

HOUSING AUTHORITY STATUS REPORT

January 2012

February 28, 2012

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Briefings: Six briefings were conducted this month, and six vouchers were issued.

Re-certifications: Staff conducted 213 re-examination interviews with participants to determine continued eligibility. Eighty-six families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 16 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 5 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 1 prospective FSS participant interviewed for the month of December. There were no new contracts signed and 1 contract was terminated. There are a total of 316 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 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 36 requests for new lease approvals with 9 units passing and 27 units failing.

Annuals: There were 235 annual inspections conducted this month. One hundred and twenty-two units passed and 113 units failed to meet Housing Quality.

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

Reinspections: There were 164 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.

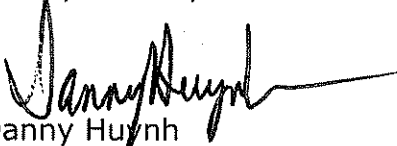
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2012 January 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"

January 2012

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>	
Total Participating Families:	2573	100%	
Elderly:	1753	68%	
Disabled:	1284	50%	
Female Head of Household:	2155	84%	
Employed:	1981	77%	

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2291	2337	98%	282

<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	5	1				6
Annual Reexamination	76	46	17	3	1	143
Interim Reexamination	29	33	16	2	1	81
Portability Move-In	1					1
Portability Move-Out	2	2	1			5
End Participation	3	3	3		1	10
Other Change of Unit	2	4	3			9
Annual Reexamination Searching	2	3	2			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	\$2448	\$865

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$898
Average Tenant Rent:	\$345
Average Contract Rent:	\$1241
Average Annual Income:	\$15788
Hard to House:	9

<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>
	1359	852	306	34	22	2573

Form Completed by: Linda Middendorf