



## HOUSING AUTHORITY STATUS REPORT

JULY 2012

August 28, 2012

Page 2

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

Re-certifications: Staff conducted 222 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 20 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 (FSS): 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 July. There was 1 new contract signed and 2 contracts were terminated. There are a total of 323 families who have signed contracts for the FSS program. Thirty-seven contracts are active. Eight update meetings were held with FSS participants. One hundred and twelve 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 20 escrow accounts. Fourteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$872,302 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 32.

### 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.

HOUSING AUTHORITY STATUS REPORT

JULY 2012

August 28, 2012

Page 3

1. New Leases: There were 36 requests for new lease approvals with 16 units passing and 20 units failing.

Annuals: There were 214 annual inspections conducted this month. One hundred and seven units passed and 107 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 148 re-inspections conducted on units that failed their first inspection.

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

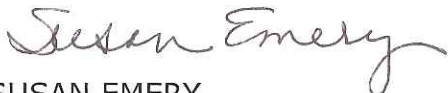
Specials: There was 1 special inspection conducted this month.

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.

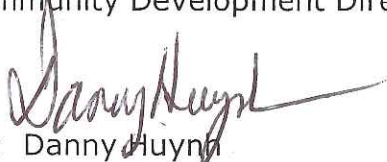
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2012 July Housing Authority Status Report



SUSAN EMERY  
Community Development Director



By: Danny Huynh  
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Ferial  
Director

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

July 2012

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2612	100%
Elderly:	1807	69%
Disabled:	1311	50%
Female Head of Household:	2238	86%
Employed:	2021	77%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2310	2337	99%	302

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	1	2			1	4
Annual Reexamination	89	76	21	1	1	188
Interim Reexamination	40	46	15	2	2	105
Portability Move-In	2		1			3
Portability Move-Out	2	4				6
End Participation	4	3				7
Other Change of Unit	9	5	2			16
Annual Reexamination Searching	3	2	3			8

<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:	\$904
Average Tenant Rent:	\$348
Average Contract Rent:	\$1250
Average Annual Income:	\$15884
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>
	1379	865	309	35	24	2612

Form Completed by: Linda Middendorf