

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Matthew J. Fertal From: Susan Emery
Dept: Director Dept: Community Development
Subject: HOUSING AUTHORITY STATUS Date: November 22, 2011
 REPORT - OCTOBER 2011

OBJECTIVE

To provide Housing Authority Commissioners with a summary of October'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 or 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 October 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 0 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

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Briefings: One briefing was conducted this month, and 1 voucher was issued.

Re-certifications: Staff conducted 160 re-examination interviews with participants to determine continued eligibility. One hundred and eight 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 briefed the tenants on move procedures.

Terminations: There were five 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 six prospective FSS participants interviewed for the month of October. There was one new contract signed and no contract was terminated. There are a total of 315 families who have signed contracts for the FSS program. Forty contracts are active. Ten update meetings were held with FSS participants. One hundred and eight 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 26 escrow accounts. Sixteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$847,349 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 36.

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 38 requests for new lease approvals with 10 units passing and 28 units failing.

Annuals: There were 154 annual inspections conducted this month. Seventy-nine units passed and 75 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

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Reinspections: There were 185 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 October Housing Authority Status Report

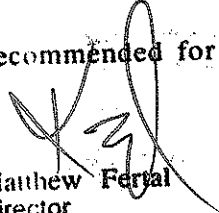


SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Recommended for Approval



Matthew Ferial
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

October 2011

I. LEASED FAMILIES	NUMBER	FAMILIES	
Total Participating Families:	2578	100%	
Elderly:	1728	67%	
Disabled:	1263	49%	
Female Head of Household:	2131	83%	
Employed:	1983	77%	

II. UNITS UNDER LEASE	UNITS LEASED	TOTAL UNITS ALLOCATED	% LEASED	PORT IN ADMINISTERED
	2318	2337	99%	260

III. MONTHLY ACTIVITY BY UNIT SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
New Admission	8	1		1		10
Annual Reexamination	93	65	25	4	2	189
Interim Reexamination	20	26	8	3		57
Portability Move-In	4		2			6
Portability Move-Out	15	7	4			26
End Participation	3	3	1			7
Other Change of Unit	5	2	5			12
Annual Reexamination Searching	3	2	1			6

IV. CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME
	\$1256	\$1498	\$2121	\$2448	\$865

V. RENTS AND INCOME	VOUCHERS
Average HAP Payment:	\$896
Average Tenant Rent:	\$347
Average Contract Rent:	\$1240
Average Annual Income:	\$15834
Hard to House:	8

VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
	1336	868	315	36	23	2578

Form Completed by: Linda Middendorf