

HOUSING AUTHORITY STATUS REPORT

NOVEMBER 2012

January 22, 2013

Page 2

- (a) Emergency Situations - 0
- (b) Referred by a Garden Grove Homeless Shelter - 0
- (c) Incoming Portability - 6

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

Re-certifications: Staff conducted 193 re-examination interviews with participants to determine continued eligibility. Sixty-two families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

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

Terminations: There was one family 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 one prospective FSS participant interviewed for the month of November. There was one new contract signed and no contracts were terminated. There are a total of 327 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Thirteen 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 18 escrow accounts. Ten 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 40 requests for new lease approvals with 15 units passing and 25 units failing.

Annuals: There were 251 annual inspections conducted this month. One hundred and thirty-nine units passed and 112 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 125 re-inspections conducted on units that failed their first inspection.

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

Specials: There was one 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 November Housing Authority Status Report



SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

November 2012

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2627	100%
Elderly:	1831	70%
Disabled:	1319	50%
Female Head of Household:	2265	86%
Employed:	2037	78%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2319	2337	99%	308

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	6	2		1		9
Annual Reexamination	141	62	19		2	224
Interim Reexamination	16	37	12	3		68
Portability Move-In	2	2	1			5
Portability Move-Out		2				2
End Participation	1					1
Other Change of Unit	7	1	1			9
Annual Reexamination Searching		3	1			4

<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

V. RENTS AND INCOME

Average HAP Payment:
Average Tenant Rent:
Average Contract Rent:
Average Annual Income:
Hard to House:

VOUCHERS

\$912
\$350
\$1258
\$15812
12

VI. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE

<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
1402	864	302	35	24	2627

Form Completed by:

Briefings: One briefing was conducted this month, and 1 voucher was issued.

Re-certifications: Staff conducted 190 re-examination interviews with participants to determine continued eligibility. Seventy 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 was 1 family 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 December. There was 1 new contract signed and 1 contract was terminated. There are a total of 328 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Six 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 18 escrow accounts. Ten 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 23 requests for new lease approvals with 15 units passing and 8 units failing.

Annuals: There were 191 annual inspections conducted this month. Ninety-nine units passed and 92 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 113 re-inspections conducted on units that failed their first inspection.

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

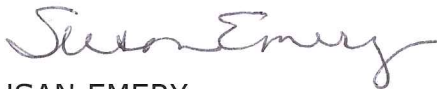
Specials: There were no special inspections conducted this month.

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.

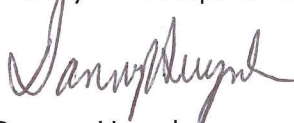
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2012 December 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"

December 2012

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2629	100%
Elderly:	1832	70%
Disabled:	1320	50%
Female Head of Household:	2268	86%
Employed:	2030	77%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2318	2337	99%	311

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	6			1	9
Annual Reexamination	95	55	21	1		172
Interim Reexamination	40	39	14	3	2	98
Portability Move-In	3	1				4
Portability Move-Out	1		1			2
End Participation	1	1	3			5
Other Change of Unit	3	5	3			11
Annual Reexamination Searching	3	2	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	\$881

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$909
Average Tenant Rent:	\$349
Average Contract Rent:	\$1257
Average Annual Income:	\$15763
Hard to House:	10

<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>
	1406	867	299	33	24	2629

Form Completed by: Linda Middendorf