City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew J. Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

September 28, 2010

REPORT - AUGUST 2010

OBJECTIVE

To provide Housing Authority Commissioners with a summary of August'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 August 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 10 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: One briefing was conducted this month, and 1 voucher was issued.

<u>Re-certifications</u>: Staff conducted 251 re-examination interviews with participants to determine continued eligibility. One hundred and forty five 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 20 tenants currently on the program who were moving and were briefed on move procedures.

<u>Terminations</u>: There were two 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 two prospective FSS participants interviewed for the month of August. There were no new contracts signed and one contract was terminated. There are a total of 305 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Twelve update meetings were held with FSS participants. One hundred and six 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 who 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 38.

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 36 requests for new lease approvals with 9 units passing and 27 units failing.

Annuals: There were 241 annual inspections conducted this month. One hundred and sixty five units passed and 76 units failed to meet Housing

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

<u>Reinspections</u>: There were 122 re-inspections conducted on units that failed their first inspection.

Move-out: There was no move-out inspection conducted.

Specials: There was no special inspection conducted this month.

<u>Quality Control</u>: There were five 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.

Recommended for Approval

Director

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

Receive and file the 2010 August Housing Authority Status Report

SUSAN EMERY

Community Development Director

Bv: DannwHuvnh

Housing Authority Manager

Attachment 1: Statistical Report

GARDEN GROVE HOUSING ACTIONAL "STATISTICAL REPORT"

August 2010

		NOTES ACTION TO		FAMILIES			
I.	LEASED FAMILIES	NUMBER		100%			
	Total Participating Families:	2570		61%			
	Elderly:	1556		46%			
	Disabled:	1181		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,			
	Female Head of Household:	1970		77%			
	Employed:	1861		72%			
<u>II.</u>	UNITS UNDER LEASE	UNITS LEASED	TOTAL UI ALLOCA		% EASED	PORT IN ADMINISTER	<u>ED</u>
	•	2306	2337	,	99%	264	
III. MONTHLY ACTIVITY BY UNIT SIZE 1-BEDRM			2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL_
	New Admission	1					1
	Annual Reexamination	94	61	22	2	***************************************	179
		26	28	11	3		68
	Interim Reexamination	2	1	1 .			4
	Portability Move-In	4	3	1	1	the state of the s	9
	Portability Move-Out	3	<u></u>	*			3
	End Participation		8	5	1		27
	Other Change of Unit	13	,	4	,		12
	Annual Reexamination Searching	4	4	**		,	
							,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,
IV	CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	
14.	CORREST TITAL TO THE PARTY OF T	\$1256	\$1498	\$2121	\$2360	\$854	
			<u> </u>				
V.	RENTS AND INCOME		VOUCHERS	<u> </u>			
; •	Average HAP Payment:		\$884	•			
	Average Tenant Rent:		\$344	_	•		
	Average Contract Rent:		\$1222	*			
	Average Annual Income:		\$15783	-			
	Hard to House:		17				
VI	. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
		1290	894	326	36	24	2570
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