

Briefings: Two briefings were conducted this month, and 16 vouchers were issued.

Re-certifications: Staff conducted 223 re-examination interviews with participants to determine continued eligibility. Eighty-nine families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 12 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 were 5 prospective FSS participants interviewed for the month of February. 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-seven contracts are active. Three update meetings were held with FSS participants. 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. Sixteen 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 32 requests for new lease approvals with 12 units passing and 20 units failing.

Annuals: There were 226 annual inspections conducted this month. Eighty-one units passed and 145 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 232 re-inspections conducted on units that failed their first inspection.

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

Specials: There was 1 First-time Homebuyer inspection 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.

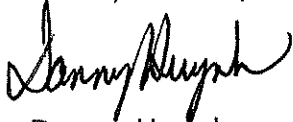
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2010 February Housing Authority Status Report

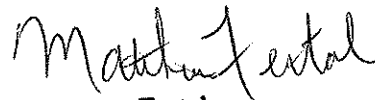


SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Recommended for Approval



Matthew Fertal
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

February 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2604	100%
Elderly:	1500	58%
Disabled:	1153	44%
Female Head of Household:	1937	74%
Employed:	1849	71%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2360	2337	101%	244

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	2	5	4		1	12
Annual Reexamination	123	63	19	3		208
Interim Reexamination	36	50	16	2	1	105
Portability Move-In	1	3				4
Portability Move-Out	2		1			3
End Participation	3	2	1			6
Other Change of Unit	6	13				19
Annual Reexamination Searching	5	4	2	1	1	13

<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:	\$876
Average Tenant Rent:	\$348
Average Contract Rent:	\$1217
Average Annual Income:	\$15849
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>
	1285	928	329	38	24	2604

Form Completed by: Linda Middendorf