



## HOUSING AUTHORITY STATUS REPORT

JULY, 2009

August 25, 2009

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

Re-certifications: Staff conducted 196 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 three 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: There were two prospective FSS participants who were interviewed for the month of July. There was one new contract signed and two contracts were terminated. There are a total of 292 families who have signed contracts for the FSS program. Thirty-one contracts are active. No update meetings were 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 19 escrow accounts. Eleven 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 62 requests for new lease approvals with 21 units passing and 41 units failing.

Annuals: There were 235 annual inspections conducted this month. Ninety-seven units passed and 138 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Reinspections: There were 167 reinspections conducted on units that failed their first inspection.

Move-out: There were no move-out inspections conducted.

Specials: There were two special inspections conducted this month.

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.

#### 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 July 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"**

July 2009

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	2428	100%
Elderly:	1400	58%
Disabled:	1074	44%
Female Head of Household:	1806	74%
Employed:	1772	73%

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>
	2428	2337	104%

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	9	5	2			16
Annual Reexamination	76	66	22		2	166
Interim Reexamination	106	67	22	2	1	198
Portability Move-In	5	4	2			11
Portability Move-Out	1	2				3
End Participation	2	3				5
Other Change of Unit	11	11	3			25
Annual Reexamination Searching	6	6	1	1		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:	\$844
Average Tenant Rent:	\$356
Average Contract Rent:	\$1197
Average Annual Income:	\$16178
Hard to House:	23

<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>
	1191	877	305	32	23	2428

Form Completed by: Linda Middendorf

8/1 = Sat 8/2 = Sun