



INFORMATIONAL REPORT

DATE ISSUED: July 11, 2006

REPORT NO: HCR06-54

SUBJECT: ANNUAL REPORT – SECTION 8 TERMINATIONS

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

The attached report for Fiscal Year 2006 details the reasons and the number of participants terminated from the Section 8 Rental Assistance Programs. The information in this report reflects terminations for the Housing Choice Voucher and Moderate Rehabilitation programs.

BACKGROUND

The San Diego Housing Commission's Rental Assistance Department assists approximately 12,400 families each month with Section 8 rental subsidy. Families receiving subsidies may be terminated from the program for two reasons: 1) non-compliance with a series of "Family Obligations" established by Federal Regulations; and, 2) for reasons beyond the Housing Commission's control. During FY 06, 914 families were terminated.

DISCUSSION

Under the Rental Assistance Program, when a family member violates a program obligation, the family is issued a "Notice of Intended Action" to terminate their assistance. Program participants have the right to an impartial hearing during which time rental assistance benefits continue. Some of these violations include: family participation in drug or violent criminal activity, serious violations of the lease, failure to cooperate, moving without given notice, and failure to supply true and accurate information. Of the 914 families terminated from the program, 23% were terminated due to non-compliance.

77% of the families were terminated for reasons beyond the Housing Commission's control. They include: voluntary surrender of benefits, death, moving to another jurisdiction where the household is assisted by another local housing agency, or the family's voucher expired.



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Respectfully submitted,

Approved by,

**Signature on File
With Original Document**

Patricia Zamora
Director of Rental Assistance Programs

Elizabeth C. Morris
President & Chief Executive Officer

Attachment:

RAP FY 06 Termination Report

**RENTAL ASSISTANCE PROGRAM
FISCAL YEAR 2006 TERMINATION REPORT**

REASONS FOR TERMINATION	TOTAL
A) Drugs/Violent Criminal Activity	34
B) Failed to Supply Information	43
C) Voucher Expired	131
D) Voluntarily Surrendered Certificate/Voucher	219
E) Deceased	103
F) Over Income	53
G) Moved Without Notice	44
H) Committed Fraud/Criminal Act	6
I) Failure to Report Household Changes	7
J) Failure to Cooperate	16
K) Serious or Repeated Violations of the Lease	54
L) Own or Have Interest in the Unit	1
M) Port Out; Absorbed by Another PHA	172
N) Monies Not Paid by Agreed Time	2
O) Immigration Status Not Eligible or Confirmed	2
P) Vacated Mod Rehab Unit	20
Q) Other	7
TOTAL	914