

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

Re-certifications: Staff conducted 155 re-examination interviews with participants to determine continued eligibility. Sixty-four families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 28 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 4 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: One prospective FSS participant was interviewed for the month of September. There were no new contracts signed and one contract was terminated. There are a total of 285 families who have signed contracts for the FSS program. Thirty-nine contracts are active. There were 8 update meetings held with FSS participants. One hundred and one 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 28 escrow accounts. Fourteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$779,920 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 43.

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 32 requests for new lease approvals with 8 units passing and 24 units failing.

Annuals: There were 173 annual inspections conducted this month. Seventy-one units passed and 102 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 153 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections requested by either the tenant or owner this month.

Specials: There were 3 special inspections conducted this month and one inspection for the First-time Homebuyers Program.

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.

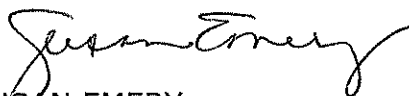
COMMUNITY VISION IMPLEMENTATION


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

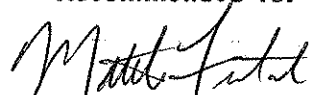
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2008 September Housing Authority Status Report


SUSAN EMERY
Community Development Director


By: Mary Ann Hamamura
Deputy Director

Recommended for Approval

Matthew Feral
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

September 2008

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2306	100%
Elderly:	1163	50%
Disabled:	938	41%
Female Head of Household:	1605	70%
Employed:	1677	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2306	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	1					1
Annual Reexamination	66	54	17	4	3	144
Interim Reexamination	24	43	24	1	4	96
Portability Move-In						
Portability Move-Out	1					1
End Participation	4	5	1			10
Other Change of Unit	8	7	1		1	17
Annual Reexamination Searching	5	4	2	1		12

<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:	\$812
Average Tenant Rent:	\$371
Average Contract Rent:	\$1182
Average Annual Income:	\$16740
Hard to House:	6

<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>
	1082	854	313	31	26	2306

Form Completed by: Linda Middendorf