

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Matthew Fertal	From:	Susan Emery
Dept:	Director	Dept:	Community Development
Subject:	HOUSING AUTHORITY STATUS REPORT – NOVEMBER, 2009	Date:	January 12, 2010

OBJECTIVE

To provide Housing Authority Commissioners with a summary of November'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 November 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 2 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 26 vouchers were issued.

Re-certifications: Staff conducted 244 re-examination interviews with participants to determine continued eligibility. One hundred seventy-nine families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 33 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 5 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: There were 2 prospective FSS participants interviewed for the month of November. There was one new contract signed and no contracts were terminated. There are a total of 300 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Four update meetings were 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 24 escrow accounts. Eighteen 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 39 requests for new lease approvals with 9 units passing and 30 units failing.

Annals: There were 252 annual inspections conducted this month. One hundred twenty-seven units passed and 125 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 150 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were 2 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 November Housing Authority Status Report


SUSAN EMERY
Community Development Director


By: Mary Ann Hamamura
Deputy Director

Recommended for Approval


Matthew Ferial
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

November 2009

I. <u>LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>				
Total Participating Families:	2568	100%				
Elderly:	1471	57%				
Disabled:	1130	44%				
Female Head of Household:	1904	74%				
Employed:	1844	72%				

II. <u>UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>		
	2327	2337	100%	241		

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		1		1		2
Annual Reexamination	124	74	26	2	1	227
Interim Reexamination	92	55	11	1		159
Portability Move-In	2	3				5
Portability Move-Out	1	2				3
End Participation	4	5	1	1		11
Other Change of Unit	15	12	2			29
Annual Reexamination Searching	14	7	3			24

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	\$854	

V. <u>RENTS AND INCOME</u>	<u>VOUCHERS</u>					
Average HAP Payment:	\$858					
Average Tenant Rent:	\$350					
Average Contract Rent:	\$1205					
Average Annual Income:	\$15996					
Hard to House:	12					

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>
	1261	921	328	35	23	2568

Form Completed by: Linda Middendorf