

HOUSING AUTHORITY STATUS REPORT

MAY 2013

June 25, 2013

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

Re-certifications: Staff conducted 259 re-examination interviews with participants to determine continued eligibility. Eighty-four families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 15 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were no 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 May. There were no new contracts signed and no contracts were terminated. There are a total of 332 families who have signed contracts for the FSS program. Forty-one contracts are active. Five 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 22 escrow accounts. Seventeen 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 12 requests for new lease approvals with 6 units passing and 6 units failing.

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Annuals: There were 295 annual inspections conducted this month. One hundred and thirty-three units passed and 162 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 11 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.

FINANCIAL IMPACT

None.

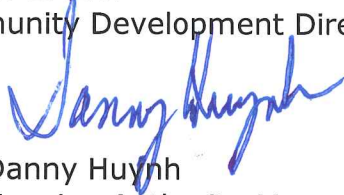
RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2013 May Housing Authority Status Report.

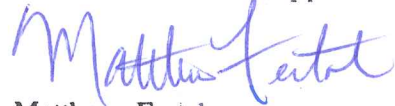


SUSAN EMERY
Community Development Director



By: Danny Huynh
Housing Authority Manager

Recommended for Approval



Matthew Fertal
Director

Attachment 1: Statistical Report

GARDEN GROVE I
"STATISTICAL REPORT"

May 2013

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2614	100%
Elderly:	1874	72%
Disabled:	1321	51%
Female Head of Household:	2291	88%
Employed:	2035	78%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2301	2337	98%	313

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	114	73	16	3	3	209
Interim Reexamination	29	27	14	2		72
Portability Move-In	4					4
Portability Move-Out	6	2	1			9
End Participation	2	4				6
Other Change of Unit	5		3			8
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

\$909
\$358
\$1263
\$16058
6

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>
1418	844	293	35	24	2614

Form Completed by: Linda Middendorf

6/1 - Sat 6/2 - Sun 6/3 New computer system being installed. *me*