

HOUSING AUTHORITY STATUS REPORT

FEBRUARY 2013

March 26, 2013

Page 2

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

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

Re-certifications: Staff conducted 228 re-examination interviews with participants to determine continued eligibility. Eighty-one families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 18 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were five 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 no prospective FSS participants interviewed for the month of February. There were no new contracts signed and one contract was terminated. There are a total of 329 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 17 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 18 requests for new lease approvals with nine units passing and nine units failing.

Annuals: There were 281 annual inspections conducted this month. One hundred and twenty-five units passed and 156 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 182 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 2013 February 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"

February 2013

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2627	100%
Elderly:	1846	70%
Disabled:	1323	50%
Female Head of Household:	2277	87%
Employed:	2040	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%	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						
Annual Reexamination	98	60	22	1	1	182
Interim Reexamination	30	31	11	3	2	77
Portability Move-In	3					3
Portability Move-Out		1				1
End Participation	5		2			7
Other Change of Unit	4	7	3			14
Annual Reexamination Searching	4	3	3			10

<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

	<u>VOUCHERS</u>
Average HAP Payment:	\$912
Average Tenant Rent:	\$353
Average Contract Rent:	\$1257
Average Annual Income:	\$15858
Hard to House:	8

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>
	1415	859	295	34	24	2627

Form Completed by: Linda Middendorf