City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:

Matthew J. Fertal

From:

Susan Emery

Dept:

Director

Dept:

Community Development

Subject:

HOUSING AUTHORITY STATUS

Date:

August 28, 2012

REPORT - JULY 2012

OBJECTIVE

To provide Housing Authority Commissioners with a summary of July'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 July 2012.

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 26 Initial Qualification 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 8

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<u>Briefings</u>: No briefings were conducted this month, and no vouchers were issued.

<u>Re-certifications</u>: Staff conducted 222 re-examination interviews with participants to determine continued eligibility. Ninety-four 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 that were moving and were briefed on move procedures.

<u>Terminations</u>: There were 5 families who terminated from the program during the month.

2. <u>Family Self-Sufficiency Program (FSS)</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 was 1 prospective FSS participant interviewed for the month of July. There was 1 new contract signed and 2 contracts were terminated. There are a total of 323 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 twelve 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 20 escrow accounts. Fourteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$872,302 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 32.

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 16 units passing and 20 units failing.

<u>Annuals</u>: There were 214 annual inspections conducted this month. One hundred and seven units passed and 107 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

<u>Re-inspections</u>: There were 148 re-inspections conducted on units that failed their first inspection.

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

Specials: There was 1 special inspection conducted this month.

<u>Quality Control</u>: 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 2012 July Housing Authority Status Report

SUSAN EMERY

Community Development Director

By: Danny Huynd

Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval

Matthew Fertal

Director

GARDEN GROVE HOUSING AUTHORITY "STATISTICAL REPORT"

July 2012

I. LEASED FAMILIES Total Participating Families: Elderly: Disabled: Female Head of Household: Employed: II. UNITS UNDER LEASE	NUMBER 2612 1807 1311 2238 2021 UNITS LEASED	TOTAL U ALLOCA		- - - - - - %	PORT IN ADMINISTER	ŒD
	2310	2337		99%	302	
III. MONTHLY ACTIVITY BY UNIT S	I <u>ZE</u> 1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
New Admission	1	2			1	4
Annual Reexamination	89	76	21	1	1	188
Interim Reexamination	40	46	15	2	2	105
Portability Move-In	2		1	 		3
Portability Move-Out		4				6
End Participation	4	3				7
Other Change of Unit	9	5	2			16
Annual Reexamination Searching	3	2	3			8
IV. CURRENT PAYMENT STANDARD	1-BEDRM \$1256	2-BEDRM \$1498	3-BEDRM \$2121	4+BEDRM \$2448	MOBILE HOME \$865	
	31250	31470	ΨΔ(Δ1	32440		
V. RENTS AND INCOME Average HAP Payment: Average Tenant Rent: Average Contract Rent: Average Annual Income: Hard to House:		\$904 \$348 \$1250 \$15884 9	<u>.</u>			
VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	'የሰ⁄የ ል ፤
MANAGER MANAGORI SIDE	1379	865	3-BEDRIVI 309	35	24	TOTAL 2612
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