City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

March 24, 2009

REPORT - FEBRUARY 2009

OBJECTIVE

To provide Housing Authority Commissioners with a summary of February'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 February 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 48 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 2

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<u>Briefings</u>: Two briefings were conducted this month, and two vouchers were issued.

<u>Re-certifications</u>: Staff conducted 208 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 9 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 February. There were two new contracts signed and one contract was terminated. There are a total of 290 families who have signed contracts for the FSS program. Thirty-seven contracts are active. There were 13 update meetings held with FSS participants. One hundred and four 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 20 escrow accounts. Twelve escrow accounts are active with monthly deposits. The Authority has paid out a total of \$824,072 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 40.

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 38 requests for new lease approvals with 14 units passing and 24 units failing.

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<u>Annuals</u>: There were 232 annual inspections conducted this month. Ninety-six units passed and 136 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 200 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.

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 2009 February Housing Authority Status Report

Recommended for Approval

Director

SUSAN EMERY

Community Development Director

By: Mary Ann Hamamura Deputy Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

February 2009

	•						
I.	LEASED FAMILIES	NUMBER		<u>FAMILIES</u>			
	Total Participating Families:	2326	•	100%			
	Elderly:	1219		52%			
	Disabled:	965		41%			
	Female Head of Household:	1646		71%			
	Employed:	1657		71%			
		UNITS		TOTAL UNIT		%	
<u>II.</u>	UNITS UNDER LEASE	<u>LEASED</u>		ALLOCATEI	<u>)</u>	<u>LEASED</u>	
		2326		2337		100%	
		,					
III. MONTHLY ACTIVITY BY UNIT SIZE MOBILE							
		1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	TOTAL
	New Admission	4	2	•			6
	Annual Reexamination	101	58	23	1	· 1	184
	Interim Reexamination	24	29	7	3	/	63
	Portability Move-In	3				да да д	3
	Portability Move-Out					1	1
		1	Л			,	6
	End Participation	1.	4	1	<u> </u>	,	22
	Other Change of Unit	. 10.	8	2	2		
	Annual Reexamination Searching	7	5	2			14
		<u> </u>				·····	***************************************
						MOBILE	
IV.	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	
		\$1197	\$1436	\$2054	\$2360	\$818	
	V. RENTS AND INCOME <u>VOUCHERS</u>						
٧.	RENTS AND INCOME		\$832	2			
	Average HAP Payment: Average Tenant Rent:	•	\$367	-			
	Average Contract Rent:		\$1197				
	Average Annual Income:		\$16693				
	Hard to House:		15	-			
			C 3				
VI.	TOTAL NUMBER OF UNITS	1 101011111111111	1 DEDDA	2 101711011/4	ALDENDA/	MOBILE HOME	TOTAL
	LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	26	2326
		1097	858	308	37	<u> </u>	2320

Form Completed by: Linda Middendorf