

Briefings: Four briefings were conducted this month, and 19 vouchers were issued.

Re-certifications: Staff conducted 178 re-examination interviews with participants to determine continued eligibility. Ninety families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 17 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 2 families who terminated from the program during the month.

2. Family Self-Sufficiency Program (FSS): Assists families to become employed and no longer dependent on public assistance. The Family Self-Sufficiency Program enters into contracts with Voucher participants to provide support services such as education, training, and career development.

Status of FSS participants this month: There were 2 prospective FSS participants interviewed for the month of September. There were 2 new contracts signed and no contracts were terminated. There are a total of 341 families who have signed contracts for the FSS program. Forty contracts are active. Eight update meetings were held with FSS participants. One hundred and eighteen families have completed their FSS goals and 53 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 27 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$965,039 in escrow funds to tenants who have completed their contract obligations.

Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998, reduces the minimum program size. The original program size of 140 is now reduced to 27.

Unit Inspections

All units that are leased under the Housing Choice Voucher program must pass an initial Housing Quality Standards (HQS) inspection before the Housing Assistance Payments contract is signed, and must pass an annual HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed City building codes.

1. New Leases: There were 50 requests for new lease approvals with 27 units passing and 23 units failing.

Annuals: There were 186 annual inspections conducted this month. Ninety-seven passed and 89 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 128 re-inspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were no special inspections conducted this month.

Quality Control: There were no quality control inspections conducted this month. These inspections are required by HUD to ensure that field staff is in compliance with inspection requirements and are conducted by supervisory staff.

FINANCIAL IMPACT

None.

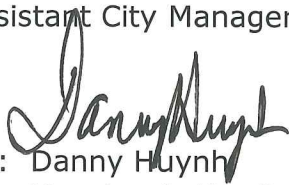
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2014 September Housing Authority Status Report.



SUSAN EMERY
Assistant City Manager



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew J. Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

September 2014

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2554</u>	<u>100%</u>
Elderly:	<u>1281</u>	<u>50%</u>
Disabled:	<u>798</u>	<u>31%</u>
Female Head of Household:	<u>1235</u>	<u>48%</u>
Employed:	<u>1055</u>	<u>41%</u>

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2277</u>	<u>2337</u>	<u>97%</u>	<u>277</u>

III. MONTHLY ACTIVITY BY UNIT SIZE

	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
New Admission		<u>1</u>			<u>1</u>	<u>2</u>
Annual Reexamination	<u>93</u>	<u>42</u>	<u>13</u>	<u>3</u>	<u>3</u>	<u>154</u>
Interim Reexamination	<u>28</u>	<u>30</u>	<u>9</u>	<u>2</u>		<u>69</u>
Portability Move-in (S8 only)	<u>1</u>					<u>1</u>
Portability Move-out (S8 only)						
Other Change of Unit	<u>4</u>	<u>3</u>				<u>7</u>
Annual Reexamination Searching (S8)						
Other Adult	<u>2</u>	<u>1</u>	<u>2</u>			<u>5</u>
Own Business				<u>1</u>		<u>1</u>

<u>IV. CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	<u>\$1256</u>	<u>\$1498</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$881</u>

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$916</u>
Average Tenant Rent:	<u>\$364</u>
Average Contract Rent:	<u>\$1277</u>
Average Annual Income:	<u>\$16226</u>
Hard to House:	<u>7</u>

<u>VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	<u>895</u>	<u>1139</u>	<u>422</u>	<u>75</u>	<u>23</u>	<u>2554</u>

Form Completed by:

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT

OCTOBER 2014

NOVEMBER 25, 2014

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Briefings: Two briefings were conducted this month, and 5 vouchers were issued.

Re-certifications: Staff conducted 156 re-examination interviews with participants to determine continued eligibility. Ninety four families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 20 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 10 families who terminated from the program during the month.

2. Family Self-Sufficiency Program (FSS): Assists families to become employed and no longer dependent on public assistance. The Family Self-Sufficiency Program enters into contracts with Voucher participants to provide support services such as education, training, and career development.

Status of FSS participants this month: There were no prospective FSS participants interviewed for the month of October. There were no new contracts signed and no contracts were terminated. There are a total of 341 families who have signed contracts for the FSS program. Forty contracts are active. Seven update meetings were held with FSS participants. One hundred and eighteen families have completed their FSS goals and 53 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 27 escrow accounts. Twenty escrow accounts are active with monthly deposits. The Authority has paid out a total of \$965,039 in escrow funds to tenants who have completed their contract obligations.

Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998, reduces the minimum program size. The original program size of 140 is now reduced to 27.

Unit Inspections

All units that are leased under the Housing Choice Voucher program must pass an initial Housing Quality Standards (HQS) inspection before the Housing Assistance Payments contract is signed, and must pass an annual HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed City building codes.

1. New Leases: There were 41 requests for new lease approvals with 22 units passing and 19 units failing.

Annals: There were 212 annual inspections conducted this month. One hundred and seventeen passed and 95 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 102 re-inspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were no special inspections conducted this month.

Quality Control: There were no quality control inspections conducted this month. These inspections are required by HUD to ensure that field staff is in compliance with inspection requirements and are conducted by supervisory staff.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2014 October Housing Authority Status Report.



SUSAN EMERY
Assistant City Manager



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew J. Fertal
Director

**GARDEN GROVE HOUSING
"STATISTICAL REPORT"**

October 2014

I. LEASED FAMILIES		NUMBER	FAMILIES	
Total Participating Families:		<u>2567</u>	<u>100%</u>	
Elderly:		<u>1287</u>	<u>50%</u>	
Disabled:		<u>802</u>	<u>31%</u>	
Female Head of Household:		<u>1235</u>	<u>48%</u>	
Employed:		<u>1051</u>	<u>41%</u>	

II. UNITS UNDER LEASE	UNITS LEASED	TOTAL UNITS ALLOCATED	% LEASED	PORT IN ADMINISTERED
	<u>2284</u>	<u>2337</u>	<u>98%</u>	<u>283</u>

III. MONTHLY ACTIVITY BY UNIT SIZE						
	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
New Admission						
Annual Reexamination	<u>101</u>	<u>58</u>	<u>23</u>	<u>2</u>	<u>2</u>	<u>186</u>
Interim Reexamination	<u>28</u>	<u>35</u>	<u>12</u>	<u>1</u>		<u>76</u>
Portability Move-in (S8 only)						
Portability Move-out (S8 only)						
Other Change of Unit	<u>2</u>	<u>1</u>	<u>5</u>			<u>8</u>
Annual Reexamination Searching (S8)						
Other Adult	<u>4</u>					<u>4</u>
Own Business	<u>5</u>	<u>2</u>	<u>1</u>			<u>8</u>

IV. CURRENT PAYMENT STANDARD					
	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	<u>\$1256</u>	<u>\$1550</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$881</u>

V. RENTS AND INCOME		VOUCHERS
Average HAP Payment:		<u>\$909</u>
Average Tenant Rent:		<u>\$369</u>
Average Contract Rent:		<u>\$1274</u>
Average Annual Income:		<u>\$16358</u>
Hard to House:		<u>15</u>

VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE						
	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	<u>901</u>	<u>1145</u>	<u>423</u>	<u>75</u>	<u>23</u>	<u>2567</u>

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