

Briefings: One briefing was conducted this month, and four vouchers were issued.

Re-certifications: Staff conducted 189 re-examination interviews with participants to determine continued eligibility. Ninety-one families were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 29 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were six 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: Two prospective FSS participants were interviewed for the month of January. There was one new contract signed and no contracts were terminated. There are a total of 287 families who have signed contracts for the FSS program. Thirty-five contracts are active. There were six update meetings held with FSS participants. One hundred and three 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 21 escrow accounts. Eleven escrow accounts are active with monthly deposits. The Authority has paid out a total of \$805,679 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 41.

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 38 requests for new lease approvals with 20 units passing and 18 units failing.

Annuals: There were 252 annual inspections conducted this month. One hundred fifteen units passed and 137 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 172 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 no special inspections conducted this month and one inspection was conducted for the First-time Homebuyers Program.

Quality Control: There was one quality control inspection 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 2009 January Housing Authority Status Report

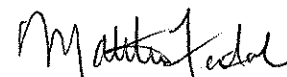


SUSAN EMERY
Community Development Director



By: Mary Ann Hamamura
Deputy Director

Recommended for Approval



Matthew Ferial
Director

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

January 2009

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2330	100%
Elderly:	1208	52%
Disabled:	959	41%
Female Head of Household:	1642	70%
Employed:	1668	72%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2330	2337	100%

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	3	7	2	1		13
Annual Reexamination	53	44	16	1	3	117
Interim Reexamination	28	39	16		1	84
Portability Move-In	1		1			2
Portability Move-Out		1				1
End Participation	7	3				10
Other Change of Unit	5	3	1			9
Annual Reexamination Searching	6	3	2	1		12
Annual Reexamination						

<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	\$818

<u>V. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	\$828
Average Tenant Rent:	\$369
Average Contract Rent:	\$1194
Average Annual Income:	\$16806
Hard to House:	11

<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>
	1098	858	312	36	26	2330

Form Completed by: Linda Middendorf

2/1/09 Sunday