



## HOUSING AUTHORITY STATUS REPORT

OCTOBER 2012

November 27, 2012

Page 2

- (a) Emergency Situations - 0
- (b) Referred by a Garden Grove Homeless Shelter - 2
- (c) Incoming Portability - 0

Briefings: Three briefings were conducted this month, and 19 vouchers were issued.

Re-certifications: Staff conducted 161 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 13 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 3 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 were 2 prospective FSS participants interviewed for the month of October. There were no new contracts signed and no contracts were terminated. There are a total of 326 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Seven update meetings were held with FSS participants. One hundred and fourteen 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 17 escrow accounts. Twelve escrow accounts are active with monthly deposits. The Authority has paid out a total of \$926,999 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 30.

### 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 34 requests for new lease approvals with 12 units passing and 22 units failing.

Annuals: There were 213 annual inspections conducted this month. Eighty-nine units passed and 124 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 192 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 October Housing Authority Status Report.



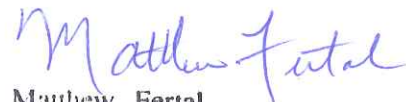
SUSAN EMERY  
Community Development Director



By: Danny Huynh  
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Matthew Ferial  
Director



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

October 2012

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2619	100%
Elderly:	1827	70%
Disabled:	1315	50%
Female Head of Household:	2261	86%
Employed:	2032	78%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2316	2337	99%	303

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	2	1				3
Annual Reexamination	102	57	24	4	2	189
Interim Reexamination	37	26	10	3		76
Portability Move-In	2	1				3
Portability Move-Out	3	1	1			5
End Participation	1	2				3
Other Change of Unit	5	8	5			18
Annual Reexamination Searching	5	4				9

<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	\$881

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$909
Average Tenant Rent:	\$348
Average Contract Rent:	\$1255
Average Annual Income:	\$16097
Hard to House:	12

<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>
	1393	865	303	34	24	2619

Form Completed by: Linda Middendorf