



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
February 20, 2024

TOPIC: Quarterly Report for Housing Choice Voucher Program

AGENDA TITLE

Quarterly Report for the Housing Choice Voucher Program for the Period of October 1, 2023 to December 31, 2023

RECOMMENDED ACTION

Receive and file the Quarterly Report for the Housing Choice Voucher Program for the period of October 1, 2023 to December 31, 2023

GOVERNMENT CODE §84308 APPLIES: No

DISCUSSION

The October 1, 2023 to December 31, 2023 Quarterly Report for the Housing Choice Voucher (HCV) Program provides information on the day-to-day activities of the Santa Ana Housing Authority. The report is divided into three (3) sections: Applicants, Participants, and Production.

Applicants

The Santa Ana Housing Authority accepted applications from May 2, 2022 through May 31, 2022 and received a total of 20,759 applications. A random lottery procedure was applied and the Santa Ana Housing Authority accepted 7,500 of the 20,759 applications to establish a 2022 HCV Waiting List. Charts 1 and 2 depict the characteristics of those applicants currently on the Waiting List. As of December 31, 2023, the Housing Authority has selected 587 applicants from the 2022 HCV Waiting List. Chart 1 illustrates the percentage of applicants on the 2022 HCV Waiting List who live or work in Santa Ana. These applicants are given a preference on the Waiting List together with U.S. military veterans.

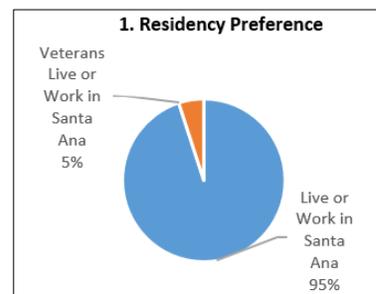
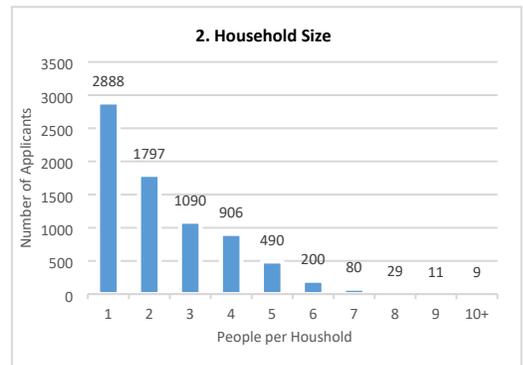


Chart 2 illustrates the number of applicants by total household size. The majority of applicants on the Waiting List consist of only one or two household members.

Over half of all applicants (4,685 of the 7,500 applicants or 62%) have one- or two-member households and would qualify for a one-bedroom voucher. The Santa Ana Housing Authority's occupancy standard is one bedroom for every two family members.



Participants

At the end of the reporting period, there were 3,050 households receiving rental assistance from the Housing Authority.

Chart 3 illustrates participating families, sorted by number of family members. Over three-fourths (87%) of families receiving assistance have three or fewer members.

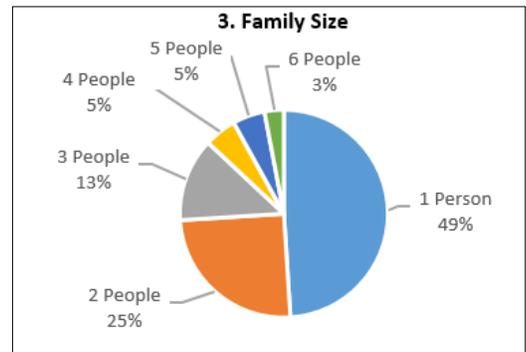


Chart 4 illustrates the family type for program participants. Over two-thirds (70%) of participating households have elderly and/or disabled members. ["Other" consists of households that are non-elderly, non-disabled, with no minor children.]

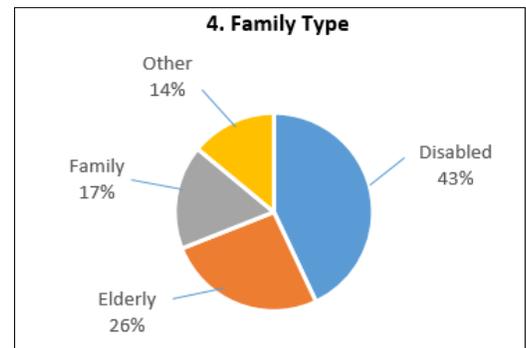
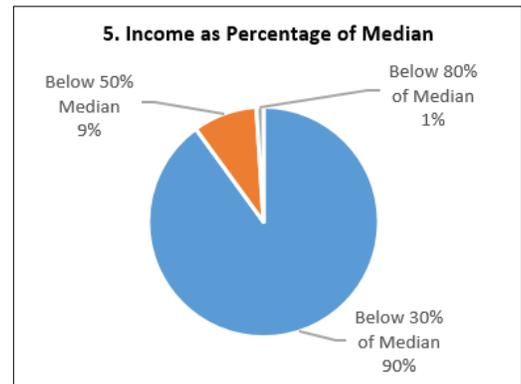


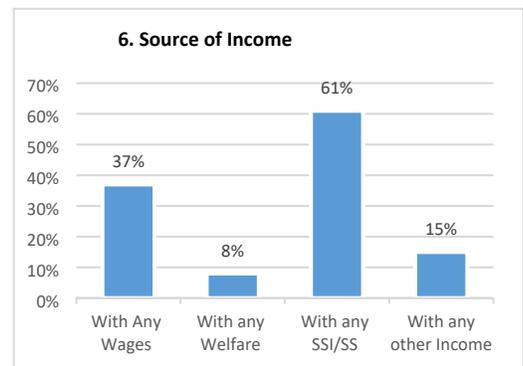
Chart 5 depicts participants by percentage of Orange County median income. As of December 31, 2023, the County's median income is \$127,800 per year for a family of four.

Approximately 90% of families on the program earn less than 30% of the area median income, which is \$43,050 per year for a family of four.



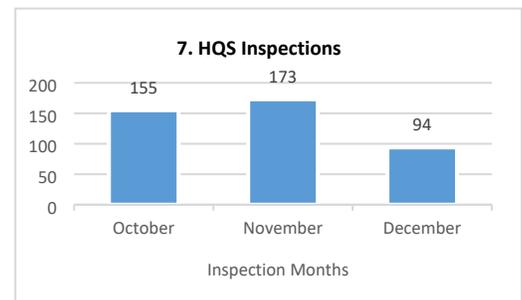
Participants' incomes come from a variety of sources, as illustrated in Chart 6. A total of 36% of participating families have income from employment.

Participating families pay a portion of their monthly rent based upon their income and the payment standard for their unit. The Housing Authority pays the difference between the tenant's portion and the contract rent. This payment is the Housing Assistance Payment (HAP). The average HAP for October 1, 2023 to December 31, 2023 was \$1,425.



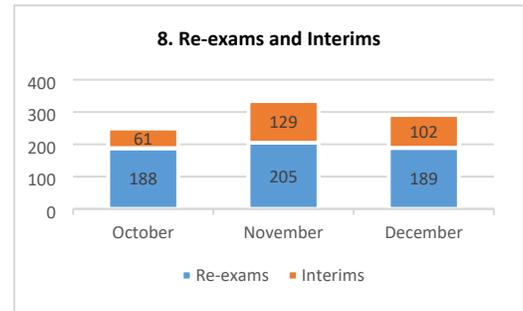
Production

HQS Inspections: At least once every two years, the Housing Authority must inspect each assisted-unit to ensure it meets HUD's Housing Quality Standards (HQS) in compliance with the federal regulations. From October 1, 2023 to December 31, 2023, a total of 422 inspections and re-inspections of our assisted-units were performed, of which 140 inspections failed. Chart 7 illustrates the number of inspections performed on a monthly basis during the reporting period.



Recertifications / Interims:

Each year, the Housing Authority must re-certify every assisted-family to verify the family is still eligible for assistance. In addition, when a participant's income changes, an interim examination must be performed. During the reporting period, a total of 816 recertifications and interims were conducted. Chart 8 illustrates the number of recertifications and interims performed.



Other Change of Unit:

These actions are completed when a family moves to a different rental unit. Nineteen (19) change of unit actions were processed during the reporting period.

New Admissions:

This action is completed when a family is admitted to the HCV Program. Forty-four (44) new admissions were processed during the reporting period.

End of Participation:

This action is completed when the family is no longer interested in participating in the program, the family becomes deceased, the family is no longer eligible for the program, or the family is terminated from the program due to program violations. Twenty-five (25) end of participation actions were processed during the reporting period.

Expired Vouchers:

This action is completed when an applicant is unable to locate a unit within the timeframe of their voucher and all extensions have been exhausted or no extension is requested. There were 13 expired vouchers processed during the reporting period.

FISCAL IMPACT

There is no fiscal impact associated with this action.

Submitted By: Michael L. Garcia, Executive Director of Community Development

Approved By: Tom Hatch, Interim City Manager