

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew J. Fertal                      From: Susan Emery  
Dept: Director                              Dept: Community Development  
Subject: RECEIVE AND FILE THE              Date: September 23, 2014  
             HOUSING AUTHORITY STATUS  
             REPORT – AUGUST 2014

OBJECTIVE

To provide Housing Authority Commissioners the August 2014 Housing Authority Status Report.

BACKGROUND/DISCUSSION

The Housing Choice Voucher Program assists low-income families, senior citizens, and handicapped persons in the payment of their monthly rent. Under this program, a qualified participant pays a portion of his/her adjusted household income for rent. The remainder of the rent is paid by the City's Housing Authority utilizing funds received from the Department of Housing and Urban Development (HUD). The units rented under the program are inspected on an annual basis to ensure that they are decent, safe, sanitary, and have no code violations. Approximately 2,337 senior citizens, disabled persons, and families are funded by the Section 8 Rental Assistance Program.

ANALYSIS

The following is a status report for the month of August 2014.

Program Eligibility

All participants of the Housing Choice Voucher Program must be income eligible. Applicants are ranked on the Waiting List by local preferences. When an applicant is next on the Waiting List, they have an Initial Qualifying (IQ) interview where their eligibility is verified. If they are eligible, they receive a program briefing and their voucher. The Authority replaces those families who terminate from the program as a part of normal turnover. Once on the program, they are recertified for eligibility at least annually and their portion of the rent adjusted according to their income.

1. Initial Qualification (IQ) interviews: Staff conducted 25 Initial Qualification interviews (IQs) from the Waiting List and the following:
  - (a) Emergency Situations - 0
  - (b) Referred by a Garden Grove Homeless Shelter - 0
  - (c) Incoming Portability - 13

Briefings: Two briefings were conducted this month, and 10 vouchers were issued.

Re-certifications: Staff conducted 250 re-examination interviews with participants to determine continued eligibility. One hundred and six families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 19 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 2 families who terminated from the program during the month.

2. Family Self-Sufficiency Program (FSS): Assists families to become employed and no longer dependent on public assistance. The Family Self-Sufficiency Program enters into contracts with Voucher participants to provide support services such as education, training, and career development.

Status of FSS participants this month: There were no prospective FSS participants interviewed for the month of August. There were no new contracts signed and 1 contract was terminated. There are a total of 339 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Two update meetings were held with FSS participants. One hundred and eighteen families have completed their FSS goals and 53 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 27 escrow accounts. Eighteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$954,318 in escrow funds to tenants who have completed their contract obligations.

Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998, reduces the minimum program size. The original program size of 140 is now reduced to 28.

#### Unit Inspections

All units that are leased under the Housing Choice Voucher program must pass an initial Housing Quality Standards (HQS) inspection before the Housing Assistance Payments contract is signed, and must pass an annual HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed City building codes.

1. New Leases: There were 36 requests for new lease approvals with 15 units passing and 21 units failing.

Annals: There were 274 annual inspections conducted this month. One hundred and fifty-five units passed and 119 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 156 re-inspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were no special inspections conducted this month.

Quality Control: There were no quality control inspections conducted this month. These inspections are required by HUD to ensure that field staff is in compliance with inspection requirements and are conducted by supervisory staff.

#### FINANCIAL IMPACT

None

#### RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2014 August Housing Authority Status Report.



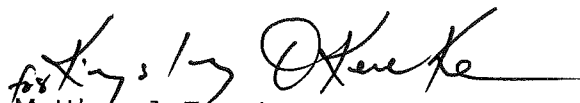
SUSAN EMERY  
Community Development Director



By: Danny Huynh  
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew J. Feral  
Director

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

August 2014

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2559</u>	<u>100%</u>
Elderly:	<u>1280</u>	<u>54%</u>
Disabled:	<u>799</u>	<u>33%</u>
Female Head of Household:	<u>1235</u>	<u>52%</u>
Employed:	<u>1052</u>	<u>44%</u>

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2285</u>	<u>2337</u>	<u>98%</u>	<u>274</u>

<u>III. MONTHLY ACTIVITY BY UNIT SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
New Admission						
Annual Reexamination	<u>149</u>	<u>66</u>	<u>28</u>	<u>5</u>	<u>1</u>	<u>249</u>
Interim Reexamination	<u>42</u>	<u>45</u>	<u>9</u>	<u>1</u>		<u>97</u>
Portability Move-in (S8 only)						
Portability Move-out (S8 only)						
Other Change of Unit	<u>9</u>	<u>6</u>	<u>2</u>			<u>17</u>
FSS/W4V Addendum Only						
Annual Reexamination Searching (S8)						
Other Adult		<u>1</u>	<u>1</u>			<u>2</u>
Own Business	<u>1</u>		<u>1</u>			<u>2</u>

<u>IV. CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	<u>\$1256</u>	<u>\$1498</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$881</u>

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$911</u>
Average Tenant Rent:	<u>\$364</u>
Average Contract Rent:	<u>\$1271</u>
Average Annual Income:	<u>\$16189</u>
Hard to House:	<u>9</u>

<u>VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	<u>895</u>	<u>1142</u>	<u>422</u>	<u>77</u>	<u>23</u>	<u>2559</u>

Form Completed by: