

HOUSING AUTHORITY STATUS REPORT

JUNE, 2008

July 22, 2008

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Re-certifications: Staff conducted 167 re-examination interviews with participants to determine continued eligibility. Seventy-one families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 32 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 7 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: Two prospective FSS participants were interviewed for the month of June. There were no new contracts signed and two contracts were terminated. There are a total of 284 families who have signed contracts for the FSS program. Forty-three contracts are active. There were 4 update meetings held with FSS participants. One hundred 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 31 escrow accounts. Nineteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$773,934 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 44.

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 29 requests for new lease approvals with 7 units passing and 22 units failing.

Annuals: There were 183 annual inspections conducted this month. Sixty-nine units passed and 114 units failed to meet Housing Quality Standards

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

Reinspections: There were 162 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 were four special and one First-time Homebuyer inspections conducted this month.

Quality Control: There were 11 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 June Housing Authority Status Report

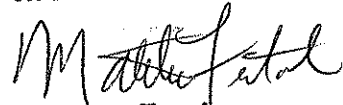


SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
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Recommended for Approval



Matthew Fertal
Director

Attachment 1: Statistical Report