

HOUSING AUTHORITY STATUS REPORT

FEBRUARY 2009

March 24, 2009

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

Re-certifications: Staff conducted 208 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 9 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 February. There were two new contracts signed and one contract was terminated. There are a total of 290 families who have signed contracts for the FSS program. Thirty-seven contracts are active. There were 13 update meetings held with FSS participants. One hundred and four 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 20 escrow accounts. Twelve escrow accounts are active with monthly deposits. The Authority has paid out a total of \$824,072 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 40.

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 14 units passing and 24 units failing.

Annuals: There were 232 annual inspections conducted this month. Ninety-six units passed and 136 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 200 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.

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

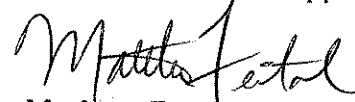
It is recommended that the Housing Authority Commissioners:

- Receive and file the 2009 February Housing Authority Status Report


SUSAN EMERY
Community Development Director


By: Mary Ann Hamamura
Deputy Director

Recommended for Approval


Matthew Ferial
Director

Attachment 1: Statistical Report

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

February 2009

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2326	100%
Elderly:	1219	52%
Disabled:	965	41%
Female Head of Household:	1646	71%
Employed:	1657	71%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2326	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	4	2				6
Annual Reexamination	101	58	23	1	1	184
Interim Reexamination	24	29	7	3		63
Portability Move-In	3					3
Portability Move-Out	1					1
End Participation	1	4	1			6
Other Change of Unit	10	8	2	2		22
Annual Reexamination Searching	7	5	2			14

<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:	\$832
Average Tenant Rent:	\$367
Average Contract Rent:	\$1197
Average Annual Income:	\$16693
Hard to House:	15

<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>
	1097	858	308	37	26	2326

Form Completed by: Linda Middendorf

3/1/09 = Sunday.