



# HOUSING AUTHORITY STATUS REPORT

OCT 2010

November 23, 2010

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Briefings: No briefing was conducted this month, and no voucher was issued.

Re-certifications: Staff conducted 151 re-examination interviews with participants to determine continued eligibility. Fifty-two families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 33 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 2 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 no prospective FSS participant interviewed for the month of September. There were no new contract signed and no contract was terminated. There are a total of 305 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Seven 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 24 escrow accounts. Six 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 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 40 requests for new lease approvals with 20 units passing and 20 units failing.

Annuals: There were 203 annual inspections conducted this month. Eighty-five units passed and 118 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

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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 was no quality control inspection 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.

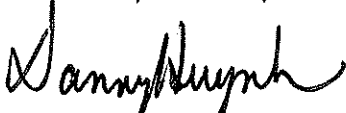
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2010 October 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"**

October 2010

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2564	100%
Elderly:	1575	61%
Disabled:	1189	46%
Female Head of Household:	1984	77%
Employed:	1877	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2295	2337	98%	269

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					2
Annual Reexamination	87	66	27	4	2	186
Interim Reexamination	18	27	12	1	1	59
Portability Move-In	3	1				4
Portability Move-Out	8	4	8	2		22
End Participation	3	2				5
Other Change of Unit	11	8	7			26
Annual Reexamination Searching	6	3	1			10

<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	\$865

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$883
Average Tenant Rent:	\$348
Average Contract Rent:	\$1226
Average Annual Income:	\$15891
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>
	1292	890	323	35	24	2564

Form Completed by: Linda Middendorf