



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

Re-certifications: Staff conducted 214 re-examination interviews with participants to determine continued eligibility. One hundred eleven families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 21 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: There was one prospective FSS participant interviewed for the month of January. There were no new contracts signed and 2 contracts were terminated. There are a total of 300 families who have signed contracts for the FSS program. Thirty-seven contracts are active. One update meeting was held with a FSS participant. One hundred and five 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 25 escrow accounts. Eighteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$828,752 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 39.

### 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 60 requests for new lease approvals with 23 units passing and 37 units failing.

Annuals: There were 258 annual inspections conducted this month. One hundred and seven units passed and 151 units failed to meet Housing Quality

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

Reinspections: There were 173 reinspections conducted on units that failed their first inspection.

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

Specials: There were 2 First-time Homebuyer inspections conducted this month for the Neighborhood Improvement Division.

Quality Control: There were 4 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.

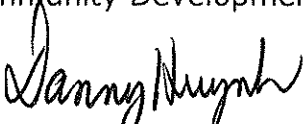
#### RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2010 January Housing Authority Status Report




SUSAN EMERY  
Community Development Director



By: Danny Huynh  
Housing Authority Manager

**Recommended for Approval**



**Matthew Fertal**  
Director

Attachment 1: Statistical Report

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

January 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2595	100%
Elderly:	1494	58%
Disabled:	1143	44%
Female Head of Household:	1927	74%
Employed:	1845	71%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2350	2337	101%	245

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	7					7
Annual Reexamination	58	48	16	2	2	126
Interim Reexamination	40	26	16	2		84
Portability Move-In	4	2				6
Portability Move-Out	1	6	1			8
End Participation	4		1			5
Other Change of Unit	7	4	4			15
Annual Reexamination Searching	3	8	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>
	\$1256	\$1498	\$2121	\$2360	\$854

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$869
Average Tenant Rent:	\$348
Average Contract Rent:	\$1211
Average Annual Income:	\$15886
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>
	1287	918	329	38	23	2595

Form Completed by: Linda Middendorf