

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	Director	Dept:	Community Development
Subject:	HOUSING AUTHORITY STATUS REPORT – MAY, 2009	Date:	June 23, 2009

OBJECTIVE

To provide Housing Authority Commissioners with a summary of May'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 May 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. 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 - 9

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

Re-certifications: Staff conducted 123 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.

Moves: Staff met with 27 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: No prospective FSS participants were interviewed for the month of May. There were no new contracts signed and one contract was terminated. There are a total of 290 families who have signed contracts for the FSS program. Thirty-five contracts are active. There were no 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. Fourteen 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. New Leases: There were 46 requests for new lease approvals with 16 units passing and 30 units failing.

Annuaals: There were 177 annual inspections conducted this month. Seventy-six units passed and 101 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 161 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections requested by either a tenant or owner this month.

Specials: 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 May Housing Authority Status Report



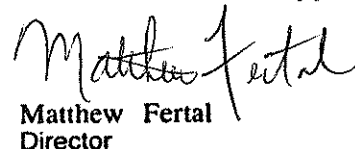
SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

May 2009

I. <u>LEASED FAMILIES</u>		<u>NUMBER</u>	<u>FAMILIES</u>			
Total Participating Families:		2343	100%			
Elderly:		1337	57%			
Disabled:		1037	44%			
Female Head of Household:		1753	75%			
Employed:		1726	74%			

II. <u>UNITS UNDER LEASE</u>		<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>		
		2343	2337	100%		

III. <u>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		10	7	1			18
Annual Reexamination		86	54	18	3	1	162
Interim Reexamination		41	40	11		1	93
Portability Move-In		3	2	1	1		7
Portability Move-Out		25	31	15	5	4	80
End Participation		4	5	3			12
Other Change of Unit		6	8	4	1		19
Annual Reexamination Searching		3	4	3			10

IV. <u>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

V. <u>RENTS AND INCOME</u>		<u>VOUCHERS</u>
Average HAP Payment:		\$834
Average Tenant Rent:		\$362
Average Contract Rent:		\$1194
Average Annual Income:		\$16350
Hard to House:		25

VI. <u>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>
		1144	850	295	31	23	2343

Form Completed by: Linda Middendorf