



INFORMATIONAL REPORT

DATE ISSUED: August 6, 2008
REPORT NO: HCR 08-82
SUBJECT: ANNUAL REPORT – SECTION 8 TERMINATIONS

NO ACTION IS REQUIRED ON THE PART OF THE HOUSING COMMISSION

SUMMARY

The attached report for FY 2008 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 13,780 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 Fiscal Year 2008, a total of 862 families were terminated.

DISCUSSION

In accordance with 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 giving notice, and failure to supply true and accurate information. Of the 862 families terminated from the program, 233 or 27% were terminated due to non-compliance.

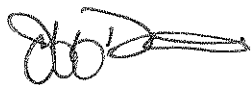
The remaining 73% of the families were terminated for reasons beyond the Housing Commission's control. Reasons include: voluntary surrender of benefits, death, moving to another jurisdiction where the household is assisted by another local housing agency, or the expiration of the family's voucher.

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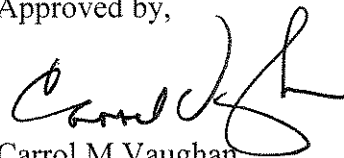
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Respectfully submitted,



Jeff Davis
Director, Rental Assistance Programs

Approved by,



Carrol M. Vaughan
Interim President & CEO

Attachment(s): FY 2008 Termination Report

**RENTAL ASSISTANCE PROGRAMS
FISCAL YEAR 2008 TERMINATIONS REPORT**

REASONS FOR TERMINATION	TOTAL
A) Drugs/Violent Criminal Activity	21
B) Failed to Supply Information	71
C) Voucher Expired	134
D) Voluntarily Surrendered Certificate/Voucher	238
E) Deceased	161
F) Over Income	61
G) Moved Without Notice	35
H) Committed Fraud/Criminal Act	5
I) Failure to Report Household Changes	6
J) Failure to Cooperate	10
K) Serious or Repeated Violations of the Lease	77
L) Port Out; Absorbed by Another PHA	13
M) Not Eligible	3
N) Vacated Mod Rehab Unit	9
O) Received Another Subsidy	3
P) Vacated Project Based Unit	6
Q) Failure to Allow HQS Inspection	3
R) Registered Sex Offenders	2
S) Missed 3 Scheduled Appointments	1
T) Failed to use Dwelling Solely for Residence	1
U) Failed to Pay Monies by Agreed Time	1
V) Other	1
TOTAL	862