

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT

MARCH 2014

APRIL 22, 2014

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- (a) Emergency Situations - 4
- (b) Referred by a Garden Grove Homeless Shelter - 0
- (c) Incoming Portability - 1

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

Re-certifications: Staff conducted 241 re-examination interviews with participants to determine continued eligibility. Eighty-three 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 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 no prospective FSS participants interviewed for the month of March. There were no new contracts signed and no contracts were terminated. There are a total of 337 families who have signed contracts for the FSS program. Thirty-eight contracts are active. Three update meetings were held with FSS participants. One hundred and seventeen 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 24 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$954,318 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 33 requests for new lease approvals with 11 units passing and 22 units failing.

Annuals: There were 313 annual inspections conducted this month. One hundred and seventy units passed and 143 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 174 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.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

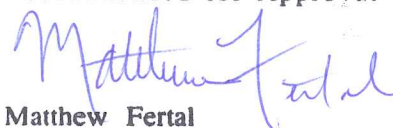
- Receive and file the 2014 March Housing Authority Status Report,


SUSAN EMERY
Community Development Director


By: Danny Huynh
Housing Authority Manager

Attachment : Statistical Report

Recommended for Approval


Matthew Ferial
Director

GARDEN GROVE HOUSING
"STATISTICAL REPORT"

March 2014

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2535	100%
Elderly:	1359	54%
Disabled:	1044	41%
Female Head of Household:	1295	51%
Employed:	1048	41%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	2229	2337	95%	306

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					1
Annual Reexamination	92	47	13	2	2	156
Interim Reexamination	30	22	10	1	1	64
Portability Move-in (S8 only)						
Portability Move-out (S8 only)						
Other Change of Unit	2	2	5			9
Annual Reexamination Searching (S8)						
Issuance of Voucher (S8 only)						
Other Adult	5	1				6
Own Business				1		1

<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:	\$907
Average Tenant Rent:	\$358
Average Contract Rent:	\$1262
Average Annual Income:	\$15925
Hard to House:	7

<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>
	873	1140	420	79	23	2535

Form Completed by: