City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

February 23, 2010

REPORT - JANUARY, 2010

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 2010.

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 30 Initial Qualifying interviews (IQs) from the Waiting List and the following:
 - (a) Emergency Situations 0
 - (b) Referred by a Garden Grove Homeless Shelter 2
 - (c) Incoming Portability 8

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

<u>Re-certifications</u>: Staff conducted 214 re-examination interviews with participants to determine continued eligibility. One hundred eleven 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 21 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were 3 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: There was one prospective FSS participant interviewed for the month of January. There were no new contracts signed and 2 contracts were terminated. There are a total of 300 families who have signed contracts for the FSS program. Thirty-seven contracts are active. One update meeting was held with a FSS participant. One hundred and five 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 25 escrow accounts. Eighteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$828,752 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 39.

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 60 requests for new lease approvals with 23 units passing and 37 units failing.

Annuals: There were 258 annual inspections conducted this month. One hundred and seven units passed and 151 units failed to meet Housing Quality

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Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

<u>Reinspections</u>: There were 173 reinspections conducted on units that failed their first inspection.

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

<u>Specials</u>: There were 2 First-time Homebuyer inspections conducted this month for the Neighborhood Improvement Division.

Quality Control: There were 4 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.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

• Receive and file the 2010 January Housing Authority Status Report

SUSAN EMERY

Community Development Director

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By: Danny Huynh

Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval

Matthew Fertal

Director

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

January 2010

MONTHLY ACTIVITY BY UNIT SIZE	I. <u>II.</u>	LEASED FAMILIES Total Participating Families: Elderly: Disabled: Female Head of Household: Employed: UNITS UNDER LEASE	2595 1494 1143 1927 1845 UNITS LEASED	TOTAL U ALLOCA	*		PORT IN ADMINISTEI	
New Admission 7 -BEDRM 3-BEDRM 4-BEDRM HOME TOTAL Annual Reexamination 58 48 16 2 2 126 Interim Reexamination 40 26 16 2 2 84 Portability Move-In 4 2 - 6 6 Portability Move-Out 1 6 1 - 8 End Participation 4 1 - 5 Other Change of Unit 7 4 4 - 15 Annual Reexamination Searching 3 8 1 - 12 IV. CURRENT PAYMENT STANDARD 1-BEDRM 2-BEDRM 3-BEDRM 4+BEDRM MOBILE V. RENTS AND INCOME \$1256 \$1498 \$2121 \$2360 \$854 V. RENTS AND INCOME \$869 \$4 \$4 \$4 \$4 \$4 Average HAP Payment: \$869 \$4 \$4 \$4 \$4 \$4 \$4 \$4 <			2350	2337		101%	245	
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Portability Move-Out		Interim Reexamination	40	- 26	16	2		84
End Participation		Portability Move-In	4	2				6
Other Change of Unit 7 4 4 15 Annual Reexamination Searching 3 8 1 12 IV. CURRENT PAYMENT STANDARD 1-BEDRM 2-BEDRM 3-BEDRM 4+BEDRM MOBILE HOME V. RENTS AND INCOME \$1256 \$1498 \$2121 \$2360 \$854 V. RENTS AND INCOME \$869 \$40000		Portability Move-Out	1	6	11			8
Annual Reexamination Searching 3 8 1 12 12		End Participation	4		11		4-1-1	5
IV. CURRENT PAYMENT STANDARD 1-BEDRM 2-BEDRM 3-BEDRM 4+BEDRM HOME \$1256 \$1498 \$2121 \$2360 \$854 V. RENTS AND INCOME		Other Change of Unit	7	4	4			15
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Average HAP Payment: \$869 Average Tenant Rent: \$348 Average Contract Rent: \$1211 Average Annual Income: \$15886 Hard to House: \$16 VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE 1-BEDRM 2-BEDRM 3-BEDRM 4+BEDRM HOME TOTAL			\$1256	\$1498	\$2121	\$2360	\$854	
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LEASED BY BEDROOM SIZE 1-BEDRM 2-BEDRM 3-BEDRM 4+BEDRM HOME TOTAL								
<u>1287</u> <u>918</u> <u>329</u> <u>38</u> <u>23</u> <u>2595</u>							HOME	
			1287	918	329	38	23	2595