

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	Director	Dept:	Community Development
Subject:	HOUSING AUTHORITY STATUS REPORT - OCTOBER 2008	Date:	November 25, 2008

OBJECTIVE

To provide Housing Authority Commissioners with a summary of October'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 October 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. Initial Qualification (IQ) interviews: 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

Briefings: Two briefings were conducted this month, and 22 vouchers were issued.

Re-certifications: Staff conducted 144 re-examination interviews with participants to determine continued eligibility. Seventy-five 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: One prospective FSS participant was interviewed for the month of October. 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-seven contracts are active. There were 3 update meetings held with FSS participants. One hundred and two families have completed their FSS goals and 52 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 23 escrow accounts. Thirteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$792,603 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 42.

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 50 requests for new lease approvals with 18 units passing and 32 units failing.

Annuals: There were 195 annual inspections conducted this month. Ninety-one units passed and 104 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 142 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 6 special inspections conducted this month and one inspection for the First-time Homebuyers Program.

Quality Control: 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.

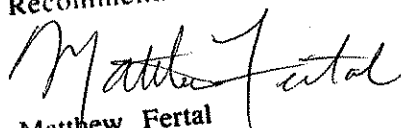
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2008 October 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

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

October 2008

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2304	100%
Elderly:	1176	51%
Disabled:	943	41%
Female Head of Household:	1614	70%
Employed:	1686	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2304	2337	99%

<u>III. MONTHLY ACTIVITY BY UNIT SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
New Admission						
Annual Reexamination	77	71	19	6	3	176
Interim Reexamination	20	34	23		1	78
Portability Move-In	4					4
Portability Move-Out	2		2			4
End Participation	4	2	1			7
Other Change of Unit	8	7	1	2	1	19
Annual Reexamination Searching	9	4	1	2		16

<u>IV. CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	\$1197	\$1436	\$2054	\$2360	\$818

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$815
Average Tenant Rent:	\$371
Average Contract Rent:	\$1183
Average Annual Income:	\$16906
Hard to House:	15

<u>VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	1077	854	314	32	27	2304

Form Completed by: Linda Middendorf