City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

September 23, 2008

REPORT - AUGUST, 2008

OBJECTIVE

To provide Housing Authority Commissioners with a summary of August's activities.

BACKGROUND

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 2,300 senior citizens, disabled persons, and families are funded by the Section 8 Rental Assistance Program.

<u>ANALYSIS</u>

The following is a status report for the month of August 2008.

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 Qualifying 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 3

HOUSING AUTHORITY STATUS REPORT AUGUST, 2008 September 23, 2008 Page 2

Briefings: No briefings were conducted this month, and no vouchers were issued.

<u>Re-certifications</u>: Staff conducted 236 re-examination interviews with participants to determine continued eligibility. Seventy-three families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

<u>Moves</u>: Staff met with 16 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were 3 families who terminated from the program during the month.

2. <u>Family Self-Sufficiency Program</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: One prospective FSS participant was interviewed for the month of August. There was one new contract signed and two contracts were terminated. There are a total of 285 families who have signed contracts for the FSS program. Forty 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 29 escrow accounts. Seventeen 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. <u>New Leases</u>: There were 37 requests for new lease approvals with 13 units passing and 24 units failing.

<u>Annuals</u>: There were 253 annual inspections conducted this month. One hundred sixty two units passed and 91 units failed to meet Housing Quality

HOUSING AUTHORITY STATUS REPORT AUGUST, 2008 September 23, 2008 Page 3

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

<u>Reinspections</u>: There were 174 reinspections conducted on units that failed their first inspection.

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

<u>Specials</u>: There were 3 special inspections conducted this month and one inspection for the First-time Homebuyers Program.

<u>Quality Control</u>: 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.

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 August Housing Authority Status Report

ŚIJSAN EMERY

Community Development Director

Director

Recommended for Approval

By: Mary Ann Hamamura

Deputy Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

August 2008

I. <u>II.</u>	LEASED FAMILIES Total Participating Families: Elderly: Disabled: Female Head of Household: Employed: UNITS UNDER LEASE	2313 1160 935 1602 1678 UNITS LEASED		FAMILIES 100% 50% 40% 69% 73% TOTAL UNIT ALLOCATED 2337		% <u>LEASED</u> 99%	
III. MONTHLY ACTIVITY BY UNIT SIZE MORILE							٠
A.R.R.V	MONIMUL ACTIVITIES	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
	New Admission	1		•			1
	Annual Reexamination	84	65	17	1	2	169
	Interim Reexamination	26	30	11	l	1	69
	Portability Move-In	22	12	15	1		50
	Portability Move-Out		1	+	***************************************		1
	End Participation	4	1	<u> </u>			5
	Other Change of Unit	4	3	į			8
	Annual Reexamination Searching	2	6	1		2	11
							•
IV.	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	
		\$1197	\$1436	\$2054	\$2360	\$774	
v.	RENTS AND INCOME <u>VOUCHERS</u>						
	Average HAP Payment:		\$809	_			
	Average Tenant Rent:		\$372	•			
	Average Contract Rent: Average Annual Income:		\$1179				
	Hard to House:		\$16815				
•			8	•			
	TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
		1084	853	317	33	26	2313

Form Completed by: Linda Middendorf