

HOUSING AUTHORITY STATUS REPORT

MAY 2010

June 22, 2010

Page 2

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

Re-certifications: Staff conducted 201 re-examination interviews with participants to determine continued eligibility. Ninety-eight families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 20 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were three (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 two (2) prospective FSS participant interviewed for the month of March. There were no new contracts signed and no contract was terminated. There are a total of 305 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Five 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. 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 41 requests for new lease approvals with 13 units passing and 27 units failing.

Annua: There were 195 annual inspections conducted this month. Seventy-eight units passed and 117 units failed to meet Housing Quality Standards

HOUSING AUTHORITY STATUS REPORT

MAY 2010

June 22, 2010

Page 3

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

Reinspections: There were 172 re-inspections conducted on units that failed their first inspection.

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

Specials: There were 39 First-time Homebuyer inspections conducted this month for the Neighborhood Improvement Division.

Quality Control: There were three (3) 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.

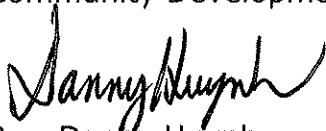
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2010 May Housing Authority Status Report




SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

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

May 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2592	100%
Elderly:	1539	59%
Disabled:	1173	45%
Female Head of Household:	1957	76%
Employed:	1866	72%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2341	2337	100%	251

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	1	1			4
Annual Reexamination	111	60	27	2	2	202
Interim Reexamination	36	39	16	3	1	95
Portability Move-In	5					5
Portability Move-Out	19	9	5	2		35
End Participation	2	3	1			6
Other Change of Unit	8	6	3	1		18
Annual Reexamination Searching	5	4	1		1	11

<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

V. RENTS AND INCOME

Average HAP Payment:	\$878
Average Tenant Rent:	\$346
Average Contract Rent:	\$1220
Average Annual Income:	\$15896
Hard to House:	13

VOUCHERS

<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>
	1296	909	325	38	24	2592

Form Completed by: Linda Middendorf