



Housing Authority of the
County of San Bernardino
Building Opportunities Together

PROJECT-BASED VOUCHERS

The project-based voucher (PBV) program provides rental assistance to eligible low-income households residing in units where there is a PBV contract. PBVs are a component of a public housing authority's (PHA's) Housing Choice Voucher (HCV) program. PHAs are not allocated additional funding for PBV units. Instead, tenant-based vouchers (TBVs) are converted to PBVs. MTW and some non-MTW vouchers are eligible to be converted to a PBV. Up to 30% of the Housing Authority of the County of San Bernardino's (HACSB) MTW voucher program units may be converted to PBV. The maximum number of units that may be converted to PBV for other programs depends upon the availability of tenant-based vouchers, sufficient program funding, and regulatory caps.

➤ How is a PBV different from a tenant-based voucher?

A tenant-based voucher (TBV) household may use their rental assistance to lease an eligible rental unit in San Bernardino County, while PBV's are attached by a contract between the property owner and HACSB to specific properties. Customers must reside at that property to receive rental assistance. TBV households may relocate to anywhere in the country with continued rental assistance through a process called "portability." When the household moves, they take their TBV assistance with them. PBV households have a similar flexibility through a process called "mobility."

A list of open waiting lists is available on our website at:
<https://hacsb.com/apply-for-housing-assistance/>

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➤ What is mobility?

After residing in the PBV unit for a specified time, PBV households have the option to move from a PBV unit with continued rental assistance by converting their assistance to a TBV. They must contact their housing authority case manager to begin this process. If a PBV household moves out of the PBV unit prior to the specified time, they do so without continued rental assistance.

Once the household has converted to TBV assistance, they have the same option to relocate as other TBV customers do.

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»» How do households apply for PBV assistance?

PBV waiting lists are established by property/region and are maintained by HACSB. Households can apply to any open PBV waiting list and may be on multiple PBV waiting lists. Households are selected from the PBV waiting list as units become available. However, state law requires PHAs to give selection preference to veterans. When a household residing in a PBV unit leaves the program, the next household from the waiting list will be offered a PBV assisted unit.

»» How are PBVs awarded to properties and developers?

PBVs are awarded through a competitive procurement process. When funding is available for new PBV contracts, HACSB will issue a Request for Proposals (RFP). RFPs may be issued for certain housing types and/or targeting specific groups such as seniors or veterans.

Interested property owners/developers may submit their proposal in response to the RFP. In addition to other criteria identified in the RFP, units must be in San Bernardino County and meet minimum housing quality standards. PBV contracts cannot exceed a term of 20 years.

»» Is HACSB awarding any new PBV contracts?

HACSB is not awarding any new PBV contracts. Due to the lack of available vouchers, funding limitations or our project-based cap, HACSB is not issuing any Request for Proposals. Although HACSB is not awarding any new PBV contracts at this time, we offer a free rental listing service for landlords interested in renting their unit to a HACSB TBV customer.

For more information, or to list your unit, please visit our website.



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