

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew J. Fertal From: Susan Emery
Dept: Director Dept: Community Development
Subject: HOUSING AUTHORITY STATUS Date: June 28, 2011
REPORT – MAY 2011

OBJECTIVE

To provide Housing Authority Commissioners with a summary of May'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 May 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 29 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 - 5

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Briefings: Two briefings were conducted this month, and 21 vouchers were issued.

Re-certifications: Staff conducted 251 re-examination interviews with participants to determine continued eligibility. Seventy-seven families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 24 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 no prospective FSS participants interviewed for the month of May. There were no new contracts signed and no contract was terminated. There are a total of 313 families who have signed contracts for the FSS program. Thirty-nine 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. Ten escrow accounts are active with monthly deposits. The Authority has paid out a total of \$836,603 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 37.

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 49 requests for new lease approvals with 23 units passing and 26 units failing.

Annuaals: There were 193 annual inspections conducted this month. Ninety units passed and 103 units failed to meet Housing Quality Standards (HQS)

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

Reinspections: There were 158 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 20 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 May Housing Authority Status Report



SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Ferial
Director

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

May 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2583	100%
Elderly:	1649	64%
Disabled:	1232	48%
Female Head of Household:	2098	81%
Employed:	1946	75%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2343	2337	100%	240

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	11	5	1			17
Annual Reexamination	116	66	21	3	2	208
Interim Reexamination	16	33	12	1		62
Portability Move-In		3				3
Portability Move-Out						
End Participation	1	5	1			7
Other Change of Unit	6	8	3	1	1	19
Annual Reexamination Searching	3	4	1			8

<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	\$865

V. RENTS AND INCOME

Average HAP Payment:
Average Tenant Rent:
Average Contract Rent:
Average Annual Income:
Hard to House:

VOUCHERS

\$893
\$345
\$1235
\$15766
18

VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE

<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
1336	872	317	35	23	2583

Form Completed by: Nida Watkins