

HOUSING AUTHORITY STATUS REPORT

September 2011

October 25, 2011

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

Re-certifications: Staff conducted 182 re-examination interviews with participants to determine continued eligibility. Ninety-five 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 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 one prospective FSS participant interviewed for the month of September. There were no new contracts 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. Seven 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 40 requests for new lease approvals with 22 units passing and 18 units failing.

Annuals: There were 207 annual inspections conducted this month. One hundred units passed and 107 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 106 re-inspections conducted on units that failed their first inspection.

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

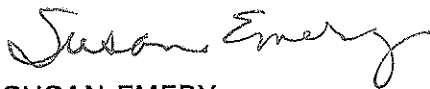
Specials: There were no special inspections conducted this month.

Quality Control: There were no 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.

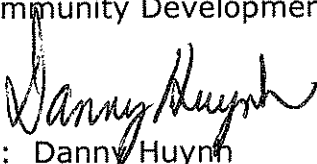
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 September Housing Authority Status Report



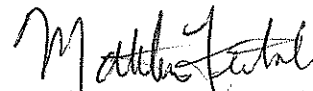
SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

September 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2595	100%
Elderly:	1712	66%
Disabled:	1260	49%
Female Head of Household:	2128	82%
Employed:	1978	76%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2345	2337	100%	250

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	10	2	1			13
Annual Reexamination	91	36	22	3	4	156
Interim Reexamination	54	64	7	2	4	131
Portability Move-In	1	1	1	1		4
Portability Move-Out	14	8	2		1	25
End Participation		2	1			3
Other Change of Unit	6	8	2			16
Annual Reexamination Searching	3	1	3			7

<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:	\$897
Average Tenant Rent:	\$346
Average Contract Rent:	\$1241
Average Annual Income:	\$15786
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>
	1344	879	315	35	22	2595

Form Completed by: Linda Middendorf