

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

Re-certifications: Staff conducted 174 re-examination interviews with participants to determine continued eligibility. One hundred twelve families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 16 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There was one family 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: There were 2 prospective FSS participants interviewed for the month of December. There were no new contracts signed and no contracts were terminated. There are a total of 300 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Two update meetings were 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 24 escrow accounts. Eighteen 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 34 requests for new lease approvals with 13 units passing and 21 units failing.

Annuals: There were 167 annual inspections conducted this month. Seventy-three units passed and 94 units failed to meet Housing Quality Standards

(HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 164 reinspections 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.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2009 December Housing Authority Status Report



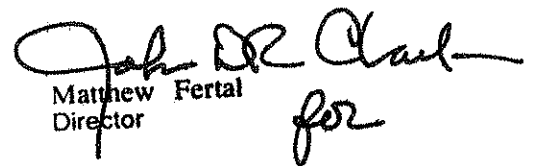
SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director
for

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

December 2009

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2588	100%
Elderly:	1478	57%
Disabled:	1136	44%
Female Head of Household:	1917	74%
Employed:	1855	72%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2345	2337	100%	243

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	6	2	3			11
Annual Reexamination	83	54	21	3	1	162
Interim Reexamination	100	45	13		1	159
Portability Move-In		1	1	1		3
Portability Move-Out	2	2				4
End Participation	5	1	1			7
Other Change of Unit	17	8	4			29
Annual Reexamination Searching	1	2	4			7

<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>
	\$1256	\$1498	\$2121	\$2360	\$854

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$866
Average Tenant Rent:	\$348
Average Contract Rent:	\$1210
Average Annual Income:	\$15978
Hard to House:	24

<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>
	1278	922	328	37	23	2588

Form Completed by: Linda Middendorf

3/1 - 1/3 = 1 holiday & weekend.