

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew Fertal
Dept: Director
Subject: HOUSING AUTHORITY STATUS REPORT - APRIL 2010

From: Susan Emery
Dept: Community Development
Date: May 25, 2010

OBJECTIVE

To provide Housing Authority Commissioners with a summary of April'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 April 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. Initial Qualification (IQ) interviews: Staff conducted 9 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

HOUSING AUTHORITY STATUS REPORT

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

Re-certifications: Staff conducted 234 re-examination interviews with participants to determine continued eligibility. One hundred and nineteen families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 14 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 4 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 April. There were 2 new contracts signed and 2 contracts were terminated. There are a total of 305 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 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. Twenty 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. New Leases: There were 35 requests for new lease approvals with 11 units passing and 24 units failing.

Annuals: There were 236 annual inspections conducted this month. 105 units passed and 131 units failed to meet Housing Quality Standards (HQS) and

code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 181 re-inspections conducted on units that failed their first inspection.

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

Specials: There were 3 First-time Homebuyer inspection conducted this month for the Neighborhood Improvement Division.

Quality Control: There were 5 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 April Housing Authority Status Report



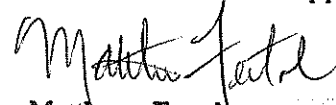
SUSAN EMERY
Community Development Director



By: Linda Middendorf
Housing Authority Supervisor

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

April 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2621	100%
Elderly:	1528	58%
Disabled:	1166	44%
Female Head of Household:	1954	75%
Employed:	1860	71%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2373	2337	102%	248

III. MONTHLY ACTIVITY BY UNIT SIZE

	<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	6	3				9
Annual Reexamination	78	75	24	1	2	180
Interim Reexamination	54	37	8	2		101
Portability Move-In	1	2	2			5
Portability Move-Out	2		1			3
End Participation	2	4				6
Other Change of Unit	10	7	3	1		21
Annual Reexamination Searching	3	3	2	1		9

<u>IV. CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	\$1256	\$1498	\$2121	\$2360	\$854

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$878
Average Tenant Rent:	\$346
Average Contract Rent:	\$1220
Average Annual Income:	\$15853
Hard to House:	17

<u>VI. 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>
	1302	925	330	39	25	2621

Form Completed by: Linda Middendorf

5/1 = Saturday 5/2 = Sunday