Elena Acevedo is a graduate from the Family Self-Sufficiency (FSS) Program who received a check for over $29,100 in September 2013. "Without HACSB's assistance, I would not have been able to reach my goals of becoming a self-sufficient parent," says Elena. Rental assistance also enabled me to reach my educational goals to pursue a higher education." Ms. Acevedo is proudly self-sufficient and no longer in need of assistance. "I have gained independence," she proudly says.

Candi Candelarria

Candi Candelarria, a participant in the Family Self-Sufficiency (FSS) Program, is finally in the process of becoming a homeowner. A long time Housing Choice Voucher (HCV) participant, she received tremendous assistance from the County of San Bernardino, which directed her to the Housing Authority's HCV program. Through her participation in the FSS program, she received a check for over $2,000 which allowed her to pay off her credit card debt and provided her with a sense of relief. "Keep pushing forward, and go for your dreams and goals," says Ms. Candelarria. With construction in her new home underway, Ms. Candelarria will be able to move in early next year.

Jose Quinteros

As an army veteran, Jose Quinteros has made great strides in reaching his personal and professional goals through the Family Self-Sufficiency (FSS) Program. Thanks to his stable housing, he secured a job several years ago as a Certified Medical Supply Technician at the Veterans Affairs Hospital in Loma Linda. Currently, he is working with the Housing Authority staff to become a homeowner and fulfill his life time dream.

Mr. Quinteros stated: "It was a journey accomplishing my goals! My advice to others is set realistic goals and stay true to your word. I'm thankful for what I have received and accomplished...this is not a hand out – it's a hand up!"

Time for Change Foundation

Commissioners Receive Community Pioneer Award

Time for Change Foundation celebrated its 11th Annual Awards Ceremony and Luncheon Program, "Celebrating Life's Precious Jewels," where the Housing Authority's Board of Commissioners received the Community Pioneer Award. The recognition came about because of the Housing Authority's sensitivity in assisting those hardest to house residents by immediately revising its housing policies thanks to concerns raised by constituents of the Foundation who were part of the re-entry population.

Pictured: Jessie Munoz (HACSB Commissioner), Kim Carter (TFCF's Founder/ Executive Director), and Daniel Nackerman (HACSB's President/CEO)

Meadowbrook Tower Apartment

HACSB Saves the Day Avoiding Dislocation of Families

Meadowbrook Tower Apartments in San Bernardino, CA came under new ownership who plans on completely redeveloping and enhancing the 150 unit tower building. As a result, in September 2013, 68 families residing in the building were given a 60-day notice to move. The units were market rate studio apartments, not subsidized through any affordable housing program, but many of the residents were considered low income with rents ranging from $450 to $500 per month, including utilities. In an effort to help the families, HACSB in partnership with Councilmember Virginia Marquez and 11 community partners hosted two Housing Resource Fairs. Together we were able to assist families with a variety of needs ranging from utility/ security deposit assistance, affordable housing options to moving assistance. Ultimately, most in-place families were awarded to stay by converting from market-rate to subsidized housing. Partners who assisted families during the fairs included: City of San Bernardino, County of San Bernardino- Department of Behavioral Health, San Bernardino City Unified School District, Apartment Association Greater Inland Empire (CAA-AAGIE), Transitional Assistance Department, County of San Bernardino, National CORE, Veterans Affairs, SAC Health System, Inland Empire United Way (211), and County of San Bernardino- Department of Aging.

APEX Awards 2013

HACSB Team Recognized

At the 14th Annual Awarding Positive Efforts to Excellence (APEX) Awards, seven HACSB staff members received recognitions. The APEX Awards are given out by the California Apartment Association of the Greater Inland Empire to honor highest achievements for managing, maintaining and marketing apartment communities. Staff award nominees and the respective categories include: Frank Chavez, Maintenance Person of the Year (1-150 homes); Patricia Diaz, Support Person of the Year; Tonya Graham, Assistant Manager of the Year (151-350 homes); Jose Gonzales, Maintenance Supervisor of the Year (151-350 homes); Arsenio Leon, Maintenance Supervisor of the Year (351+ homes); Socorro Moran Jr., Maintenance Person of the Year (151-350 homes); and Veronica Skiles, Leasing Consultant of the Year (151-350 homes). Also the Redlands Affordable Housing Community was nominated for the Affordable Housing Community of the Year category. The awards went to Aresenio Leon, Socorro Moran, and the Redlands Affordable Housing Community.

Special Thank You to our Partners

Partners Help Fire Victims

On a late summer night in 2013, a vacant structure on 7th and G Street in the City of San Bernardino caught fire and the blaze spread to the adjacent building owned and operated by the Housing Authority. No residents were seriously injured but the fire destroyed many of the possessions belonging to our residents. While the residents were quickly placed into replacement units, there still remained a need for these residents to have their possessions replaced. Within 24-hours of the news of the fire, we received offers of donations and services from several of our community partners. The response was amazing and the Housing Authority is extremely grateful!

Once again, we sincerely thank the following partners for their donations and assistance:

- California Apartment Association
- Carrie Rios – City of San Bernardino
- CIC – Contemporary Information Corporation
- Central City Lutheran Mission
- Cory Chalmers (Host of Hoarders)
- Virginia Marquez – City of San Bernardino
- Red Cross
- Robbie Hickerson – City of San Bernardino
- San Bernardino Police Department
- San Bernardino Unified School District
- San Manuel Band of Mission Indians
- S.T.A.R. – Angel Rogers
- Trinity Church in Redlands
- University Church in Loma Linda

Home Energy Assistance Program

Families Take Advantage of Credit

Community Action Partnership of San Bernardino County (CAPSBC) administers the Home Energy Assistance Program (HEAP) for the County of San Bernardino which provides qualifying low-income households with an annual credit ranging from $201 to $334 applied towards their gas or electric bill. The credit is intended to assist with seasonal peaks in energy use, which could result in a financial burden to the family. Since the program was underutilized this year, HACSB and CAPSBC collaborated on a campaign to promote HEAP as well as assist our program participants/residents with the application process. Application workshops were held at HACSB community facilities/ program offices, where staff collected applications and forwarded them to CAPSBC for priority processing. Over 300 families were assisted and HACSB continues to promote the program and assist our families with the application process.

Housing Special Populations

Project Hope

Project Hope is an outreach project the Department of Behavioral Health (DBH) has launched in partnership with the Housing Authority. This project was developed to provide another avenue to bring eligible applicants into our existing Shelter Plus Care (S+C) programs. Project Hope is a 'feet on the street' combined with public messaging approach to directly reach homeless individuals with mental health needs swiftly and effectively. The DBH conducts clinical assessments to determine if they meet the program criteria; and if so, quickly refers applicants to the Housing Authority to expedite the process for housing assistance while DBH provides necessary services they need to maintain their housing. To date, 188 additional households have been housed thanks to this effort.

Veterans Get Housing Assistance

HACSB received approximately $371,804 to house 55 additional homeless veterans in San Bernardino County. The U.S. Department of Housing and Urban Development (HUD) provides funding for homeless veterans through its Veterans Affairs Supportive Housing Program (HUD-VASH). This is a coordinated effort by HUD, local Veterans Affairs Medical Centers (VAMC) and Housing Authorities across the country to provide permanent housing for homeless veterans along with clinical and supportive services. With this recent HUD-VASH grant allocation, HACSB now has the ability to subsidize housing for 190 veterans and their families.

Grant to Help Serve Veteran Families

The Housing Authority's non-profit affiliate KEYS (Knowledge and Education for Your Success) was awarded a grant in the amount of $606,994 by the Supportive Services for Veteran Families program to serve veterans who are at-risk of homelessness or are homeless. The grant is a one-year grant renewable for up to three years and includes services for case management, utility support, security deposits, and more. KEYS will be working in partnership with Community Action Partnership of San Bernardino County (CAPSBC) and the Housing Authority to help achieve part of the County's 10-year plan to eradicate homelessness by serving at least 150 veteran families during this project period.

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Community Residents Benefit from on-the-Job Training

Housing Authority Deconstruction Training Underway

Deconstruction training for low income community members was established in partnership with The ReUse People of America, Inc., San Bernardino Employment and Training Agency, Technical Employment Training, Inc., and National Education, Advocacy, and Training, Inc.

Thirty trainees completed the intensive course that included both classroom and hands on training on how to use various construction tools, safety in the field, actual deconstruction of a building, and preparing materials for reuse. Salvaged materials will eventually be set up for sale at a retail warehouse staffed by these trainees.

Pictured are the trainees taking down a unit to the concrete slab at the Valencia Grove Housing Community in Redlands which is currently under construction.

City and Partners Revitalize Homes for New Homeowners

San Bernardino Homes Transformed

In 2011, the City of San Bernardino was awarded $3,277,401 million in Neighborhood Stabilization Program (NSP) funds by the U.S. Department of Housing and Urban Development (HUD). The city executed an agreement with Housing Partners I (HPI), a local non-profit affiliate of HACSB, for the purpose of renovating foreclosed homes and selling them to first time homeowners. Thanks to the partnership between the city, HPI, and HACSB more stable neighborhoods with a higher quality of life have been established.

Homeownership Becomes a Reality

Families Achieve Their Goal

Eleven families have joined the ranks of new homeowners this fiscal year through HACSB's Homeownership Assistance Program. As of December 25, 2012 the Housing Authority's Housing Choice Voucher Homeownership Program leads the state with the top number of new homeowners and is 38th nationwide among 961 agencies with this program. Moving from a rental unit to a home of their own is a dream come true for many of our families and we are proud to have assisted in this process.

Homeowners Go Solar

Affordable Solar Panels for Families

Families who became homeowners through HACSB's homeownership program had the opportunity to receive free solar panels on their homes through GRID Alternatives. For families who qualify, the Single-family Affordable Solar Homes (SASH) Program covered 65-100% of the installed cost of their electric system. To date, three families took advantage of this program – two in Rancho Cucamonga and one in San Bernardino. Congratulations to all the families who have been able to take advantage of this great opportunity to save money by going green – going solar!

Valencia Grove Revitalization

Construction Efforts Still Underway

On February 19, 2013, HACSB successfully closed the $18,000,000 issuance of tax-exempt bonds to fund the construction loan for the Valencia Grove revitalization project in Redlands. With all other financing in place, construction officially was underway in March 2013, with completion scheduled within approximately 18 months. Utilizing an innovative modular construction format, factory-built housing units will be installed to accelerate the construction schedule. The initial phase of development includes construction of 85 family units, and subsequent phases will result in a total of 228 units, effectively doubling the amount of housing available there to low income families.

Waterman Gardens Revitalization

Development Partner Selected

After conducting a nationwide request for proposals from potential developer partners to lead the effort to revitalize the Waterman Gardens site in San Bernardino, HACSB officially contracted with National Community Renaissance (National CORE) in June, 2013. National CORE is one of the largest nonprofit developers of affordable housing in the country, and coincidently are headquartered in San Bernardino County within the City of Rancho Cucamonga. Working with HACSB staff, National CORE is now assisting in the completion of the entitlement phase of the project, obtaining the city approvals necessary to secure financing to begin construction.

Housing Units by City

Voucher Rental Assistance Program Units: 9,021

These units are privately owned, with rent subsidies paid directly to owners by the Housing Authority. The Voucher Rental Assistance Program services are managed by HACSB offices in San Bernardino, Ontario and Victorville.

Public Housing Units: 1,226

These units are owned and managed by the Housing Authority through its offices in Barstow, Chino, Colton, Redlands, and two in San Bernardino.

Authority-owned Units: 1,199

These units were either acquired or developed through a variety of partnerships with the State of California, San Bernardino County Department of Community Development and Housing, various cities throughout the county, and Housing Partners I, Inc., a non-profit public housing corporation.

City/Community	Voucher Rental Assistance Program Units	Public Housing Units	Authority-Owned Units
29 Palms	27	0	0
Adelanto	315	2	0
Alta Loma	71	0	0
Apple Valley	335	3	7
Baker	0	0	24
Barstow	161	219	300
Big Bear City	11	0	0
Big Bear Lake	8	0	0
Bloomington	49	1	0
Cedarpines Pak	1	0	0
Chino	110	50	0
Chino Hills	4	0	0
Colton	355	124	49
Crestline	26	0	0
Fawnskin	2	0	0
Fontana	805	2	84
Grand Terrace	36	0	0

City/Community	Voucher Rental Assistance Program Units	Public Housing Units	Authority-Owned Units
Helendale	9	0	0
Hesperia	290	0	100
Highland	430	13	0
Joshua Tree	29	0	0
Lake Arrowhead	4	0	0
Landers	2	0	0
Loma Linda	138	0	42
Lucerne Valley	10	0	0
Mentone	59	0	39
Montclair	152	2	34
Morongo Valley	3	0	0
Oak Hills	1	0	0
Ontario	614	0	0
Oro Grande	1	0	23
Phelan	5	0	0
Pinon Hills	3	0	0
Rancho Cucamonga	274	4	0
Redlands	446	129	45
Rialto	576	0	24
Running Springs	9	0	0
San Bernardino	2423	676	65
Sugar Loaf	7	0	0
Twentynine Palms	9	0	0
Twin Peaks	40	0	40
Upland	13	0	0
Valley of Enchantment	1	0	0
Victorville	912	1	168
Wrightwood	1	0	0
Yucaipa	169	0	155
Yucca Valley	75	0	0
Total	9,021	1,226	1,199

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
UNAUDITED BALANCE SHEET
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2013

ASSETS	
Cash and investments	$ 31,197,101
Accounts receivable (Net)	889,535
Prepaid expenses	3,296,783
Due from other governments	2,767,999
Land, Buildings & Equipment	127,298,476
Inventory	632,312
Notes receivable	151,484
TOTAL ASSETS	**166,233,690**
LIABILITIES	
Accounts Payable	2,839,432
Other Liabilities	16,565,025
Notes Payable	48,469,800
TOTAL LIABILITIES	**67,874,257**
CAPITAL	
Invested in Capital Assets, Net of Related Debt	78,828,676
Restricted Net Assets	9,842,272
Unrestricted Net Assets	9,688,485
TOTAL CAPITAL	**98,359,433**
TOTAL CAPITAL AND LIABILITIES	**$166,233,690**

HOUSING AUTHORITY OF THE COUNTY OF SAN BERNARDINO
UNAUDITED INCOME STATEMENT
FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2013

REVENUES	
Dwelling Rental Income	$ 14,680,558
HUD Operating Subsidies & Grants	80,789,716
Other Income	12,374,165
Investment Income	6,456
TOTAL REVENUES	**$ 107,850,895**
EXPENSES	
Administration	17,965,128
Tenant Services	176,057
Utilities	2,530,664
Maintenance & Operation	6,137,037
General Expenses	871,054
Interest Expense	1,835,363
Extraordinary Expenses	904,548
Housing Assistance Payments	71,283,091
Depreciation	3,851,055
TOTAL EXPENSES	**105,553,997**
Increase In Net Assets	2,296,898
Beginning Net Assets	96,062,535
ENDING NET ASSETS	**$ 98,359,433**

Information Systems

Intranet System Helps increase Efficiency for Staff

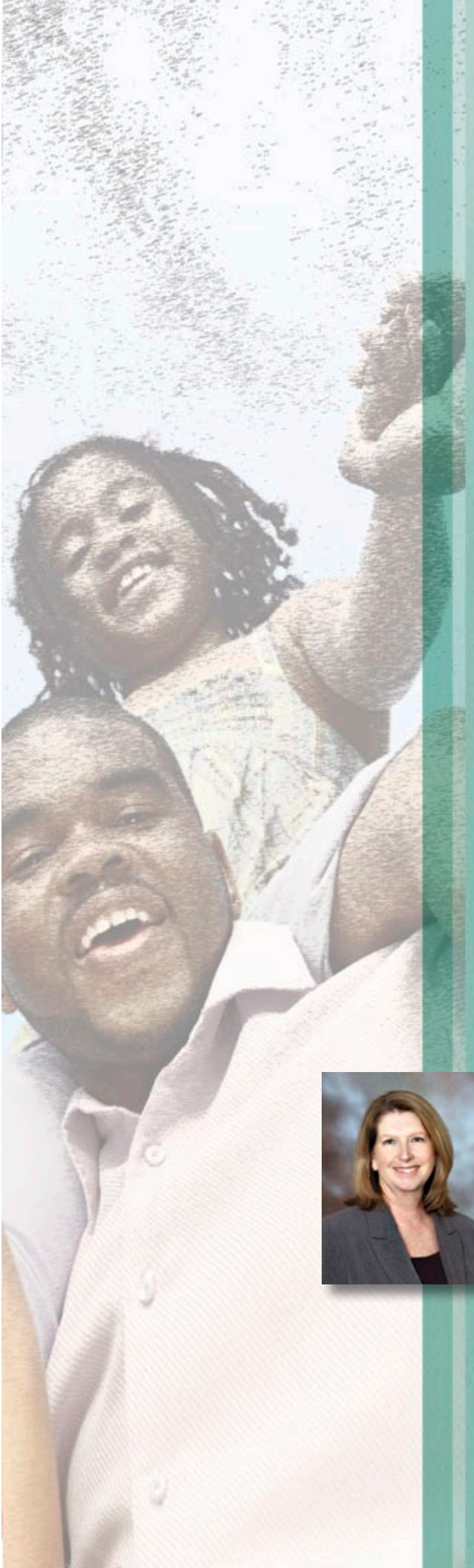
In 2013, a new agency intranet system, called Connect, was launched. It brings together all agency systems and data, which provides agency-wide views for performance management and future planning, as well as powerful new collaboration and efficiency improvements for staff. In addition, Connect has been built to amend the agency's systems with a fully-integrated Electronic Content Management capability that will greatly improve the scanning and filing of paper documents.

Coming Soon in Fiscal Year 2013-2014

In the summer of 2014, HACSB will implement a new initiative – Streamlined Lease Assistance Program, which simplifies the cumbersome rent calculation for households in the Housing Choice Voucher and Affordable Housing Programs (except those in the Five Year Lease Assistance Program). Non-elderly/non-disabled households will be subject to a tiered rent calculation while elderly/disabled households to a fixed rent calculation. Both of these processes will eliminate all other deductions and allowances. This program will help families better understand the rent structure to prepare them for economic independence.

In 2014, HACSB will be implementing a new software system, Yardi Voyager, which will consolidate 6 of the 8 primary systems used for operations and administration. This new system will greatly improve the agency's management of its housing programs and will provide much-needed flexibility for implementing current and future organizational changes, as well as bring a wealth of efficiencies and feature improvements to our staff.

HACSB will work with the Urban Conservation Corps to help residents and participants ages 18 to 25 gain hands on training in landscape maintenance including the use of equipment for large sites such as the Waterman Gardens Affordable Housing Community. During the training, residents and participants will be concurrently enrolled in classes, learning soft skills such as interviewing, time management and working well under supervision. HACSB residents and participants will also receive landscape training through Technical Employment Training's (TET) services at HACSB's Maplewood Homes Affordable Housing Community. This training will consist of landscape equipment use, nursery management, growing vegetables and the marketing and sale of these vegetables.



Special Thank You's

Congratulations to Our Retirees

During this past fiscal year, ten Housing Authority employees retired with 168.5 combined years of service! Thank you to each of them for their amazing years of service and commitment to the agency's mission and vision. Best of luck to each of them in this next phase of their lives!

The retirees include:

- Mary Anders,
  Housing Services Specialist – 18.5 years
- Steven Berset,
  Maintenance Technician – 7.5 years
- James Buckmaster,
  Maintenance Compliance Specialist – 32 years
- Milford Camp,
  Project Manager – 7 years
- Alison Crawford,
  Director of Service and Compliance – 22.5 years
- Dollie Murphy,
  Housing Services Specialist – 12 years
- Patricia Nevarez,
  Housing Services Specialist – 20 years
- Theresa Quiroz,
  Program Integrity Manager – 29.5 years
- Steve Salcido,
  Maintenance Technician – 8.5 years
- Mattie Trainer,
  Administrative Services Specialist – 11 years

Thank you for your service

Special thank you to Karen Fricke who served on the Housing Authority's Board of Commissioners for 10 years! She was an instrumental voice for landlords and residents. Prior to her departure, she supported committing additional funds to resident services to help the agency's clients eliminate barriers to success and achieve their life goals. Currently, Mrs. Fricke coordinates investment real estate deals. Thank you again, Mrs. Fricke for your years of service to our board and good luck in all of your future endeavors.

Housing Authority of the
County of San Bernardino

715 East Brier Drive
San Bernardino, CA 92408

(909) 890-0644 • hacsb.com