

Housing Authority of the County of Stanislaus

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TO: Board of Commissioners, Housing Authority County of Stanislaus

FROM: Michele Gonzales, Director, Regional Housing Programs Administration

DATE: May 2, 2018

SUBJECT: Information/Discussion Item: Limited Closure of Public Housing Waiting List

The Public Housing Waiting List (PHWL) is a waiting list developed for 647 units of the Housing Authority's Public Housing inventory. Currently, there are 32 separate waiting lists that are maintained based on the inventory of PH units, broken down by bedroom size within each city.

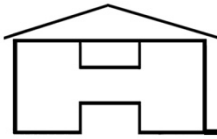
In October, 2016, a purge was conducted. The results of the purge were as follows:

- 19,476 applications were on record
- Purge notices were sent to all applicants
- 1,504 applicants responded to the purge notice
- Since the October 2016 purge, an additional 1,631 applications have been received
- The HACCS receives approximately 850 applications a year
- There is an average of 80 vacancies per year (based on a 10-year average)
- Vacancies occur due to income ineligibility, program non-compliance, homeownership, voluntary moves, or tenant is deceased.
- Attached is an overview of the application information prior to the purge.

Based on the current number of applicants and estimated vacancies, the waiting period to obtain Public Housing assistance for a current applicant could be six months to 39 years. This timeframe is impractical and maintaining an open wait list creates a false perception of housing availability for the Public Housing Program to the general public. In addition, the costs associated with maintaining an open wait list increase due to the additional administrative costs of accepting new applicants with no available housing.

The following language is currently in the 2017-2018 Admission and Occupancy Policies for the Public Housing Program regarding opening and closure of the PHWL.

4-II.C. OPENING AND CLOSING THE WAITING LIST Closing the Waiting List- The PHA is permitted to close the waiting list, in whole or in part, if it has an adequate pool of families to fully lease units in all of its developments. The PHA may close the waiting list completely, or restrict intake by preference, type of project, or by size and type of dwelling unit. [PH Occ GB, p. 31].



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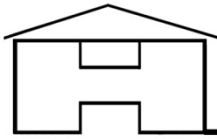
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HACS Policy:

The PHA will close the waiting list when the estimated waiting period for housing applicants on the list reaches 24 months for the most current applicants. Where the PHA has particular preferences or other criteria that require a specific category of family, the PHA may elect to continue to accept applications from these applicants while closing the waiting list to others.

After careful analysis of the timeframe for offering housing along with the increasing costs, it has been determined that the best course of action at this time would be to limit new applicants to those who have been displaced due to PHA action (where no other suitable units are available within the program in which they are currently participating) or those applicants who have incomes necessary to meet HUD's Broad Range of Income requirements within Public Housing Developments.

Fiscal Impact: There will be an administrative cost savings annually in the amount of approximately \$20,000 dollars. This savings is based on the supply costs paid in the past year for wait list supplies and approximately 40% of an Office Assistant's annual salary. The additional time made available for this position can be used to augment other clerical processing needs for the Public Housing Program.



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Pre-Purge Public Housing Program Wait List Statistics

Area/Amp	Studio	1 BR	2 br	3 br	4 br	5 br	Total
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#1 - Newman Patterson Westley

# of units	0	2	18	28	18	0	66
TOTAL APPS							2342
Newman Wait List	0	396	340	126	15	1	878
Patterson Wait List	0	259	528	161	26	2	976
Westley Wait List	0	170	194	110	12	2	488

#2-Hughs,Oakdale,Turlock, Ceres

# of units	0	28	48	56	17	0	149
TOTAL APPS							9027
Hughson Wait List	1	508	605	171	20	2	1317
Oakdale Wait List	0	697	667	168	19	2	1553
Turlock Wait List	2	1029	1140	303	52	3	2529
Ceres Wait List	3	1394	1681	473	71	6	3628

#3,4,5 - Modesto Area

# of Units	0	53	161	177	41	0	432
TOTAL APPS							8576
Westview Gardens Wait List	0	1056	1013	204	26	2	2301
Modesto Area Wait List	14	2613	2881	646	111	10	6275

TOTAL UNITS	0	83	227	261	76	0	647
TOTAL APPS	20	7951	8855	2252	340	27	19456