

HOUSING AUTHORITY STATUS REPORT

JULY, 2008

August 26, 2008

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

Re-certifications: Staff conducted 202 re-examination interviews with participants to determine continued eligibility. Sixty-one families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 15 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 3 families who terminated from the program during the month.

2. Family Self-Sufficiency Program: 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: No prospective FSS participants were interviewed for the month of July. There were no new contracts signed and two contracts were terminated. There are a total of 284 families who have signed contracts for the FSS program. Forty-one contracts are active. There were 6 update meetings held with FSS participants. One hundred families have completed their FSS goals and 51 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 30 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$773,934 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 44.

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 15 units passing and 18 units failing.

Annuals: There were 217 annual inspections conducted this month. Seventy-seven units passed and 140 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 180 reinspections conducted on units that failed their first inspection.

Move-out: There was one move-out inspection requested by either the tenant or owner this month.

Specials: There was one special inspection 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.

COMMUNITY VISION IMPLEMENTATION

Seek to ensure quality housing opportunities in the community, without unduly burdening existing residents.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2008 July Housing Authority Status Report


SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Recommended for Approval


Matthew Peral
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

July 2008

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2319	100%
Elderly:	1153	50%
Disabled:	935	40%
Female Head of Household:	1599	69%
Employed:	1682	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2319	2337	99%

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	85	78	21	1	2	187
Interim Reexamination	18	27	8	1	3	57
Portability Move-In		1				1
Portability Move-Out	19	31	12	2		64
End Participation	1	3	1		1	6
Other Change of Unit	5	13	9			27
Annual Reexamination Searching	5	3				8

<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>
	\$1197	\$1436	\$2054	\$2360	\$774

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$806
Average Tenant Rent:	\$374
Average Contract Rent:	\$1177
Average Annual Income:	\$16822
Hard to House:	18

<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>
	1078	859	320	33	29	2319

Form Completed by: Linda Middendorf