

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Karl Hill
Dept:	Director	Dept:	Community Development
Subject:	RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT – SEPTEMBER 2015	Date:	October 27, 2015

OBJECTIVE

To provide Housing Authority Commissioners the September 2015 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 a biennial 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 September 2015.

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 no Initial Qualification interviews (IQ) from the Waiting List and the following:
 - (a) Emergency Situations - 0
 - (b) Referred by a Garden Grove Homeless Shelter - 5
 - (c) Incoming Portability - 2

Briefings: Two briefings were conducted this month, and 17 vouchers were issued.

Re-certifications: Staff conducted 184 re-examination interviews with participants to determine continued eligibility. One hundred and eleven were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 25 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 8 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 was 1 prospective FSS participant interviewed for the month of September. There were no new contracts signed and no contracts were terminated. There are a total of 350 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Four update meetings were held with FSS participants. One hundred and twenty-two 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 25 escrow accounts. Twenty-two escrow accounts are active with monthly deposits. The Authority has paid out a total of \$1,005,755 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 23.

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 a biennial 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 41 requests for new lease approvals with 16 units passing and 25 units failing.

Annals: There were 104 annual inspections conducted this month. Fifty passed and 54 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 74 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.

Quality Control: There were 6 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 2015 September Housing Authority Status Report.



KARL HILL
Acting Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Scott C. Stiles
Director

GARDEN GROVE HOUSING
"STATISTICAL REPORT"

September 2015

I. <u>LEASED FAMILIES</u>	<u>NUMBER</u>				<u>FAMILIES</u>	
Total Participating Families:	<u>2585</u>				<u>100%</u>	
Elderly:	<u>1433</u>				<u>55%</u>	
Disabled:	<u>855</u>				<u>33%</u>	
Female Head of Household:	<u>1372</u>				<u>53%</u>	
Employed:	<u>1158</u>				<u>45%</u>	
II. <u>UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>		
	<u>2293</u>	<u>2337</u>	<u>98%</u>	<u>292</u>		
III. <u>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>\$1550</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$926</u>	
IV. <u>RENTS AND INCOME</u>	<u>VOUCHERS</u>					
Average HAP Payment:	<u>\$911</u>					
Average Tenant Rent:	<u>\$383</u>					
Average Contract Rent:	<u>\$1290</u>					
Average Annual Income:	<u>\$16832</u>					
Hard to House:	<u>6</u>					
V. <u>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>1475</u>	<u>794</u>	<u>266</u>	<u>27</u>	<u>23</u>	<u>2585</u>

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

September 2015

VI. MONTHLY ACTIVITY BY UNIT SIZE

	<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	9	9	2			20
Annual Reexamination	125	47	11	4	4	191
Interim Reexamination	48	48	12	3		111
Portability Move-in (S8 only)	2	2		2		6
Portability Move-out (S8 only)	1	3		3		7
End Participation	2	2	3			7
Other Change of Unit	6	7	2			15
Annual Reexamination Searching (S8	7	1	8			16
Issuance of Voucher (S8 only)		2				2
Accounting Adjustment	6	4				10
Own Business	2	2		1		5

Form Completed by: