

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT

JANUARY 2015

FEBRUARY 24, 2015

Page 2

Briefings: No briefings were conducted this month, and no vouchers were issued.

Re-certifications: Staff conducted 222 re-examination interviews with participants to determine continued eligibility. One hundred and four were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 13 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 9 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 January. There was 1 new contract signed and 1 contract was terminated. There are a total of 344 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Eight update meetings were held with FSS participants. One hundred and nineteen 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 24 escrow accounts. Eighteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$974,184 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 26.

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 33 requests for new lease approvals with 20 units passing and 13 units failing.

Annuals: There were 141 annual inspections conducted this month. Seventy-five passed and 66 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 95 re-inspections conducted on units that failed their first inspection.

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

Specials: There were 2 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 2015 January Housing Authority Status Report.



SUSAN EMERY
Assistant City Manager



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Allan L. Roeder
Interim Director

GARDEN GROVE HOUSE
"STATISTICAL REPORT"

January 2015

I. <u>LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2588</u>	<u>100%</u>
Elderly:	<u>1291</u>	<u>50%</u>
Disabled:	<u>809</u>	<u>31%</u>
Female Head of Household:	<u>1241</u>	<u>48%</u>
Employed:	<u>1078</u>	<u>42%</u>

II. <u>UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2296</u>	<u>2337</u>	<u>98%</u>	<u>292</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>2</u>					<u>2</u>
Annual Reexamination	<u>80</u>	<u>40</u>	<u>11</u>	<u>2</u>		<u>133</u>
Interim Reexamination	<u>29</u>	<u>28</u>	<u>12</u>	<u>1</u>	<u>3</u>	<u>73</u>
Portability Move-in (S8 only)				<u>1</u>		<u>1</u>
Other Change of Unit	<u>8</u>	<u>2</u>	<u>1</u>			<u>11</u>
FSS/WtW Addendum Only						
Issuance of Voucher (S8 only)	<u>1</u>					<u>1</u>
Other Adult	<u>1</u>					<u>1</u>
Own Business				<u>1</u>		<u>1</u>

IV. <u>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>\$1550</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$926</u>

V. <u>RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$916</u>
Average Tenant Rent:	<u>\$371</u>
Average Contract Rent:	<u>\$1283</u>
Average Annual Income:	<u>\$16421</u>
Hard to House:	<u>6</u>

VI. <u>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>1478</u>	<u>793</u>	<u>266</u>	<u>28</u>	<u>23</u>	<u>2588</u>

Form Completed by: