

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

Re-certifications: Staff conducted 236 re-examination interviews with participants to determine continued eligibility. Seventy-three families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 16 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: 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: One prospective FSS participant was interviewed for the month of August. There was one new contract signed and two contracts were terminated. There are a total of 285 families who have signed contracts for the FSS program. Forty contracts are active. There were 4 update meetings held with FSS participants. One hundred families have completed their FSS goals and 51 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 29 escrow accounts. Seventeen escrow accounts are active with monthly deposits. The Authority has paid out a total of \$773,934 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 44.

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 37 requests for new lease approvals with 13 units passing and 24 units failing.

Annuals: There were 253 annual inspections conducted this month. One hundred sixty two units passed and 91 units failed to meet Housing Quality

Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 174 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections requested by either the tenant or owner this month.

Specials: There were 3 special inspections conducted this month and one inspection for the First-time Homebuyers Program.

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.

COMMUNITY VISION IMPLEMENTATION

Seek to ensure quality housing opportunities in the community, without unduly burdening existing residents.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2008 August Housing Authority Status Report

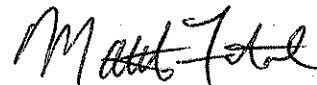


SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Recommended for Approval



Matthew Fertal
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

August 2008

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2313	100%
Elderly:	1160	50%
Disabled:	935	40%
Female Head of Household:	1602	69%
Employed:	1678	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2313	2337	99%

<u>III. MONTHLY ACTIVITY BY UNIT 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>
New Admission	1					1
Annual Reexamination	84	65	17	1	2	169
Interim Reexamination	26	30	11	1	1	69
Portability Move-In	22	12	15	1		50
Portability Move-Out		1				1
End Participation	4	1				5
Other Change of Unit	4	3	1			8
Annual Reexamination Searching	2	6	1		2	11

<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>
	\$1197	\$1436	\$2054	\$2360	\$774

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$809
Average Tenant Rent:	\$372
Average Contract Rent:	\$1179
Average Annual Income:	\$16815
Hard to House:	8

<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>
	1084	853	317	33	26	2313

Form Completed by: Linda Middendorf

(9/1/08 Labor Day Holiday)