

Briefings: One briefing was conducted this month, and 1 voucher was issued.

Re-certifications: Staff conducted 251 re-examination interviews with participants to determine continued eligibility. One hundred and forty five 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 who were moving and were briefed on move procedures.

Terminations: There were two 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 prospective FSS participants interviewed for the month of August. There were no new contracts signed and one contract was terminated. There are a total of 305 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Twelve update meetings were held with FSS participants. One hundred and six 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 who 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 38.

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 36 requests for new lease approvals with 9 units passing and 27 units failing.

Annuals: There were 241 annual inspections conducted this month. One hundred and sixty five units passed and 76 units failed to meet Housing

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

Reinspections: There were 122 re-inspections conducted on units that failed their first inspection.

Move-out: There was no move-out inspection conducted.

Specials: There was no special inspection conducted this month.

Quality Control: There were five 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.

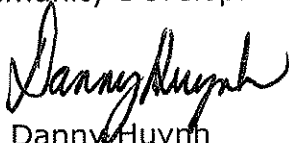
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

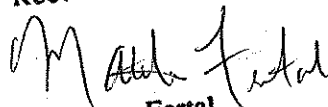
- Receive and file the 2010 August Housing Authority Status Report



SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Recommended for Approval

Matthew Feral
Director

Attachment 1: Statistical Report

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

August 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2570	100%
Elderly:	1556	61%
Disabled:	1181	46%
Female Head of Household:	1970	77%
Employed:	1861	72%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2306	2337	99%	264

<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					1
Annual Reexamination	94	61	22	2		179
Interim Reexamination	26	28	11	3		68
Portability Move-In	2	1	1			4
Portability Move-Out	4	3	1	1		9
End Participation	3					3
Other Change of Unit	13	8	5	1		27
Annual Reexamination Searching	4	4	4			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:	\$884
Average Tenant Rent:	\$344
Average Contract Rent:	\$1222
Average Annual Income:	\$15783
Hard to House:	17

<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>
	1290	894	326	36	24	2570

Form Completed by: Danny Huynh