



City of Santa Ana
20 Civic Center Plaza, Santa Ana, CA 92701
Staff Report
May 4, 2021

TOPIC: Quarterly Report for Housing Choice Voucher Program

AGENDA TITLE:

Receive and File the Quarterly Report for the Housing Choice Voucher Program for the Period of January 2021 to March 2021

RECOMMENDED ACTION

Receive and file the Quarterly Report for the Housing Choice Voucher Program for the period of January 2021 to March 2021.

DISCUSSION

The January 2021 to March 2021 Quarterly Report for the Housing Choice Voucher (HCV) Program provides statistics for 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 July 1, 2015 through July 30, 2015 and received a total of 16,375 applications. A random lottery procedure was applied and the Santa Ana Housing Authority accepted 5,000 of the 16,375 applications to establish a 2015 HCV Waiting List. Charts 1 and 2 depict the characteristics of those applicants currently on the Waiting List. As of March 2021 there are 2,352 applicants on the 2015 HCV Waiting List.

Chart 1 illustrates the percentage of applicants on the 2015 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.

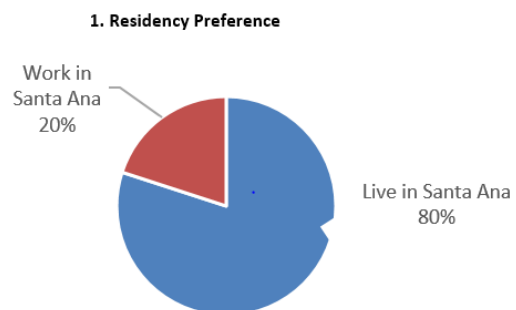
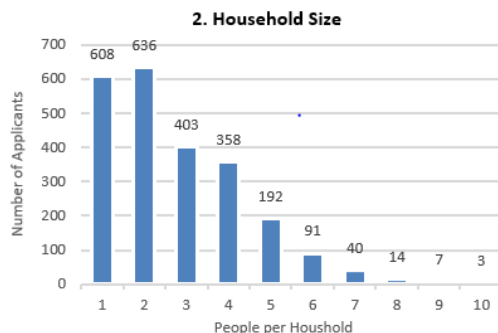


Chart 2 illustrates the number of applicants by total household size. The majority of applicants on the1 waiting list consist of only one (1) or two (2) household members.

Over half of all applicants (1,246 of the 2,352 applicants or 53%) have one (1) or two (2) member households and would qualify for a one-bedroom voucher. The Santa Ana Housing Authority's occupancy standard is one (1) bedroom for every two (2) family members.



Participants

At the end of the reporting period, there were 2,715 households receiving rental assistance from the Housing Authority.

Chart 3 illustrates participating families, sorted by number of family members. Over three-fourths (85 percent) of families receiving assistance have three (3) or fewer members.

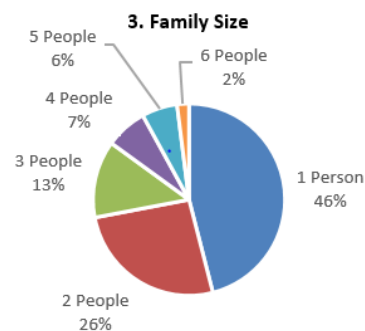


Chart 4 illustrates the family type for program participants. Over half (66 percent) of participating households have elderly and/or disabled members. ("Other" consists of households that are non-elderly, non-disabled, with no minor children.)

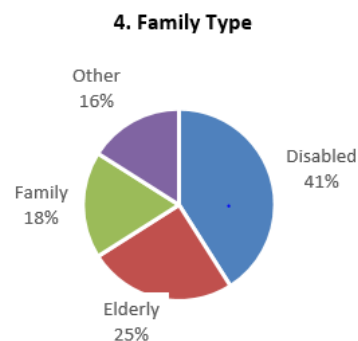
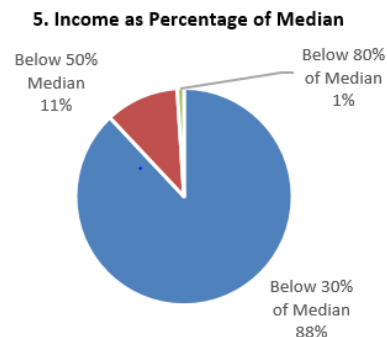


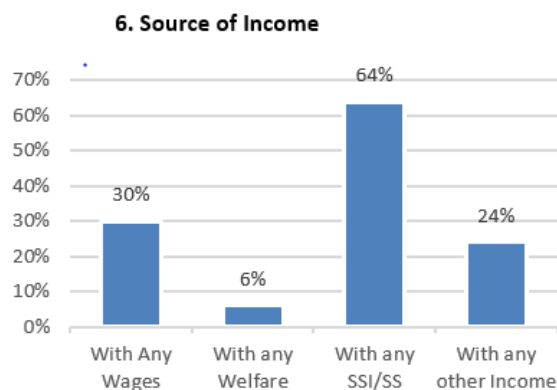
Chart 5 depicts participants by percentage of Orange County median income. As of March 2021, the County's median income is \$102,450 per year for a family of four.

Approximately 88 percent of families on the program earn less than 30 percent of the median income, which is \$38,450 per year for a family of four (4).



Participants' incomes come from a variety of sources, as illustrated in Chart 6. A total of 30 percent of participating families have income from employment.

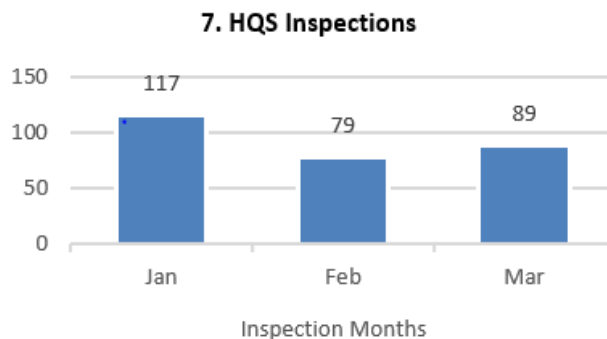
Participating families pay a portion of their monthly rent based upon their income and the payment standard for their unit. The Housing Authority pays the difference between the tenant's portion and the contract rent. This payment is the Housing Assistance Payment (HAP). The average HAP for January to March was \$1,300.



Production

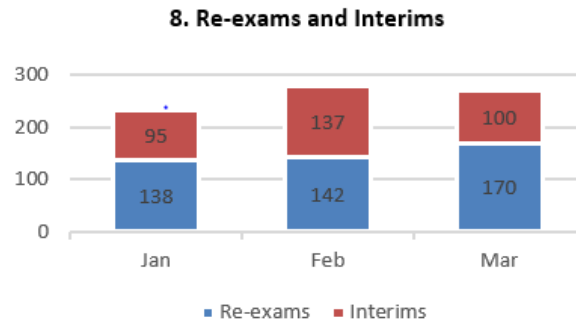
HQS Inspections:

At least once every two (2) 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 January to March, a total of 285 inspections and re-inspections of our assisted units were performed, of which 52 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 782 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. Twenty-four 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. Eighty-five 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-three (23) end of participations were processed during the reported period.

Expired Vouchers:

This action is completed when an applicant is unable to locate a unit within the timeframe of the voucher and all extensions have been exhausted or no extension is requested. There were two (2) expired vouchers processed during the reporting period.

FISCAL IMPACT

There is no fiscal impact associated with this action.

Submitted By: Steven Mendoza, Assistant City Manager

Approved By: Kristine Ridge, City Manager