

HOUSING AUTHORITY STATUS REPORT

JUNE 2011

August 23, 2011

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Briefings: Two briefings were conducted this month, and 13 vouchers were issued.

Re-certifications: Staff conducted 178 re-examination interviews with participants to determine continued eligibility. Two hundred and seven families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 14 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were four 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 no prospective FSS participants interviewed for the month of June. There were no new contracts signed and no contract was terminated. There are a total of 313 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Nine update meetings were held with FSS participants. One hundred and seven 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. Ten escrow accounts are active with monthly deposits. The Authority has paid out a total of \$836,603 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 37.

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 81 requests for new lease approvals with 38 units passing and 43 units failing.

Annuals: There were 211 annual inspections conducted this month. Ninety-seven units passed and 114 units failed to meet Housing Quality Standards

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

Reinspections: There were 196 re-inspections conducted on units that failed their first inspection.

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

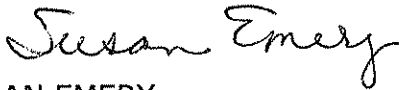
Specials: There were no special inspections conducted this month.

Quality Control: There were 12 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.

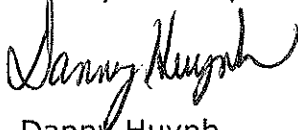
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 June 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"**

June 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2573</u>	<u>100%</u>
Elderly:	<u>1665</u>	<u>65%</u>
Disabled:	<u>1243</u>	<u>48%</u>
Female Head of Household:	<u>2108</u>	<u>82%</u>
Employed:	<u>1958</u>	<u>76%</u>

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2340</u>	<u>2337</u>	<u>100%</u>	<u>233</u>

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	<u>9</u>	<u>4</u>	<u>1</u>			<u>14</u>
Annual Reexamination	<u>93</u>	<u>71</u>	<u>21</u>	<u>1</u>	<u>2</u>	<u>188</u>
Interim Reexamination	<u>22</u>	<u>21</u>	<u>13</u>	<u>1</u>	<u>1</u>	<u>58</u>
Portability Move-In	<u>3</u>	<u>1</u>				<u>4</u>
Portability Move-Out		<u>1</u>				<u>1</u>
End Participation	<u>4</u>	<u>2</u>				<u>6</u>
Other Change of Unit	<u>7</u>	<u>8</u>	<u>4</u>			<u>19</u>
Annual Reexamination Searching	<u>2</u>	<u>3</u>	<u>1</u>			<u>6</u>

<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>
	<u>\$1256</u>	<u>\$1498</u>	<u>\$2121</u>	<u>\$2360</u>	<u>\$865</u>

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$895</u>
Average Tenant Rent:	<u>\$345</u>
Average Contract Rent:	<u>\$1238</u>
Average Annual Income:	<u>\$15859</u>
Hard to House:	<u>16</u>

<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>
	<u>1328</u>	<u>869</u>	<u>318</u>	<u>35</u>	<u>23</u>	<u>2573</u>

Form Completed by: Linda Middendorf

HOUSING AUTHORITY STATUS REPORT

JULY 2011

August 23, 2011

Page 2

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

Re-certifications: Staff conducted 211 re-examination interviews with participants to determine continued eligibility. One hundred and nineteen families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 19 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were three 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 July. There was one new contract signed and no contract was terminated. There are a total of 314 families who have signed contracts for the FSS program. Forty contracts are active. Thirteen update meetings were held with FSS participants. One hundred and seven 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 23 escrow accounts. Thirteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$836,603 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 37.

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 46 requests for new lease approvals with 21 units passing and 25 units failing.

Annuals: There were 219 annual inspections conducted this month. Eighty-nine units passed and 130 units failed to meet Housing Quality Standards

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JULY 2011

August 23, 2011

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

Reinspections: There were 146 re-inspections conducted on units that failed their first inspection.

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

Specials: There were no special inspections conducted this month.

Quality Control: There were 12 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.

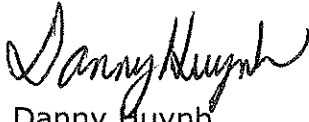
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 July 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"

July 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2597	100%
Elderly:	1682	65%
Disabled:	1250	48%
Female Head of Household:	2116	81%
Employed:	1965	76%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2364	2337	101%	233

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	8	5	2			15
Annual Reexamination	109	73	27		1	210
Interim Reexamination	84	48	19	1	3	155
Portability Move-In	1	2				3
Portability Move-Out	3	2				5
End Participation	3	4				7
Other Change of Unit	6	5	3	1		15
Annual Reexamination Searching	2	2		1		5

<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:	\$895
Average Tenant Rent:	\$346
Average Contract Rent:	\$1239
Average Annual Income:	\$15804
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>
	1345	877	318	34	23	2597

Form Completed by: Linda Middendorf