

HOUSING AUTHORITY STATUS REPORT

APRIL, 2009

May 26, 2009

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Briefings: Two briefings were conducted this month, and 27 vouchers were issued.

Re-certifications: Staff conducted 205 re-examination interviews with participants to determine continued eligibility. One hundred thirty eight families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 34 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: 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: Two prospective FSS participants were interviewed for the month of April. There were no new contracts signed and one contract was terminated. There are a total of 290 families who have signed contracts for the FSS program. Thirty-six contracts are active. There was one update meeting held with FSS participants. One hundred and four families have completed their FSS goals and 52 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 20 escrow accounts. Fifteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$824,072 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 40.

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 46 requests for new lease approvals with 23 units passing and 23 units failing.

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Annuals: There were 184 annual inspections conducted this month. Seventy-five units passed and 109 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 152 reinspections conducted on units that failed their first inspection.

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

Specials: There was one First time Homebuyer inspection conducted this month.

Quality Control: There were 2 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

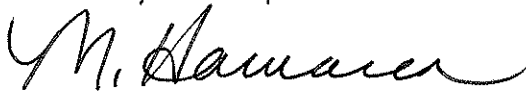
It is recommended that the Housing Authority Commissioners:

- Receive and file the 2009 April Housing Authority Status Report



SUSAN EMERY

Community Development Director



By: Mary Ann Hamamura
Deputy Director

Recommended for Approval



Matthew Fertal
Director

for

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

April 2009

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2330	100%
Elderly:	1320	57%
Disabled:	1034	44%
Female Head of Household:	1734	74%
Employed:	1709	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2330	2337	100%

<u>III. MONTHLY ACTIVITY BY UNIT 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>
New Admission	1	3			1	5
Annual Reexamination	59	55	22	1	1	138
Interim Reexamination	13	32	11	1	1	58
Portability Move-In	41	13	9			63
Portability Move-Out	2		2			4
End Participation	3	3	1		1	8
Other Change of Unit	6	16	4			26
Annual Reexamination Searching	2	5	1	1		9

<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	\$818

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$844
Average Tenant Rent:	\$360
Average Contract Rent:	\$1201
Average Annual Income:	\$16428
Hard to House:	16

<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>
	1116	851	303	34	26	2330

Form Completed by: Linda Middendorf

5/1 = dark Friday 5/2-5/3 weekend