City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

March 23, 2010

REPORT - FEBRUARY, 2010

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 2,337 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 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 6 Initial Qualifying interviews (IQs) from the Waiting List and the following:
 - (a) Emergency Situations 1
 - (b) Referred by a Garden Grove Homeless Shelter 2
 - (c) Incoming Portability 1

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<u>Briefings</u>: Two briefings were conducted this month, and 16 vouchers were issued.

<u>Re-certifications</u>: Staff conducted 223 re-examination interviews with participants to determine continued eligibility. Eighty-nine 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 12 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 were 5 prospective FSS participants interviewed for the month of February. There were no new contracts signed and no contracts were terminated. There are a total of 300 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Three update meetings were held with FSS participants. 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. Sixteen 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 32 requests for new lease approvals with 12 units passing and 20 units failing.

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<u>Annuals</u>: There were 226 annual inspections conducted this month. Eighty-one units passed and 145 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 232 re-inspections conducted on units that failed their first inspection.

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

<u>Specials</u>: There was 1 First-time Homebuyer inspection conducted this month for the Neighborhood Improvement Division.

<u>Quality Control</u>: 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 February Housing Authority Status Report

SUSAN EMERY

Community Development Director

By: Danny Huynh

Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval

Matthew Fertal Director

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

February 2010

I. LEASED FAMILIES	NUMBER	t.	FAMILIE:	S		
Total Participating Families:	2604	•	100%	-		
Elderly:	1500	*******	58%	-		
Disabled:	1153	***	44%	=		
Female Head of Household:	1937		74%	-		
Employed:	1849		71%	-		
manyete y water		••••	/1/8	-		•
II. UNITS UNDER LEASE	UNITS LEASED			% PORT IN <u>LEASED</u> <u>ADMINISTERED</u>		
	2360	2337	7 	101%	244	_
III. MONTHLY ACTIVITY BY UNIT S	<u>IZE</u> 1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
New Admission	2		4 .		1	12
Annual Reexamination	123	63	19	3	*	208
Interim Reexamination	36	50	16	2	1	105
Portability Move-In	1	3			***************************************	4
Portability Move-Out	2		1		•	3
End Participation	3	2	1		***************************************	6
Other Change of Unit	6	13)—————————————————————————————————————		**************************************	19
Annual Reexamination Searching	5	4	2	<u>I</u>	1	13
		**************************************		***************************************	***************************************	**************************************
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IV. <u>CURRENT PAYMENT STANDARD</u>	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	
	\$1256	\$1498	\$2121	\$2360	\$854	
V. RENTS AND INCOME		VOUCHERS				
Average HAP Payment: Average Tenant Rent:		\$876				
Average Contract Rent:		\$348				
Average Annual Income:		\$1217				
Hard to House:	·	\$15849				
		18				
VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM 3	-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
	1285	928	329	38	24	2604