

Homelessness Partnership Possibilities with The Housing Authority

Presenters: Lisa Jones,
Operations Manager and
Terry Quiroz, Program
Integrity Manager



Agenda

- HCV Program Overview
- Moving to Work Demonstration
- Existing Partnerships
- Partnership Possibilities
- Questions

What is the Housing Choice Voucher Program?

- Created in the 1970s under Section 8 of the United States Housing Act
- Federally funded program through the U.S. Department of Housing and Urban Development
 - Administered locally by over 3,300 Public Housing Authorities
- Provides subsidy to approximately 2 million lower-income families in the US to find housing in the private rental market

What is the Housing Choice Voucher Program?

- HACSB determines eligibility of participants
- HACSB issues vouchers to participants to rent units in the private market
- Landlord screens participant for suitability of tenancy
- HACSB inspects unit to ensure it meets basic Housing Quality Standards (HQS)
- HACSB determines Rent Reasonableness
- Landlord executes a lease with the tenant
- HACSB executes a HAP contract with landlord

Moving to Work Demonstration

HACSB has different rules than other Public Housing Authorities

- In March 2008 HACSB became one of only 1% of housing authorities nationwide to be designated as a Moving to Work (MTW) demonstration site by HUD
- With this designation we have flexibility to waive certain regulations and implement local policies and procedures
- A detailed overview of all HACSB MTW Activities can be found in our Annual Plans on our website (www.hacsb.com)

Moving to Work Demonstration

- The MTW Demonstration has three statutory goals
- All policies implemented in lieu of HUD regulations must meet at least 1 of the 3 goals:
 - 1) promote self-sufficiency among assisted families;
 - 2) achieve programmatic efficiency and reduce costs; and
 - 3) increase housing choice for low-income households.

Moving to Work Activities

- We've implemented the following activities already:
 - Local Payment Standards (will expand this year)
 - Program Moves
 - Bi-ennial recertifications for elderly/disabled families with fixed income
 - Simplified income verification process
 - Elimination of Assets and Earned Income Disallowance from income calculation
 - \$125 minimum rent

Moving to Work Activities

- We are in the process of implementing the following activities:
 - Local Inspection Standards
 - Local Project-Based Voucher program
 - Pilot Work Requirement in Public Housing and Port in families

Existing Partners

- Department of Behavior Health
 - Shelter + Care Programs (S+C)
 - Master Leasing (Full Service Partnership)
 - Project Base Shelter + Care Program
- Department of Children Services
 - Family Unification Program (FUP)
- Veterans Affairs Medical Center
 - HUD-Veterans Supportive Housing (HUD-VASH)
- Foothill Aids Project
 - Housing Opportunity for Persons with Aids (HOPWA)

Partnership Possibilities

- Partner with HACSB on applications for various types of housing funding
- Nonprofit agency can be the lead agency and apply for operational costs
 - Develop MOU with HACSB to provide Housing portion of program
- HACSB can be the lead agency if your program will provide the supportive services

Questions and Answers?

Thank you for your attention!

Thank you for your interest!

Thank you for your participation in our programs!

HACSBFACTSHEET

Department of Behavioral Health Partnership

Since 1996, the Housing Authority has partnered with the Department of Behavioral Health (DBH) to provide housing and social services to homeless families and individuals with disabilities. This partnership has been made possible through grants from the U.S. Department of Urban and Housing Development (HUD) for the Shelter Plus Care Program and Master Leasing Program; which are programs that build on the premise that housing and services need to be linked in order to ensure stable housing for this hard-to-serve population.

The Housing Authority has received approximately \$14 million from HUD for the Shelter Plus Care* and Master Leasing Program since the initial grant in 1996. With the current funding levels, the Housing Authority is authorized to manage 180 vouchers for these programs that help meet the housing needs of homeless and disabled individuals receiving services from the DBH.

SHELTER PLUS CARE PROGRAM

- **Who Qualifies?** Homeless individuals with disabilities such as severe mental illness, chronic substance abuse, and dual diagnosis (co-occurring mental illness and substance abuse) qualify to participate in the Shelter Plus Care Program.
- **How Does the Program Work?** The Housing Authority provides rental subsidy and administers the housing assistance, while the DBH provides services such as job training, health care, supportive services, and educational services, allowing the tenant an opportunity to obtain economic and social independence when otherwise, they might still be homeless. Each participant commits to 20 hours a week of community services, employment or school attendance, which is monitored by the DBH.

MASTER LEASING PROGRAM

- **Who Qualifies?** The Master Leasing Program is for individuals receiving full services from the DBH who need 24/7 care and monitoring to prepare them for independent living.
- **How Does the Program Work?** This six-month program allows the individual to rent from a private landlord utilizing the housing subsidy provided by the Housing Authority. After six months, if the participant is ready for independent living and meets DBH requirements they can transfer to the Shelter Plus Care Program. If they are not ready for independent living they will remain in Master Leasing.

*Shelter Plus Care Program funding also includes other grants for the New Horizons and Good Samaritan Programs, who serve the same population as the Shelter Plus Care Program.



Laurie Herrera, Occupancy Technician II at the Housing Authority, meets with a Shelter Plus Care participant.

HACCSB 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.



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.

HACSB FACTSHEET

Who we are

The Housing Authority of the County of San Bernardino (HACSB) is the largest provider of affordable housing in the County. HACSB is not only a housing provider and developer, but a community resource and advocate for the residents of San Bernardino County.

WHO WE HELP

HACSB serves nearly 30,000 low-income individuals and families in San Bernardino County through the various housing programs.

WHAT WE DO

Voucher Program

The Voucher Program manages 7,344 vouchers to low-income families and individuals. The resident's rent portion is calculated at 30% of their adjusted monthly income, and the rest is subsidized by the U.S. Department of Housing and Urban Development. Approximately, 67% of the participants in the program are children, seniors, or individuals with disabilities.

Public Housing Program

The Public Housing Program manages 1,659 apartment units throughout San Bernardino County that house low-income families. Residents are also required to pay 30% of their adjusted monthly income, and the rest is subsidized by the U.S. Department of Housing and Urban Development. Approximately 64% of residents are children, seniors, or individuals with disabilities.

Authority-owned Properties

The Housing Authority has acquired and/or developed

1,191 residential housing and 4 commercial units. The Housing Authority contracts directly with a private management company to manage these properties.

MORE THAN JUST HOUSING

The Housing Authority provides the following supplemental programs to residents:

- Family Self-Sufficiency Program: offers job training, budget management, counseling, and wide array of workshops to help families achieve self-sufficiency.
- After-school Programs: various providers offer teen mentoring, self-esteem building, homework help, and job training classes.
- College Scholarships: An annual college scholarship award program is held for students enrolled in higher education classes.
- Homeownership Assistance Program: helps qualifying families to become homeowners.



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.