

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT

OCTOBER 2015

NOVEMBER 24, 2015

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Briefings: Two briefings were conducted this month, and 15 vouchers were issued.

Re-certifications: Staff conducted 171 re-examination interviews with participants to determine continued eligibility. One hundred and twenty-five 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 12 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 three prospective FSS participants interviewed for the month of October. There were three new contracts signed and two contracts were terminated. There are a total of 353 families who have signed contracts for the FSS program. Thirty-nine contracts are active. Eight update meetings were held with FSS participants. One hundred and twenty-two families have completed their FSS goals and 53 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 27 escrow accounts. Nineteen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$1,005,755 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 23.

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 a biennial 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 14 units passing and 19 units failing.

Annals: There were 117 annual inspections conducted this month. Fifty-eight passed and 59 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 85 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.

Quality Control: There were two 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 2015 October Housing Authority Status Report.



KARL HILL
Acting Community Development Director



By: Danny Huynh
Housing Authority Manager

Attachment 1: Statistical Report

Recommended for Approval



Scott C. Stiles
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

October 2015

I. <u>LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2584</u>	<u>100%</u>
Elderly:	<u>1441</u>	<u>56%</u>
Disabled:	<u>853</u>	<u>33%</u>
Female Head of Household:	<u>1370</u>	<u>53%</u>
Employed:	<u>1157</u>	<u>45%</u>

II. <u>UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2288</u>	<u>2337</u>	<u>98%</u>	<u>296</u>

III. <u>CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	<u>\$1256</u>	<u>\$1550</u>	<u>\$2121</u>	<u>\$2448</u>	<u>\$926</u>

IV. <u>RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$912</u>
Average Tenant Rent:	<u>\$386</u>
Average Contract Rent:	<u>\$1294</u>
Average Annual Income:	<u>\$16911</u>
Hard to House:	<u>9</u>

V. <u>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>
	<u>1475</u>	<u>793</u>	<u>266</u>	<u>27</u>	<u>23</u>	<u>2584</u>

GARDEN GROVE HOUSING AUTHORITY
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VI. 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	4	1	3			8
Annual Reexamination	109	67	24	2	3	205
Interim Reexamination	54	61	18	3	1	137
Portability Move-in (S8 only)	5	2				7
Portability Move-out (S8 only)			1			1
End Participation	3	5	1			9
Other Change of Unit	11	3	3			17
FSS/WtW Addendum Only	5					5
Annual Reexamination Searching (S8)	11					11
Accounting Adjustment	10	5	1			16
Own Business		2				2

Form Completed by: