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 25, 2013

REPORT - MAY 2013

OBJECTIVE

To provide Housing Authority Commissioners with a summary of May's activities.

BACKGROUND/DISCUSSION

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 2013.

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 during which 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 no 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 1

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

<u>Re-certifications</u>: Staff conducted 259 re-examination interviews with participants to determine continued eligibility. Eighty-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 15 tenants currently on the program that were moving and were briefed on move procedures.

<u>Terminations</u>: There were no 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 May. There were no new contracts signed and no contracts were terminated. There are a total of 332 families who have signed contracts for the FSS program. Forty-one contracts are active. Five update meetings were held with FSS participants. One hundred and fourteen 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 22 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$926,999 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 30.

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 12 requests for new lease approvals with 6 units passing and 6 units failing.

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<u>Annuals</u>: There were 295 annual inspections conducted this month. One hundred and thirty-three units passed and 162 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 182 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 11 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.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

Receive and file the 2013 May Housing Authority Status Report.

Recommended for Approval

Matthew Fertal

Director

SUSAN EMERY

Communit Development Director

By: Danny Huynh

Housing Authority Manager

Attachment 1: Statistical Report



GARDEN GROVE I "STATISTICAL REPORT"

May 2013

I. <u>LEASED FAMILIES</u>	I. <u>LEASED FAMILIES</u>			FAMILIES			
Total Participating Fa	Total Participating Families:		2614 100%				
Elderly:		1874		72%			
Disabled:		1321		51%			
Female Head of Household:		2291		88%			
Employed:		2035		78%			
Contract of the Contract of th							
		UNITS TOTAL UNITS		% PORT IN			
H. UNITS UNDER LEAS	<u>E</u>	<u>LEASED</u>	<u>ALLOCA</u>	<u>TED</u>	LEASED A	ADMINISTER	<u>ED</u>
		2301	2301 2337		98% 313		
		2301	# T. J. J.	<u></u>	7070		
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III. <u>MONTHLY ACTIVIT</u>	X BX UNIT SIZ		4 DEDDA	a nænnsa	4 DEDDM	MOBILE HOME	TOTAL
** (* * *		1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOMES	TOTAL
New Admission		114	<u> </u>			*	
	Annual Reexamination		73	16	3	3	209
Interim Reexamination		29	27	14	2		72
Portability Move-In		4		(m			4
Portability Move-Out		6	2	1	**************************************	<u> </u>	9
End Participation		2	4				6
Other Change of Unit		5	·	3		<u> </u>	8
Annual Reexamination Searching		3	I	<u></u>	***************************************	<u> </u>	4
		B		***************************************			100 to 10
						MOBILE	
IV. <u>CURRENT PAYMENT</u>	'STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	HOME	
		\$1256	\$1498	\$2121	\$2448	\$881	
V. <u>RENTS AND INCOME</u> Average HAP Payment: Average Tenant Rent:			VOUCHERS	*			
			\$909	i			
Average Centract Rent	!		\$358				
Average Court act Rent: Average Annual Income: Hard to House:			\$1263				
			\$16058	•			
			6				
VI. TOTAL NUMBER OF		4 333355555	a manaza	A DEPOS	\$ \$4\$440 pep ~	MOBILE HOME	WAYW 1 A
LEASED BY BEDROO	M SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM		TOTAL
		1418	844	293	35	24	2614

Form Completed by: Linda Middendorf