City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

February 24, 2009

REPORT - JANUARY, 2009

OBJECTIVE

To provide Housing Authority Commissioners with a summary of January'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 January 2009.

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 13 Initial Qualifying interviews (IQs) from the Waiting List and the following:
- (a) Emergency Situations 0
- (b) Referred by a Garden Grove Homeless Shelter 1
- (c) Incoming Portability 3

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<u>Briefings</u>: One briefing was conducted this month, and four vouchers were issued.

<u>Re-certifications</u>: Staff conducted 189 re-examination interviews with participants to determine continued eligibility. Ninety-one 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 29 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were six 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: Two prospective FSS participants were interviewed for the month of January. There was one new contract signed and no contracts were terminated. There are a total of 287 families who have signed contracts for the FSS program. Thirty-five contracts are active. There were six update meetings held with FSS participants. One hundred and three 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 21 escrow accounts. Eleven escrow accounts are active with monthly deposits. The Authority has paid out a total of \$805,679 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 41.

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.

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1. <u>New Leases</u>: There were 38 requests for new lease approvals with 20 units passing and 18 units failing.

<u>Annuals</u>: There were 252 annual inspections conducted this month. One hundred fifteen units passed and 137 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 172 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 no special inspections conducted this month and one inspection was conducted for the First-time Homebuyers Program.

<u>Quality Control</u>: There was one quality control inspection 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 2009 January Housing Authority Status Report

SUSAN EMERY

Community Development Director

1º James Je

Recommended for Approval

Director

By: Mary Ann Hamamura

Deputy Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

January 2009

I. <u>II.</u>	LEASED FAMILIES Total Participating Families: Elderly: Disabled: Female Head of Household: Employed: UNITS UNDER LEASE	2330 1208 959 1642 1668 UNITS LEASED		FAMILIES 100% 52% 41% 70% 72% FOTAL UNITS ALLOCATED 2337		% <u>LEASED</u> 100%	
III. MONTHLY ACTIVITY BY UNIT SIZE MOBILE							
111	MONTHER ACTIVITY BY CIVIL SEE	≃ 1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	TOTAL
	New Admission	3	7	2	1		13
	Annual Reexamination	53	44	16	1	3	117
	Interim Reexamination	28	39	16		1	84
	Portability Move-In	1		1			2
	Portability Move-Out		1				1
	End Participation	7	3				10
	Other Change of Unit	5	3	1			9
	Annual Reexamination Searching	6	3	2	1		12
	Annual Reexamination					, r	
IV.	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	
		\$1197	\$1436	\$2054	\$2360	\$818	
v.	RENTS AND INCOME Average HAP Payment: Average Tenant Rent: Average Contract Rent: Average Annual Income: Hard to House:		\$828 \$369 \$1194 \$16806	<u>S</u> -			
VI.	TOTAL NUMBER OF UNITS					MOBILE	an example Y
	LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	TOTAL
		1098	858	312	36	26	2330

Form Completed by: Linda Middendorf