

HOUSING AUTHORITY STATUS REPORT

November 2011

January 24, 2012

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

Re-certifications: Staff conducted 194 re-examination interviews with participants to determine continued eligibility. Ninety-four families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 15 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were seven 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 one prospective FSS participant interviewed for the month of November. There were no new contracts signed and no contracts were terminated. There are a total of 315 families who have signed contracts for the FSS program. Forty contracts are active. Eight update meetings were held with FSS participants. One hundred and eight 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 26 escrow accounts. Sixteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$847,349 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 36.

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 29 requests for new lease approvals with 12 units passing and 17 units failing.

Annuals: There were 229 annual inspections conducted this month. One hundred and seven units passed and 122 units failed to meet Housing Quality

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November 2011

January 24, 2012

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

Reinspections: There were 127 re-inspections conducted on units that failed their first inspection.

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

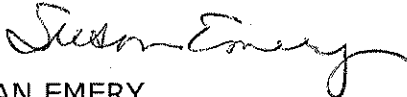
Specials: There were no special inspections conducted this month.

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.

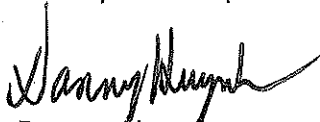
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 November Housing Authority Status Report



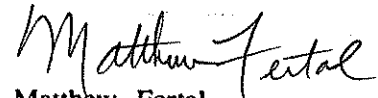
SUSAN EMERY
Community Development Director



By: Danny Huym
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

November 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2573	100%
Elderly:	1733	67%
Disabled:	1267	49%
Female Head of Household:	2136	83%
Employed:	1985	77%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2312	2337	99%	261

<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	3				1	4
Annual Reexamination	131	69	19	1	1	221
Interim Reexamination	23	37	15	2	1	78
Portability Move-In	1					1
Portability Move-Out	1	1		1		3
End Participation	3	2	1			6
Other Change of Unit	5	3	1			9
Annual Reexamination Searching	1	6	1	1		9
Interim Reexamination						

<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	\$2448	\$865

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$894
Average Tenant Rent:	\$347
Average Contract Rent:	\$1239
Average Annual Income:	\$15923
Hard to House:	7

<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>
	1339	866	311	34	23	2573

Form Completed by: Linda Middendorf

HOUSING AUTHORITY STATUS REPORT

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Page 2

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

Re-certifications: Staff conducted 175 re-examination interviews with participants to determine continued eligibility. Ninety-four families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 11 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were no 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 December. There was 1 new contract signed and 3 contracts were terminated. There are a total of 316 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Six update meetings were held with FSS participants. One hundred and eight 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 26 escrow accounts. Sixteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$847,349 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 36.

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 33 requests for new lease approvals with 11 units passing and 21 units failing.

Annuals: There were 193 annual inspections conducted this month. One hundred units passed and 93 units failed to meet Housing Quality

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

Reinspections: There were 167 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.

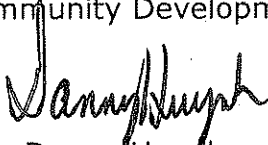
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2011 December Housing Authority Status Report



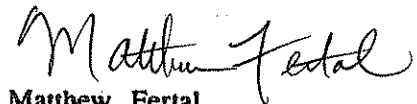
SUSAN EMERY
Community Development Director



By: Danny Huyrth
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Fertal
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

December 2011

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2577	100%
Elderly:	1745	68%
Disabled:	1274	49%
Female Head of Household:	2144	83%
Employed:	1983	77%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2303	2337	99%	274

<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	6	1				7
Annual Reexamination	90	57	21	1	1	170
Interim Reexamination	24	27	20	2		73
Portability Move-In	2	2	1			5
Portability Move-Out	2	1		1		4
End Participation	3	1				4
Other Change of Unit	6	5	2	1		14
Annual Reexamination Searching	1	4	1			6

<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	\$2448	\$865

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$894
Average Tenant Rent:	\$348
Average Contract Rent:	\$1240
Average Annual Income:	\$15856
Hard to House:	13

<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>
	1349	863	307	35	23	2577

Form Completed by: Linda Middendorf