

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew J. Fertal From: Susan Emery
 Dept: Director Dept: Community Development
 Subject: HOUSING AUTHORITY STATUS Date: March 22, 2011
 REPORT – FEBRUARY 2011

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 2011.

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 8 Initial Qualifying interviews (IQs) from the Waiting List and the following:
 - (a) Emergency Situations - 0
 - (b) Referred by a Garden Grove Homeless Shelter - 1
 - (c) Incoming Portability - 9 -

Briefings: Two briefings were conducted this month, and 16 vouchers were issued.

Re-certifications: Staff conducted 224 re-examination interviews with participants to determine continued eligibility. Seventy-five families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 11 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were two 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 three prospective FSS participants interviewed for the month of December. There were no new contracts signed and one contract was terminated. There are a total of 310 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Eight update meetings were held with FSS participants. One hundred and seven 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. Eleven 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 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. New Leases: There were 26 requests for new lease approvals with 8 units passing and 18 units failing.

Annuals: There were 250 annual inspections conducted this month. One hundred and twenty-six units passed and 124 units failed to meet Housing

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

Reinspections: There were 180 re-inspections conducted on units that failed their first inspection.

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

Specials: There were no 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.

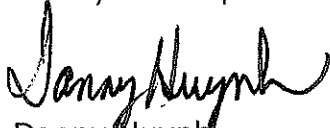
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 February Housing Authority Status Report



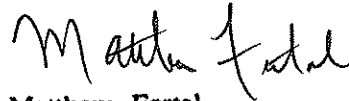
SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

February 2011

I. LEASED FAMILIES	NUMBER	FAMILIES			
Total Participating Families:	2551	100%			
Elderly:	1609	63%			
Disabled:	1203	47%			
Female Head of Household:	2036	80%			
Employed:	1890	74%			

II. UNITS UNDER LEASE	UNITS LEASED	TOTAL UNITS ALLOCATED	% LEASED	PORT IN ADMINISTERED
	2281	2337	98%	270

III. MONTHLY ACTIVITY BY UNIT SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
New Admission	6	1				7
Annual Reexamination	115	74	21	1	1	212
Interim Reexamination	20	19	12	3	1	55
Portability Move-In	1	1	3			5
Portability Move-Out		3	1	2		6
End Participation	3	2	1			6
Other Change of Unit	9	4	5			18
Annual Reexamination Searching	5	2	1			8

IV. CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME
	\$1256	\$1498	\$2121	\$2360	\$865

V. RENTS AND INCOME	VOUCHERS
Average HAP Payment:	\$894
Average Tenant Rent:	\$341
Average Contract Rent:	\$1232
Average Annual Income:	\$15556
Hard to House:	15

VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
	1297	877	319	35	23	2551

Form Completed by: Linda Middendorf