AGENDA ITEM NO. 2.2.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

October 28, 2008

REPORT - SEPTEMBER, 2008

OBJECTIVE

To provide Housing Authority Commissioners with a summary of September'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.

ANALYSIS

The following is a status report for the month of September 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 5

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<u>Briefings</u>: No briefings were conducted this month, and no vouchers were issued.

<u>Re-certifications</u>: Staff conducted 155 re-examination interviews with participants to determine continued eligibility. Sixty-four 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 28 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were 4 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 September. There were no new contracts signed and one contract was terminated. There are a total of 285 families who have signed contracts for the FSS program. Thirty-nine contracts are active. There were 8 update meetings held with FSS participants. One hundred and one 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 28 escrow accounts. Fourteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$779,920 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 43.

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 32 requests for new lease approvals with 8 units passing and 24 units failing.

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<u>Annuals</u>: There were 173 annual inspections conducted this month. Seventy-one units passed and 102 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

<u>Reinspections</u>: There were 153 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 September Housing Authority Status Report

Recommended for Approval

Matthew Fertal

Director

SUSAN EMERY

Community Development Director

By: Mary Ann Hamamura

Deputy Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

September 2008

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I.	LEASED FAMILIES	NUMBER		FAMILIES			
	Total Participating Families:	2306		100%			
	Elderly:	1163		50%			
	Disabled:	938		41%			
	Female Head of Household:	1605		70%			
	Employed:	1677		73%			
	•						
		UNITS	,	TOTAL UNIT	s	%	
<u>II.</u>	UNITS UNDER LEASE	LEASED		<u>ALLOCATEI</u>	2	<u>LEASED</u>	
		2306		2337		99%	
Ш	. MONTHLY ACTIVITY BY UNIT SIZ				MOBILE		
		1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	TOTAL
	New Admission	1					1
	Annual Reexamination	66	54	17	4	3	144
	Interim Reexamination	24	43	24	1	4	96
	Portability Move-In	***************************************	***************************************	***************************************	***************************************	***************************************	
	Portability Move-Out	1			B-4	H	1
	End Participation	4	5	1			10
	Other Change of Unit	8	7	1		1 .	17
	Annual Reexamination Searching	5	4	2	1	***************************************	12
		***************************************	***************************************				
		***************************************		***************************************	***************************************	***************************************	
	•					MOBILE	
IV.	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	
		\$1197	\$1436	\$2054	\$2360	\$774	
v.	RENTS AND INCOME		VOUCHERS	2			
	Average HAP Payment:		\$812				
	Average Tenant Rent:		\$371	-			
	Average Contract Rent: Average Annual Income:		\$1182	_			
	Hard to House:		\$16740				
			6				
VI.	TOTAL NUMBER OF UNITS					MOBILE	
	LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	TOTAL
		1082	854	313	31	26	2306