City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Scott C. Stiles

From:

Karl Hill

Dept:

Director

Dept:

Community Development

Subject:

RECEIVE AND FILE THE

Date:

November 24, 2015

HOUSING AUTHORITY STATUS

REPORT - OCTOBER 2015

OBJECTIVE

To provide Housing Authority Commissioners the October 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 October 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. <u>Initial Qualification (IQ) interviews</u>: 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 0
 - (c) Incoming Portability 10

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT OCTOBER 2015 NOVEMBER 24, 2015 Page 2

<u>Briefings</u>: Two briefings were conducted this month, and 15 vouchers were issued.

<u>Re-certifications</u>: Staff conducted 171 re-examination interviews with participants to determine continued eligibility. One hundred and twenty-five were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

 $\underline{\text{Moves}}$: Staff met with 13 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were 12 families who terminated from the program during the month.

2. <u>Family Self-Sufficiency Program (FSS)</u>: 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 three prospective FSS participants interviewed for the month of October. There were three new contracts signed and two contracts were terminated. There are a total of 353 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Eight 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 27 escrow accounts. Nineteen 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. <u>New Leases</u>: There were 33 requests for new lease approvals with 14 units passing and 19 units failing.

Annuals: There were 117 annual inspections conducted this month. Fifty-eight passed and 59 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT OCTOBER 2015 NOVEMBER 24, 2015 Page 3

<u>Re-inspections</u>: There were 85 re-inspections conducted on units that failed their first inspection.

<u>Move-out</u>: There were no move-out inspections conducted.

Specials: There were no special inspections conducted.

<u>Quality Control</u>: There were two 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 October Housing Authority Status Report.

KARL HILL

Acting\Community Development Director

By: Danny Huynh

Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval

Scott C. Stiles

Director

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

October 2015

I.	LEASED FAMILIES	NUMBER		<u>FAMILIES</u>			
	Total Participating Families:	2584		100%			
	Elderly:	1441		56%			
	Disabled:	853		33%			
	Female Head of Household:	1370		53%			
	Employed:	1157		45%			
**	VINITED VINIDED VENACO	UNITS	TOTAL UNITS % ALLOCATED LEASED			PORT IN	
<u>II.</u>	UNITS UNDER LEASE	LEASED			<u>ASED</u>	ADMINISTERE	<u>D</u>
		2288	2337		98%	296	
III.	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	
	·	\$1256	\$1550	\$2121	\$2448	\$926	
IV	RENTS AND INCOME		YOUCHERS				
1 ,	Average HAP Payment:		\$912				
	Average Tenant Rent:		\$386				
	Average Contract Rent:		\$1294				
	Average Annual Income:		\$16911				
	Hard to House:		9				
V.	TOTAL NUMBER OF UNITS					MOBILE	
	LEASED BY BEDROOM SIZE	1-BEDRM	-	-BEDRM	4+BEDRM		TOTAL
		1475	793	266		23	2584

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

October 2015

VI. MONTHLY ACTIVITY BY UNIT SI	MOBILE					
	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME_	E TOTAL
New Admission	4	1	3	hard the second		8
Annual Reexamination	109	67	24	2	3	205
Interim Reexamination	54	61	18	3	1	137
Portability Move-in (S8 only)	5	2			-	7
Portability Move-out (S8 only)			1			1
End Participation	3	5	1			9
Other Change of Unit	11	3	3	24		17
FSS/WtW Addendum Only	5				h a.	5
Annual Reexamination Searching (S8	11					11
Accounting Adjustment	10	5	1			16
Own Business		2				2