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Housing and Human Services Commission Memo No. HD22-08

Date: June 8, 2022
To: Housing and Human Services Commission
Thru: Leah Powell, Neighborhood Resources Director

From: Amy Jacobson, Housing and Redevelopment Manager
Subject: Resolution No. HO168 Authorizing the Approval of the Write Off of $13,430.80 in Public Housing Tenant Accounts Receivable as Uncollectible

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Proposed Motion:
The Housing and Human Services Commission recommends the Public Housing Authority Commission pass and adopt Resolution No. HO168 authorizing the approval of the write off of $13,430.80 in Public Housing Tenant Receivables as uncollectible.

Background:
The City of Chandler Housing and Redevelopment Division (the Public Housing Agency/PHA) owns 303 public housing units. As required by U.S. Department of Housing and Urban Development regulations the PHA write off collections for tenant receivables deemed uncollectible.

Discussion:
The Housing and Redevelopment Division is requesting the write off of $13,430.80 in tenant accounts. These tenants have left the public housing program owing the City of Chandler varying amounts for back rent, maintenance, and miscellaneous charges. All the accounts have had no activity for approximately six months after having been forwarded to a collection agency in hopes that the debts could be collected. To date, no payments have been received through the collection agency on these accounts. At this time, Housing staff is requesting that the accounts be written off as uncollectible.

The attachment indicates the balances that are designated for write off. Some families were evicted for negative behavior including criminal activity. Some families vacated their housing units with substantial damage to the dwelling. In some cases, the level of labor and materials required to repair the units led to high maintenance charges.

Of the $13,430.80 staff is requesting in write-offs, the amount is categorized as follows: $2,848.14 for rent, $10,557.66 for maintenance charges, and $25.00 for late and miscellaneous charges. Please note that in the case of each of these accounts, the debt information has been entered into a nationwide HUD Housing Authority network. Each housing agency in the country belongs to this network and all new housing applicants are checked for debts owing as part of the program screening process. Should any of the parties on the list attempt to be housed on any federally subsidized housing program in the nation, their name and information will appear flagged and they should not be housed until the full debt is repaid to the housing agency who is owed the funds.

Financial Implications:

The total amount of uncollectible accounts for this write off is $13,430.80. The current Public Housing budget includes a line item for the write off of uncollectible accounts. The amount of this year's write off is more than the amount written off in 2021, which was $12,638.20. Over the past six years, the average annual amount written off is $15,170. All costs associated with the write off of uncollectible tenant debt are funded by HUD.

Attachments

Resolution HO168 Write Off