

HACSB FACTSHEET

Moving to Work | OVERVIEW

HCV LANDLORDS

In March 2008, the Housing Authority of the County of San Bernardino (HACSB) became one of only 1 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) Landlords? The following are changes that will directly apply to HCV Landlords:

LOCAL INSPECTION STANDARDS:

- **New policy:** HACSB will determine the frequency of inspections by a property rating system in alignment with HUD's Housing Quality Standards and enhanced local standards. All properties scheduled for



an annual inspection or an initial move-in inspection that pass at the first visit will be eligible for a biennial inspection schedule.

- **Previous policy:** Inspections were performed at least once annually.

LOCAL PAYMENT STANDARDS:

- **Update:** HACSB hired an independent third party, Applied Real Estate Analysis Inc. (AREA), to develop local payment standards that would accurately reflect current local rental markets. AREA divided the County into nine submarkets, and their detailed analysis



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 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.

included gathering data on units by size, rent, amenities, property type etc. Their analysis also included consultations with local real estate industry representatives, and samples of the units were screened against comparable databases including the HACSB database. Our updated payment standards have nine submarkets that reflect the varying rental markets of the largest county in the contiguous United States. The payment standards will be updated annually.

- **Previous policy:** HACSB used fair market rent (FMR) established by HUD, that covered the entire San Bernardino and Riverside Counties.

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. Exceptions include: if the unit is in foreclosure; the unit is no longer affordable; the participant gets a job or attends school more than 10 miles from their current residence; etc.

- **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.

The Housing Authority is transitioning to implement various activities to achieve the goals listed above. A complete list and details of the various activities can be found at www.hacsb.com

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