

HOUSING AUTHORITY STATUS REPORT

MAY, 2008

June 24, 2008

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Briefings: One briefing was conducted this month, and one voucher was issued.

Re-certifications: Staff conducted 192 re-examination interviews with participants to determine continued eligibility. Forty-nine 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 10 families who terminated from the program during the month.

2. Family Self-Sufficiency Program: 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: No prospective FSS participants were interviewed for the month of May. There were no new contracts signed and one contract was terminated. There are a total of 284 families who have signed contracts for the FSS program. Forty-five contracts are active. There were 8 update meetings held with FSS participants. Ninety-nine families have completed their FSS goals and 51 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 32 escrow accounts. Eighteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$759,805 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 58.

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 27 requests for new lease approvals with 10 units passing and 17 units failing.

Annuals: There were 177 annual inspections conducted this month. Sixty-six units passed and 111 units failed to meet Housing Quality Standards (HQS)

and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 121 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections requested by either the tenant or owner this month.

Specials: There was 1 special and 2 First-time Homebuyer inspections conducted this month.

Quality Control: There were 3 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.

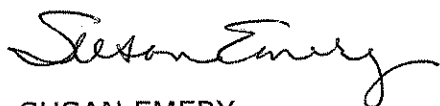
COMMUNITY VISION IMPLEMENTATION

Seek to ensure quality housing opportunities in the community, without unduly burdening existing residents.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2008 May Housing Authority Status Report



SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Recommended for Approval



Matthew Fertal
Director

Attachment 1: Statistical Report