

# Executive Summary

## AP-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

### 1. Introduction

#### The Consolidated Plan/Annual Action Plan

The City of Garden Grove 2015-2020 Consolidated Plan is a planning document that identifies and develops a strategy to address critical housing and community development needs that can be addressed through federal funding sources including Community Development Block Grants, HOME Investment Partnership Act funds, and Emergency Solutions Grants.

To implement the Consolidated Plan and address the adopted priorities, the City annually prepares an Action Plan to more specifically identify financial resources, priority programs and goals, as well as objectives for the fiscal year.

The Consolidated Plan and Action Plan were prepared using the eConPlanning Suite system developed by the U.S. Department of Housing and Urban Development (HUD). The system prescribes the structure and contents of this document, following HUD's Consolidated Planning regulations

This Action Plan covers the period beginning July 1, 2019 through June 30, 2020 and focuses on the use of the three federal funding resources (CDBG, HOME, and ESG) as described below.

Community Development Block Grants (CDBG): The primary objective of this program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of lower income. CDBG funds are relatively flexible and can be used for a wide range of activities, including housing rehabilitation, homeownership assistance, lead-based paint detection and removal, acquisition of land and buildings, construction or rehabilitation of public facilities (including infrastructure), removal of architectural barriers to housing needs, public services, rehabilitation of commercial or industrial buildings, and loans or grants to businesses. The City of Garden Grove's estimated annual entitlement of CDBG funds is **\$1,988,459.00**.

HOME Investment Partnership Act (HOME): The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households. The program gives local governments the flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations. HOME funds can be used for activities that promote affordable rental housing and homeownership by low- and moderate-income households, including building acquisition, new construction and reconstruction, moderate or substantial rehabilitation, homebuyer assistance, and tenant-based rental assistance. The City of Garden Grove's estimated annual entitlement of HOME funds is **\$759,096.00**.

Emergency Solutions Grant (ESG): The ESG program provides homeless persons with basic shelter and essential supportive services, including rehabilitating or remodeling a building producing new shelter beds, operations and maintenance of a homeless facility, essential supportive services, and homeless prevention. The City of Garden Grove's estimated annual allocation of ESG funds is **\$177,733.00**.

## **2. Summarize the objectives and outcomes identified in the Plan**

This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.

This Consolidated Plan has established the following objectives over the life of the Plan (Program Years 2015-2020):

- Expand the City's affordable housing inventory by 7 units through new construction of affordable units for lower income households and 14 units through acquisition/rehabilitation of affordable units for lower income households.
- Provide rehabilitation assistance to 42 single-family homes.
- Provide rental assistance to 20 very low- and extremely low-income households through the TBRA program.
- Assist 2,500 persons with homelessness-related issues
- Improve the safety of 7,500 Garden Grove residents.
- Assist 3,000 persons through the provision of community services.
- Improve low-income neighborhoods through infrastructure and public improvement projects.

## **3. Evaluation of past performance**

This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.

The City of Garden Grove continually strives to improve its performance, as well as the performance of its funded agencies.

During FY 2018-19, the City estimates expending a total of **\$2,937,078.10** in HUD grant funds to meet the goals and objectives outlined in the 2015-2020 Consolidated Plan. The approximate expended amounts by grant are as follows:

- **\$2,000,000** in CDBG funds on administration, public services, capital projects, homeowner rehabilitation, and business assistance activities.
- **\$164,000** in HOME funds on administration and the development of affordable housing.
- **\$169,000** in ESG funds on administration and homeless service activities.

CDBG, HOME and ESG funds were targeted in four primary areas:

1. Development of decent and affordable housing;
2. Provision of community and supportive services;
3. Improvement of public facilities and infrastructure; and
4. Expansion of economic opportunities and anti-poverty activities.

The performance of programs and systems are evaluated on a regular basis through Consolidated Annual Performance and Evaluation Reports (CAPERs). A more detailed summary of the City's evaluation of past performance in previous Consolidated Annual Performance and Evaluation Reports (CAPERs) can be viewed on the City's website at <https://ggcity.org/neighborhood-improvement/reports>

#### **4. Summary of Citizen Participation Process and consultation process**

During its development, the Action Plan will be discussed in a publicly noticed NICC meeting where opportunity for public comment is provided. The draft plan will be made available for public review between **February 1, 2019 and March 26, 2019** on the City's website, at the main public library, and at City Hall. Public hearings were held before the NICC on **February 4, 2019** and the City Council on **March 26, 2019** to solicit public comments on the Draft 2019-20 Action Plan. All meeting locations were accessible to persons with disabilities. The public review period and public meetings/hearings for the Draft 2019-20 Action Plan were published in the Orange County News (English) on **Wednesday, January 30, 2019**, with Viet Bao (Vietnamese) and La Opinion (Spanish) published on **Monday, January 28, 2019**.

#### **5. Summary of public comments**

This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.

Please see Appendix A for summary of public comments.

#### **6. Summary of comments or views not accepted and the reasons for not accepting them**

N/A

#### **7. Summary**

The City of Garden Grove has undertaken diligent and good faith efforts to outreach to all segments of the community that may benefit from the CDBG, ESG, and HOME programs. The City of Garden Grove will continue to concentrate its resources for maximum impact and strive to address the needs, priorities, and goals identified in the 2015-2020 Consolidated Plan and the 2019-20 Action Plan.

**PR-05 Lead & Responsible Agencies – 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

Describe the agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	GARDEN GROVE	Community And Economic Development Department
HOME Administrator	GARDEN GROVE	Community and Economic Development Department
ESG Administrator	GARDEN GROVE	Community and Economic Development Department

**Table 1 – Responsible Agencies**

**Narrative (optional)**

The City’s CDBG, HOME, and ESG programs are administered by the City of Garden Grove Community and Economic Development Department’s Neighborhood Improvement Division.

Program Descriptions

The Community Development Block Grant (CDBG) program was initiated by the Housing and Community Development Act (HCDA) of 1974. The primary objective of the program is to develop viable urban communities by providing decent housing, a suitable living environment, and economic opportunities, principally for persons of low and moderate income. Regulations governing the CDBG program also require that each activity undertaken with CDBG funds meet one of the following three broad national objectives:

- Benefit low- and moderate-income persons
- Aid in the prevention or elimination of slums and blight
- Meet other community development needs having a particular urgency

The HOME Investment Partnership (HOME) program was created by the 1990 National Affordable Housing Act. The HOME program provides federal funds for the development and rehabilitation of affordable rental and ownership housing for low- and moderate-income households,

replacing a series of programs previously funded by HUD. The program gives the grantee flexibility to fund a wide range of affordable housing activities through housing partnerships with private industry and non-profit organizations.

The Emergency Solutions Grant (ESG) program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including rehabilitation or remodeling of a building to add new shelter beds, operations and maintenance of a homeless facility, essential supportive services, and homeless prevention.

**Consolidated Plan Public Contact Information**

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## **AP-10 Consultation – 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

As part of the Consolidated Plan development, the City undertook a comprehensive outreach program to solicit input from residents and beneficiaries of entitlement programs, and to consult with elected officials, City departments, and various organizations, agencies, and service providers to inform and develop the priorities and strategies contained in the Garden Grove 2015-2020 Consolidated Plan. The City has continued to keep these lines of communications open during the preparation of the 2019-20 Action Plan.

### **Provide a concise summary of the jurisdiction’s activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l))**

The Garden Grove 2015-2020 Consolidated Plan was prepared using input from City residents, City staff, community-based organizations, and service providers. The City's outreach and consultation for the Consolidated Plan included direct coordination, a community workshop, a community survey, and public hearings regarding the Consolidated Plan and its programs. Almost 80 public and assisted housing providers and developers, private and governmental, health, mental health, service agencies and stakeholders that utilize funding for eligible activities, projects, and programs were directly contacted and invited to participate in the Consolidated Plan process for Garden Grove. The City continuously accepts comments and input from these organizations and considered this information in the preparation of the 2019-20 Action Plan.

### **Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

The County of Orange Department of Housing and Community Services (HCS) coordinates a countywide Continuum of Care (CoC) system in response to the ongoing homeless needs in the region. Consistent with the objectives of the countywide CoC, the City of Garden Grove's Neighborhood Improvement Division has developed several strategies to address homelessness in the City. Some of the tasks recently undertaken by the City include:

- assisting with the Point in Time Survey conducted by the County of Orange
- development of a brochure for homeless persons that includes an inventory of local community resources
- meetings with local Homeless Committee Activists, including ALMMA (Association of Local Missions & Ministries in Action) to explore potential locations in the community for homeless to shower, store items and use as a permanent address to obtain assistance

- coordination with Coast to Coast to work towards a partnership between all agencies coast to coast

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

The Orange County ESG grantees (County of Orange, City of Anaheim, City of Garden Grove, and the City of Santa Ana) have developed the Orange County ESG Collaborative as a unified approach to requesting, reviewing and funding ESG subrecipients. This collaborative approach has streamlined the application and review process and allowed the grantees to better understand the impacts of funding decisions. Future Collaborative efforts will include unified invoice and monitoring forms and other actions to better serve our homeless and at-risk of homeless families.

**2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdiction's consultations with housing, social service agencies and other entities**

**Table 2 – Agencies, groups, organizations who participated**

1	<b>Agency/Group/Organization</b>	211 ORANGE COUNTY
	<b>Agency/Group/Organization Type</b>	<p>Services - Housing                  Services-Children                  Services-Elderly Persons                  Services-Persons with Disabilities                  Services-Persons with HIV/AIDS                  Services-Victims of Domestic Violence                  Services-homeless                  Services-Health                  Services-Education                  Services-Employment                  Service-Fair Housing                  Services - Victims</p>
	<b>What section of the Plan was addressed by Consultation?</b>	<p>Housing Need Assessment                  Public Housing Needs                  Homeless Needs - Chronically homeless                  Homeless Needs - Families with children                  Homelessness Needs - Veterans                  Homelessness Strategy                  Market Analysis                  Economic Development                  Anti-poverty Strategy</p>
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	<p>This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014.</p>



2	<b>Agency/Group/Organization</b>	HELPING OTHERS PREPARE FOR ETERNITY
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Victims of Domestic Violence Services-Health Services-Education Services-Employment
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Non-Homeless Special Needs Market Analysis Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014.
3	<b>Agency/Group/Organization</b>	Garden Grove Community Arts Society
	<b>Agency/Group/Organization Type</b>	Services-Children
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014
4	<b>Agency/Group/Organization</b>	Illumination Foundation
	<b>Agency/Group/Organization Type</b>	Services-homeless

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014
5	<b>Agency/Group/Organization</b>	Garden Grove United Methodist Church
	<b>Agency/Group/Organization Type</b>	Community Church
	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Anti-poverty Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014
6	<b>Agency/Group/Organization</b>	Association of Local Missions and Ministries for Action
	<b>Agency/Group/Organization Type</b>	Housing Services-homeless Regional organization

	<b>What section of the Plan was addressed by Consultation?</b>	Housing Need Assessment Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014
7	<b>Agency/Group/Organization</b>	OC Autism
	<b>Agency/Group/Organization Type</b>	Services-Children Services-Persons with Disabilities Services-Health
	<b>What section of the Plan was addressed by Consultation?</b>	Non-Homeless Special Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	This organization provided direct input, helped to identify priority needs in the community, and participated in a community workshop for the Garden Grove 2015-2020 Consolidated Plan on December 1, 2014

**Identify any Agency Types not consulted and provide rationale for not consulting**

The City advertised the opportunities to participate in the Consolidated Plan process and distributed invitation letters to almost 80 agencies representing a broad range of local service providers, community groups, and organizations, and encouraged them to participate in the 2015-2020 Consolidated Plan. The City used a variety of outreach methods to solicit participation. No specific types of relevant agencies were excluded from the process.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	County of Orange	The Orange County Point-in-Time count provided homeless data in the Consolidated Plan. The Orange County Ten-Year Plan to End Homelessness strategic plan is closely aligned with the goals of the CoC. Garden Grove is an administering agency for CoC and ESG funds in addition to receiving CDBG and HOME allocations.
City of Garden Grove Housing Element (2014-2021)	City of Garden Grove Community and Economic Development Department	The Housing Element serves as a policy guide to help the City meet existing and future housing needs. Both the Consolidated Plan and the Housing Element share common goals that address housing-related issues in the community.
Garden Grove CIP FY2014/15 to 2018/19	City of Garden Grove Public Works Department	The Consolidated Plan is aligned with the City's Capital Improvement Plan (CIP), which identifies projects to address infrastructure issues and prioritizes public infrastructure investments.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative (optional)**

## **AP-12 Participation – 91.105, 91.200(c)**

### **1. Summary of citizen participation process/Efforts made to broaden citizen participation**

#### **Summarize citizen participation process and how it impacted goal-setting**

This Consolidated Plan has been developed through a collaborative process that included participation by residents, service providers, and City staff. The following methods were used to solicit public input.

A community workshop was held on December 1, 2014 in conjunction with a Neighborhood Improvement and Conservation Commission (NICC) meeting. In addition to interested residents and NICC commissioners, the City invited service providers and representatives from surrounding jurisdictions to attend the workshop and discuss local issues and needs relating to housing and community development in Garden Grove. The workshop included an overview of the Consolidated Plan process and summary of past and projected funding resources for the City. In order to identify priority needs for the 2015-2020 planning period, the workshop included discussions and exercises related to the types of projects and programs that can be funded and recent projects.

A community survey, which assessed housing and community development needs, was distributed throughout the community. Paper formats of the surveys were made available in English, Spanish, and Vietnamese, and were distributed at community resource centers, libraries, City Hall public counters, at the Garden Grove Housing Authority, and at the community workshop. In addition, the survey was available in electronic format via the City's website and Facebook page, and was emailed to local service providers.

The Draft Action Plan was available for public review beginning **February 1, 2019 and ending March 26, 2019**. The Draft Plan is available on the City's website and at Garden Grove City Hall (11222 Acacia Parkway), the Garden Grove Regional Library (11200 Stanford Avenue), and online on the City's website

On **February 4, 2019**, the draft Action Plan was reviewed as part of a special NICC meeting.

On **March 26, 2019**, the City Council conducted a public hearing to consider the Action Plan.

A public notice regarding the NICC and Council meetings were advertised in the local newspapers on **January 28, 2019 and January 30, 2019**. Public meetings and hearings were publicized adequately and held at times and locations convenient to the community. The location of hearings at the Garden Grove Community Meeting Center is accessible to persons with physical disabilities.

Summaries of the public comments, meeting minutes and copies of public notices are included in Appendix A.

**Citizen Participation Outreach**

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Public Hearing	Non-targeted/broad community	See Appendix A (Neighborhood Improvement Conservation Committee)	See Appendix A	N/A	N/A
2	Public Hearing	Non-targeted/broad community	See Appendix A (City Council Meeting)	See Appendix A	N/A	N/A
3	Newspaper Ad	Non-targeted/broad community	See Appendix A	N/A	N/A	N/A
4	Newspaper Ad	Non-English Speaking - Specify other language: Vietnamese	See Appendix A	N/A	N/A	N/A

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (if applicable)
5	Newspaper Ad	Non-English Speaking - Specify other language: Spanish	See Appendix A	N/A	N/A	N/A
6	Internet Outreach	Non-targeted/broad community	N/A	N/A	N/A	

**Table 4 – Citizen Participation Outreach**

## Expected Resources

### AP-15 Expected Resources – 91.220(c)(1,2)

#### Introduction

For the one-year period covering July 1, 2019 through June 30, 2020, the City has planned for the following allocations:

- \$1,988,459.00 in CDBG funds
- \$759,096.00 in HOME funds
- \$177,733.00 in ESG funds

Garden Grove does not receive funding under the Housing Opportunities for Persons with AIDS (HOPWA) programs. In recent years, the levels of CDBG and ESG funds have been trending downward, however, the most recent HOME allocation was nearly twice as much as previous years.

In terms of program income, the City anticipates an unsteady stream of program income over the course of this Action Plan. During the past five years, the level of program income received varied from \$30,000 in one year to over \$90,000 in another. Program income received from the repayment of loans will be re-programmed for similar loan activities in the same or similar programs from which the funds were originally provided.



**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,988,459	0	645,000	2,633,459	0	The amount of CDBG funds available during the planning period is based on actual funds available. Approximately, \$645,000 in unexpended prior year resources will be carried over.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	759,096	0	1,300,000	2,059,096	0	The amount of HOME funds available during the planning period is based on actual funds available. Approximately, \$1,300,000 in unexpended prior year resources will be carried over.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	177,733	0	0	177,733	0	The amount of ESG funds available during the planning period is based on actual funds available.

**Table 5 - Expected Resources – Priority Table**

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

As is the case for many communities across the nation, the housing and community development needs in Garden Grove surpass the funding available to meet those needs. Therefore, effective and efficient use of funds is crucial, and the leveraging of multiple funding sources is often necessary to achieve housing and community development objectives. Most activities to be pursued by the City with CDBG, HOME, and ESG funds will be leveraged with a variety of funding sources, including grants from state, federal, and local governments, private foundations, capital development funds, general funds, private donations of funds or services, and various other funding sources. For new construction, substantial rehabilitation, and acquisition of affordable housing, the City encourages the use of Low Income Housing Tax Credits.

Federal match requirements apply to the City's HOME and ESG funds. The HOME program requires that for every HOME dollar spent, the City must provide a 25% match with non-federal dollars. HUD allows the City to use various resources to meet this match requirement. According to HOME program guidelines, no more than 25% of the City's match liability for any one year can be met through loans to housing projects, but amounts in excess of that may be banked as match credit for future years. The City has an excess of match funds from previous years.

The ESG program requires a 100% match with non-federal dollars. Garden Grove will continue to require its ESG partners to leverage non-federal funds and report their successes with each quarterly performance report.

The Garden Grove Housing Authority provides rental subsidies for eligible low-income (50% MFI) families. The Section 8 Rental Assistance Program is funded by federal grants through the Department of Housing and Urban Development. The Housing Authority provides assistance to over 2,200 low-income families. The funding level for this program is determined annually by Congress. Currently funding is approximately \$25.5 million per year.

The Garden Grove Housing Authority also administers a Family Self-Sufficiency Program, which assists housing participants in achieving economic self-sufficiency through education, training, and employment. Approximately 368 very low-income families are involved in the program, which currently is funded at approximately \$69,000 per year.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

The Successor Agency owns an 8-unit apartment complex located at 12602 Keel Street in Garden Grove. This location is currently being leased to the Orange County Community Housing Corporation (OCCHC) who offers the units to very-low income families at an affordable rent. During FY 2019-20, the City will continue to monitor this project for compliance with rent/income limits to ensure Garden Grove residents have access to quality affordable housing.

**Discussion**

See responses to questions above.

**Annual Goals and Objectives**

**AP-20 Annual Goals and Objectives**

**Goals Summary Information**

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Provide Decent and Affordable Housing	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs		Increase, Improve, and Preserve Affordable Housing Promote New Construction of Affordable Housing Provide Rental Assistance to Alleviate Cost Burden	CDBG: \$143,000 HOME: \$1,183,187	Rental units rehabilitated: 7 Household Housing Unit Homeowner Housing Rehabilitated: 30 Household Housing Unit <b>Rental Assistance: 20 Households</b>
2	Promote Equal Access to Housing	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs		Promote Equal Access to Housing	CDBG: \$34,932	

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Address the Needs of Homeless and Those At-Risk	2015	2020	Homeless		Promote Programs to Meet Homeless Needs	ESG: \$177,733	Tenant-based rental assistance / Rapid Rehousing: 15 Households Assisted Homeless Person Overnight Shelter: 150 Persons Assisted Homelessness Prevention: 20 Persons Assisted Other: 100 Other
4	Provide Community Services	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Preserve and Improve Existing Supportive Services	CDBG: \$298,268	Public service activities other than Low/Moderate Income Housing Benefit: 2062 Persons Assisted
5	Promote Economic Development and Employment	2015	2020	Non-Housing Community Development		Promote Economic Development and Employment	CDBG: \$100,000	Jobs created/retained: 4 Jobs
6	Improve Lower-Income Neighborhoods	2015	2020	Non-Homeless Special Needs Non-Housing Community Development		Address Public Facilities/Infrastructure Needs	CDBG: \$1,694,500	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 3000 Persons Assisted

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
7	Provide for Planning and Administration Activities	2015	2020	Affordable Housing Homeless Non-Homeless Special Needs Non-Housing Community Development		Provide for Necessary Planning and Administration	CDBG: \$397,691 HOME: \$75,909 ESG: \$13,329	

**Table 6 – Goals Summary**

**Goal Descriptions**

1	<b>Goal Name</b>	Provide Decent and Affordable Housing
	<b>Goal Description</b>	For FY 2019-20, the City will utilize CDBG and HOME funds to support affordable housing activities, including housing rehabilitation and acquisition/rehabilitation of rental housing, as well as Tenant Based Rental Assistance to literally homeless households.
2	<b>Goal Name</b>	Promote Equal Access to Housing
	<b>Goal Description</b>	For FY 2019-20, the City will use CDBG funds to support fair housing services to be provided by the Fair Housing Foundation.
3	<b>Goal Name</b>	Address the Needs of Homeless and Those At-Risk
	<b>Goal Description</b>	For FY 2019-20, ESG funds will be used to support local service providers focused on addressing homelessness in the community. Additionally, HOME funds will be used to provide rental assistance to literally homeless households.

4	<b>Goal Name</b>	Provide Community Services
	<b>Goal Description</b>	For FY 2019-20, the City will utilize CDBG funds to support a variety of senior services, including meal provision and social programs. CDBG funds will also be used to enhance safety in lower-income neighborhoods through gang and crime suppression programs.
5	<b>Goal Name</b>	Promote Economic Development and Employment
	<b>Goal Description</b>	For FY 2019-20, CDBG funds will be used for a small business loan program to assist four Garden Grove businesses in exchange for hiring low-income Garden Grove residents as full-time employees.
6	<b>Goal Name</b>	Improve Lower-Income Neighborhoods
	<b>Goal Description</b>	For FY 2019-20, CDBG funds will be used to fund a street improvement project and a sewer improvement project.
7	<b>Goal Name</b>	Provide for Planning and Administration Activities
	<b>Goal Description</b>	For FY 2019-20, the City will allocate a portion of CDBG, HOME, and ESG funds for the administration, planning, and monitoring of these programs.



## Projects

### AP-35 Projects – 91.220(d)

#### Introduction

The Fiscal Year (FY) 2019-20 Action Plan implements the fifth year of the 2015 – 2020 Consolidated Plan and addresses HUD consolidated planning requirements for the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) programs for the City of Garden Grove. This plan outlines the action steps that Garden Grove will use to address housing and community development needs in the City. The plan also includes a listing of activities that the City will undertake during FY 2019-20 (July 1, 2019 through June 30, 2020) that utilize CDBG, HOME and ESG funds.

Development of the FY 2019-20 Action Plan incorporates the Request for Proposal (RFP) process for ESG funds. The City makes its funding allocation decisions in part based on proposals received as part of the annual RFP process. Through this process, funds are awarded to eligible activities that support the goals and address the priority needs described in the Strategic Plan. While CDBG, HOME, and ESG funding allocations for FY 2019-20 will not address all of the community's priority needs, allocations are focused toward specific projects addressing high community priorities and producing tangible community benefits.

#### Projects

#	Project Name
1	Administration and Planning
2	Benton Street Improvements
3	Beach/ Trask Sewer Improvements
4	Municipal Support
5	Fair Housing Services
6	Gang Suppression Services
7	Senior Center
8	Community SeniorServ
9	Senior Home Improvement Grant
10	Small Business Assistance Program
11	New Construction of Affordable Housing
12	Acquisition/ Rehabilitation of Affordable Housing
13	ESG19 Garden Grove
14	Tenant Based Rental Assistance
15	La Bonita Storm Drain Improvements

**Table 7 - Project Information**

### **Describe the reasons for allocation priorities and any obstacles to addressing underserved needs**

Priority goals established in the 2015-2020 Consolidated Plan, which form the basis for establishing objectives and outcomes in the FY 2019-20 Action Plan, are as follows:

- Provide decent and affordable housing through new construction activities, acquisition and rehabilitation activities, rehabilitation assistance programs, lead-based paint hazard reduction efforts, and home ownership assistance.
- Promote equal access to housing for all residents.
- Address the needs of homeless individuals and those at risk of homelessness.
- Provide for a variety of community and support services.
- Improve lower-income neighborhoods through public facilities and infrastructure improvements.
- Promote economic development and employment opportunities.
- Provide for planning and administration activities to address housing and community development needs in the City

The major obstacle to addressing the underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and Federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised.

AP-38 Project Summary

Project Summary Information

1	<b>Project Name</b>	Administration and Planning
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Planning and Administration Activities
	<b>Needs Addressed</b>	Provide for Necessary Planning and Administration
	<b>Funding</b>	CDBG: \$397,691 HOME: \$75,909 ESG: \$13,329
	<b>Description</b>	Administration and planning for the CDBG and HOME programs
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	Admin and planning of the CDBG and HOME programs
2	<b>Project Name</b>	Benton Street Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Lower-Income Neighborhoods
	<b>Needs Addressed</b>	Address Public Facilities/Infrastructure Needs
	<b>Funding</b>	CDBG: \$1,294,500 HOME: \$0 ESG: \$0
	<b>Description</b>	Street improvements in the area of Benton St
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1753 individuals will benefit from the planned street improvement activities
	<b>Location Description</b>	Benton Street, south of Garden Grove Blvd and North of Trask Ave
	<b>Planned Activities</b>	Street improvements

3	<b>Project Name</b>	Beach/ Trask Sewer Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Lower-Income Neighborhoods
	<b>Needs Addressed</b>	Address Public Facilities/Infrastructure Needs
	<b>Funding</b>	CDBG: \$400,000 HOME: \$0 ESG: \$0
	<b>Description</b>	Sewer improvements in the area of Beach and Trask
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Sewer improvements
4	<b>Project Name</b>	Municipal Support
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Planning and Administration Activities
	<b>Needs Addressed</b>	Provide for Necessary Planning and Administration
	<b>Funding</b>	CDBG: \$24,097 HOME: \$0 ESG: \$0
	<b>Description</b>	Indirect costs associated with the administration of the CDBG program
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
5	<b>Project Name</b>	Fair Housing Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide for Planning and Administration Activities

	<b>Needs Addressed</b>	Provide for Necessary Planning and Administration
	<b>Funding</b>	CDBG: \$34,932 HOME: \$0 ESG: \$0
	<b>Description</b>	Affirmatively furthering fair housing in partnership with the Fair Housing Foundation
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	N/A
	<b>Location Description</b>	N/A
	<b>Planned Activities</b>	N/A
<b>6</b>	<b>Project Name</b>	Gang Suppression Services
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Community Services Improve Lower-Income Neighborhoods
	<b>Needs Addressed</b>	Preserve and Improve Existing Supportive Services
	<b>Funding</b>	CDBG: \$121,525 HOME: \$ ESG: \$
	<b>Description</b>	Gang suppression activities administered by the Garden Grove Police Department's Gang Suppression Unit
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	1502 individuals will benefit from gang suppression activities
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Gang suppression throughout the City
<b>7</b>	<b>Project Name</b>	Senior Center
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Preserve and Improve Existing Supportive Services

	<b>Funding</b>	CDBG: \$156,743 HOME: \$0 ESG: \$0
	<b>Description</b>	Senior services provided by the H. Louis Lake Senior Center
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	300 individuals will benefit from the services provided by the H. Louis Lake Senior Center
	<b>Location Description</b>	11300 Stanford Ave, Garden Grove, CA 92840
	<b>Planned Activities</b>	Food and programs designed to support Garden Grove senior citizens
<b>8</b>	<b>Project Name</b>	Community SeniorServ
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Community Services
	<b>Needs Addressed</b>	Preserve and Improve Existing Supportive Services
	<b>Funding</b>	CDBG: \$20,000 HOME: \$0 ESG: \$0
	<b>Description</b>	Home delivered and congregate meals provided to Garden Grove seniors
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	260 individuals will benefit from the services provided by Community SeniorServ
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Home delivered and congregate meals to Garden Grove senior citizens
<b>9</b>	<b>Project Name</b>	Senior Home Improvement Grant
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent and Affordable Housing
	<b>Needs Addressed</b>	Increase, Improve, and Preserve Affordable Housing

	<b>Funding</b>	CDBG: \$143,000 HOME: \$0 ESG: \$0
	<b>Description</b>	Grants to low-income Garden Grove seniors for home repair activities.
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	30 households will benefit from the Senior Home Improvement Grant Program
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Housing rehabilitation activities
<b>10</b>	<b>Project Name</b>	Small Business Assistance Program
	<b>Target Area</b>	
	<b>Goals Supported</b>	Promote Economic Development and Employment
	<b>Needs Addressed</b>	Promote Economic Development and Employment
	<b>Funding</b>	CDBG: \$100,000 HOME: \$0 ESG: \$0
	<b>Description</b>	Loans to Garden Grove businesses in exchange for hiring low-income Garden Grove residents
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	4 Garden Grove businesses and no less than 4 low-income Garden Grove residents will benefit from the program
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Business assistance and job creation activities
<b>11</b>	<b>Project Name</b>	New Construction of Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent and Affordable Housing
	<b>Needs Addressed</b>	Increase, Improve, and Preserve Affordable Housing
	<b>Funding</b>	HOME: \$341,597
	<b>Description</b>	New Construction of Affordable Housing
	<b>Target Date</b>	6/30/2020

	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	New Construction of Affordable Housing
<b>12</b>	<b>Project Name</b>	Acquisition/ Rehabilitation of Affordable Housing
	<b>Target Area</b>	
	<b>Goals Supported</b>	Provide Decent and Affordable Housing
	<b>Needs Addressed</b>	Increase, Improve, and Preserve Affordable Housing
	<b>Funding</b>	CDBG: \$0 HOME: \$341,590 ESG: \$0
	<b>Description</b>	Acquisition/ Rehabilitation of Affordable Housing
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Acquisition/ Rehabilitation of Affordable Housing
	<b>Project Name</b>	ESG19 Garden Grove
	<b>13</b>	<b>Target Area</b>
<b>Goals Supported</b>		Address the Needs of Homeless and Those At-Risk
<b>Needs Addressed</b>		Promote Programs to Meet Homeless Needs
<b>Funding</b>		CDBG: \$0 HOME: \$0 ESG: \$177,733
<b>Description</b>		Activities to combat homelessness
<b>Target Date</b>		6/30/2020
<b>Estimate the number and type of families that will benefit from the proposed activities</b>		
<b>Location Description</b>		City Wide



	<b>Planned Activities</b>	Activities to combat homelessness
<b>14</b>	<b>Project Name</b>	Tenant Based Rental Assistance
	<b>Target Area</b>	
	<b>Goals Supported</b>	Address the Needs of Homeless and Those At-Risk
	<b>Needs Addressed</b>	Promote Programs to Meet Homeless Needs
	<b>Funding</b>	CDBG: \$0 HOME: \$500,000 ESG: \$0
	<b>Description</b>	Activities to combat homelessness
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Activities to combat homelessness
<b>15</b>	<b>Project Name</b>	La Bonita Storm Drain Improvements
	<b>Target Area</b>	
	<b>Goals Supported</b>	Improve Lower-Income Neighborhoods
	<b>Needs Addressed</b>	Public Facilities/ Infrastructure
	<b>Funding</b>	CDBG: \$662,500 HOME: \$0 ESG: \$0
	<b>Description</b>	Prevent flooding in residential area by installing a storm drain under an existing roadway
	<b>Target Date</b>	6/30/2020
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	City Wide
	<b>Planned Activities</b>	Storm drain improvements

**AP-50 Geographic Distribution – 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

The City has not established specific target areas to focus the investment of CDBG funds. Appendix C contains a map of block groups illustrating the lower-income areas in the City (defined as a block group where at least 51 percent of the population have incomes not exceeding 80 percent of the Area Median Income). Investments in housing and community development services serving special needs populations and primarily lower-income persons will be made throughout the City. Housing assistance will be available to income-qualified households citywide.

**Geographic Distribution**

Target Area	Percentage of Funds

**Table 8 - Geographic Distribution**

**Rationale for the priorities for allocating investments geographically**

The majority of the City of Garden Grove qualifies as a low- and moderate-income area. Therefore, given the extensive needs in the community, the City has not targeted any specific neighborhood for investment of CDBG and HOME funds. Instead, projects are evaluated on a case-by-case basis, considering emergency needs, cost effectiveness, feasibility, and availability of other funding to address the needs or leverage federal funds.

**Discussion**

See responses above.

## Affordable Housing

### AP-55 Affordable Housing – 91.220(g)

#### Introduction

The City plans to utilize HOME and CDBG funds to support its authorized housing activities, including the Senior Home Improvement program, as well as the acquisition/ rehabilitation of affordable housing units.

<b>One Year Goals for the Number of Households to be Supported</b>	
Homeless	20
Non-Homeless	30
Special-Needs	0
<b>Total</b>	<b>50</b>

**Table 9 - One Year Goals for Affordable Housing by Support Requirement**

<b>One Year Goals for the Number of Households Supported Through</b>	
Rental Assistance	20
The Production of New Units	0
Rehab of Existing Units	30
Acquisition of Existing Units	7
<b>Total</b>	<b>57</b>

**Table 10 - One Year Goals for Affordable Housing by Support Type**

#### Discussion

See above

**AP-60 Public Housing – 91.220(h)**

**Introduction**

No public housing is located in Garden Grove.

**Actions planned during the next year to address the needs to public housing**

Not applicable as there is no public housing in Garden Grove.

**Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Not applicable.

**If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable.

**Discussion**

See responses above.

## **AP-65 Homeless and Other Special Needs Activities – 91.220(i)**

### **Introduction**

Homeless and homeless prevention services are identified as a high priority need in the 2015-2020 Consolidated Plan. The City plans to address the needs of homeless individuals and those at risk of homelessness through allocation of ESG funds to support local efforts to prevent and address homelessness. The City will also continue to participate in the Orange County Continuum of Care System for the Homeless. Lastly, the City will expend \$500,000 administering a Tenant Based Rental Assistance program to house literally homeless Garden Grove residents.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including**

#### **Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

Garden Grove participates in the Orange County Continuum of Care (CoC) system. For the past several years, leadership and coordination of Orange County's Continuum of Care planning process has been the shared responsibility of OC Partnership, 211 Orange County, and the OC Community Services. This public /nonprofit partnership helps ensure comprehensive, regional coordination of efforts and resources to reduce the number of homeless and persons at risk of homelessness throughout Orange County. This group serves as the regional convener of the year-round CoC planning process and as a catalyst for the involvement of the public and private agencies that make up the regional homeless system of care, of which Garden Grove is a part. The Orange County Continuum of Care system consists of six basic components:

1. Advocacy on behalf of those who are homeless or at-risk of becoming homeless
2. A system of outreach, assessment, and prevention for determining the needs and conditions of an individual or family who is homeless
3. Emergency shelters with appropriate supportive services to help ensure that homeless individuals and families receive adequate emergency shelter and referrals
4. Transitional housing to help homeless individuals and families who are not prepared to make the transition to permanent housing and independent living
5. Permanent housing or permanent supportive housing to help meet the long term needs of homeless individuals and families
6. Reducing chronic homelessness in Orange County and addressing the needs of homeless families and individuals using motels to meet their housing needs

In this program year, the City plans to fund street outreach services to reach out to unsheltered homeless people; connect them with emergency shelter, housing or critical services; and provide urgent non-facility-based care to unsheltered homeless people who are unwilling or unable to access emergency

shelter, housing or an appropriate health facility.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

The City actively participates in the Orange County CoC by attending meetings to discuss how to establish performance measures that benefit the broader goals of the region. Consistent with the objectives of the countywide CoC, the City's Neighborhood Improvement Committee has developed several strategies to address homelessness. Some of the tasks recently undertaken by the City include: 1) assisting with the Point in Time Survey conducted by the County of Orange and CityNet; 2) development of a brochure for homeless persons that includes an inventory of local community resources; and 3) collaborating with neighboring jurisdictions receiving ESG funds to discuss issues, concerns, and best practices for meeting the needs of the homeless population.

In addition, the City addresses the emergency and transitional housing needs of homeless persons through allocation of its ESG funds. Garden Grove supports several homeless services providers that provide emergency and transitional shelters. These include:

- Interval House (domestic violence shelter for support services to victims of domestic violence)
- Thomas House Temporary Shelter (food supply, shelter, and life skill resources to homeless families)
- Mercy House (seasonal homeless shelter and support services)

The City mobilizes its Section 8 Housing Choice Voucher program, to the extent possible, to address the needs of homeless individuals and families. The Housing Authority gives homeless families referred by social service and emergency/transitional shelter programs preference for Section 8 vouchers to assist in transitioning to stable and permanent housing.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

The City plans to fund Interval House to provide short to medium term rental assistance for up to 24 months, including up to six months of rental arrears, to homeless individuals and families. Housing assistance provided will be located in permanent housing. In addition, Interval House will provide housing relocation, stabilization, case management, legal services for housing needs, and credit repair assistance. All services are designed to seamlessly transition clients into suitable and stable permanent housing.

Interval House advocates are specialized in assisting clients with housing search and placement through

established operational agreements with over 40 landlords. It is the adopted charity for the Apartment Association. Clients may be immediately housed in local CoC shelters or access emergency homeless assistance through social services during housing search. All ineligible applicants are offered resources through 2-1-1 Orange County.

The City has created the Homeless Emergency Assistance Rental Transition (HEART) Program, which is a Tenant Based Rental Assistance Program for literally homeless individuals and households. The Program will utilize \$500,000 in HOME funds to assist homeless households with rental payments (including security and utility deposits) for a 12 month period. The goal is to assist 20 households during FY 19-20.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

One of the key strategies for homeless prevention is employment development. The goal is to enhance a person's ability to obtain and keep a job, and to make an adequate income to be self-sufficient. To that end, the Garden Grove Housing Authority operates a Family Self Sufficiency Program (FSS) within its jurisdiction. FSS is a HUD program that provides the following support services: educational and/or job assessment, enrollment in an educational or job training program, childcare provisions, transportation, case management, budget counseling, and First Time Home Buyer counseling. Additional resources for employment development are described in detail under workforce training initiatives in Section MA-45 Non-Housing Community Development Assets of this Consolidated Plan.

The City works diligently to expand and conserve the affordable housing inventory, especially affordable rental housing that benefits the extremely low- and very low-income households who are most at risk of becoming homeless. Lower-income households referred to the Housing Authority by local transitional housing and emergency shelters are given priority for the Section 8 program.

The City will allocate ESG funds to provide financial assistance such as short to medium term rental assistance for up to 24 months, including up to six months of arrears, to individuals and families at imminent risk of homelessness. The housing assistance provided will be located in permanent housing. In addition, funds for homeless prevention will also provide financial assistance such as rental application fees, security deposits and/or services such as case management, housing search and placement, and legal services.

The City will fund Mercy House to provide homeless prevention services. Mercy House will engage persons in need of homeless prevention through referrals from 2-1-1 Orange County and will participate in the Orange County Homeless Provider Forum. To ensure that the most vulnerable are served, eligible households will be those at imminent risk of homelessness, who fall at or below 30% AMI, and have been served a notice of eviction. Mercy House will work with households to increase income, find employment,

and set a household budget that will prepare them for long term stability and to prevent recidivism and homelessness. In addition, while receiving services, case managers from Mercy House will meet with the household receiving assistance regularly to encourage accomplishments of goals, money savings, and debt payoffs.

**Discussion**

See responses above.



## **AP-75 Barriers to affordable housing – 91.220(j)**

### **Introduction:**

**Lack of Affordable Housing Funds:** With the dissolution of redevelopment in California, the City of Garden Grove has lost its most powerful tool and funding mechanism to provide affordable housing in the community. Funding at the State and federal levels has also continued to experience significant cuts. With reduced funding and increased housing costs, the City faces significant challenges in providing affordable and decent housing opportunities for lower-income residents.

**Environmental Protection:** State law (California Environmental Quality Act, California Endangered Species Act) and federal law (National Environmental Protection Act, Federal Endangered Species Act) regulations require environmental review of proposed discretionary projects (e.g., subdivision maps, use permits, etc.). Costs resulting from the environmental review process add to the cost of housing.

**Planning and Development Fees:** Development fees and taxes charged by local governments contribute to the cost of housing. Building, zoning, and site improvement fees can significantly add to the cost of construction and sometimes have a negative effect on the production of affordable housing. A comparative analysis of building fees by the Building Industry Association of Orange County shows that Garden Grove has fees comparable to and in some cases lower than neighboring jurisdictions (Fountain Valley, Santa Ana, Stanton, and Westminster).

**Permit and Processing Procedures:** The processing time required to obtain approval of development permits is often cited as a contributing factor to the high cost of housing. For some proposed development projects, additional time is needed to complete the environmental review process before an approval can be granted. Unnecessary delays add to the cost of construction by increasing land holding costs and interest payments. In Garden Grove, the review process takes approximately two to four weeks for a typical single-family project, six to eight weeks for a typical multi-family project, approximately 10 to 12 weeks for a planned unit development, and 10 to 12 weeks for a state-licensed residential care facility serving seven or more persons. These timeframes are fairly consistent with surrounding jurisdictions. The City has worked to improve the permit process through its one-stop counter and streamlined processing. The reduction in processing time results in a shorter holding time for the developer, which translates to cost savings that should be reflected in the prices or rents for the end products.

**State Prevailing Wage Requirements:** The State Department of Industrial Relations expanded the kinds of projects that require the payment of prevailing wages. Prevailing wage adds to the overall cost of development.

**Davis-Bacon Prevailing Wages:** A prevailing wage must be paid to laborers when federal funds are used to pay labor costs for any project over \$2,000 or on any multi-family project over eight units. The prevailing wage is usually higher than competitive wages, raising the cost of housing production and rehabilitation activities. Davis-Bacon also adds to housing costs by requiring documentation of the prevailing wage

compliance.

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Market and governmental factors pose barriers to the provision of adequate and affordable housing. These factors tend to disproportionately impact lower- and moderate-income households due to their limited resources for absorbing the costs. Garden Grove works to remove barriers to affordable housing by implementing a Housing Element that is consistent with California law and taking actions to reduce costs or provide off-setting financial incentives to assist in the production of safe, high-quality, affordable housing. The City is committed to removing governmental constraints that hinder the production of housing, and offers a “one-stop” streamlined permitting process to facilitate efficient entitlement and building permit processing.

The City of Garden Grove has instituted additional actions aimed at reducing the impact of the public sector role in housing costs. City efforts to remove barriers to affordable housing include:

- Periodical analysis and revision of the zoning code aimed at developing flexible zoning provisions in support of providing an adequate supply of desirable housing, such as mixed use zoning standards and updates to the Housing Element
- Provision of affordable housing projects through acquisition and rehabilitation activities, and new construction of affordable housing units
- Establishing a streamlined service counter to reduce process time
- Density bonuses for affordable projects
- Continued assessment of existing policies, procedures, and fees to minimize unnecessary delays and expenses to housing projects

The City has updated its Analysis of Impediments to Fair Housing Choice (AI) report in coordination with other local jurisdictions. This report identifies any potential impediments to fair housing and establishes a Fair Housing Action Plan to outline steps to overcome any identified impediments.

**Discussion:**

See responses above.

## **AP-85 Other Actions – 91.220(k)**

### **Introduction:**

This section discusses the City's efforts in addressing underserved needs, expanding and preserving affordable housing, reducing lead-based paint hazards, and developing institutional structure for delivering housing and community development activities.

### **Actions planned to address obstacles to meeting underserved needs**

The major obstacle to addressing underserved needs is the lack of adequate funding, especially for affordable housing activities. With the dissolution of redevelopment in California and reduced State and federal funding levels, the City's ability to address the extensive needs in the community is seriously compromised. The City will strive to leverage available funds, to the greatest extent possible, to overcome obstacles in meeting underserved needs.

The City has adopted its 2014-2021 Housing Element, which includes a commitment to annually pursue State, federal, and other funding opportunities to increase the supply of safe, decent, affordable housing in Garden Grove for lower-income households (including extremely low-income households), such as seniors, disabled, the homeless, and those at risk of homelessness. In addition, the leveraging of available funds, to the greatest extent possible, will continue.

### **Actions planned to foster and maintain affordable housing**

Garden Grove has several programs in place to increase and preserve the supply of affordable housing for lower-income households. One of these programs produces affordable housing through the acquisition and rehabilitation of existing housing units, as well as the construction of new units. In the past, the City has partnered with nonprofit organizations and housing developers to accomplish this goal. Increased sustainability of existing single-family housing is accomplished through the provision of grants to low-income senior citizens to make necessary repairs to their homes.

### **Actions planned to reduce lead-based paint hazards**

The City has an aggressive policy to identify and address lead-based paint hazards in HUD-funded housing rehabilitation projects. All housing units rehabilitated with federal funds are first inspected by a licensed professional for the presence of lead-based paint. The City ensures lead-safe work practices are used to perform all rehabilitation where lead-based paint is identified. All homes identified as containing lead paint are tested post-rehabilitation to ensure the hazard has been mitigated.

### **Actions planned to reduce the number of poverty-level families**

Garden Grove continues to look for ways to expand economic activities to include all people, including those at or below the poverty line. In the past, the City has focused on the creation of jobs for low- and

moderate-income persons through economic development in the Harbor Boulevard area. In recent years, the Small Business Assistance Loan Program was introduced as a job creation activity that offers financial assistance to for-profit businesses in exchange for them to hire at least one new, low-income, full-time employee.

In addition, other essential elements of the City's anti-poverty strategy include:

- Section 8 Housing Choice Voucher Program
- Housing Choice Voucher Family Self Sufficiency Program
- Economic Development programs
- Workforce Investment Board outreach and training programs
- Anti-crime programs
- Housing Rehabilitation programs
- Creation of Affordable Housing
- Transitional housing and homeless service programs

Through these programs, the City is working to reduce the number of families living below the poverty line. The goals and strategies contained in this Consolidated Plan for funding housing, community development, and community services activities often directly address poverty issues through provision of funding or services, or indirectly through the creation of jobs.

In addition, the City will allocate up to 15% of its CDBG funds annually to public service agencies that offer supportive services in an effort to reduce poverty.

### **Actions planned to develop institutional structure**

Successful program implementation requires coordination, both internally and with outside agencies. The City makes changes, as needed, to its staff assignments to address the administrative, planning, and reporting needs of CDBG, HOME, and ESG funds. Project management improvements have included strengthened project eligibility review and staff training of regulatory compliance and procedures. The City of Garden Grove Neighborhood Improvement Division of the Community and Economic Development Department serves as the lead agency in the administration and compliance of CDBG, HOME, and ESG programs and grant management. The Neighborhood Improvement Division coordinates activities related to CDBG, HOME, and ESG funds, including coordination of internal departments, outside agencies, and grant recipients.

The City's ongoing efforts in its institutional structure include strengthening project designs through negotiating stronger and more specific performance goals for project contracts. This includes ongoing education and technical assistance for program stakeholders including fellow City Departments implementing HUD-funded programs, outside contractors, the Neighborhood Improvement and Conservation Commission, the City Council, and the public in general regarding

the overall objectives and eligible and ineligible uses of each of our HUD funds.

The City also amended the Citizen Participation Plan to make it more readable and to officially designate the City Council as the public hearing body. It worked closely with the Neighborhood Improvement and Conservation Commission to deepen their understanding of the CDBG, HOME, and ESG programs.

Capacity-building is another development component within the City's institutional structure. In addition to in-house training and development of improved management systems, the City will continue to participate in all HUD training offered locally. To gather more information, build staff knowledge, and seek regional solutions to regional problems, the City participates in regional efforts such as the Orange County Continuum of Care for the Homeless.

### **Actions planned to enhance coordination between public and private housing and social service agencies**

Housing, supportive services, and community development activities are delivered by a number of public agencies, nonprofit entities, and private organizations. The City of Garden Grove will continue to function in a coordinating role between local non-profit service providers and other county, State, and federal organizations, as well as regional agencies and plans such as the Orange County Continuum of Care (CoC).

To enhance coordination, the City participates in regional planning groups and forums to foster collaboration with other agencies and organizations. Through collaboration, the City identifies common goals and strategies to avoid overlaps in services and programs and identify potential for leveraging resources. The City also continues to work with a wide range of public and community social service agencies to meet and address the various needs of the community. The City also utilizes the services of 211 Orange County, whose mission is to help people in the community find the help they need by eliminating the barriers to finding and accessing social services.

### **Discussion:**

See responses above.

**Program Specific Requirements**

**AP-90 Program Specific Requirements – 91.220(I)(1,2,4)**

**Introduction:**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
- 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
- 3. The amount of surplus funds from urban renewal settlements 0
- 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
- 5. The amount of income from float-funded activities 0
- Total Program Income: 0**

**Other CDBG Requirements**

- 1. The amount of urgent need activities 0
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 100.00%

**HOME Investment Partnership Program (HOME)**

**Reference 24 CFR 91.220(I)(2)**

- 1. A description of other forms of investment being used beyond those identified in Section 92.205 is as

follows:

None

2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Not applicable as the City will not be using HOME funds to provide homebuyer assistance.

In 2019-20, the City will use HOME funds for acquisition with or without rehabilitation of existing multi-family rental housing. Guidelines for HOME-funded homebuyer assistance, single-family rehabilitation, housing reconstruction, manufactured housing, refinancing, and conversion of existing structures to or from housing are, therefore, not described here.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:

While the City does not anticipate providing federally-funded home buying assistance during this 2015-2020 Consolidated Plan period, we have partnered with a local bank to offer a first-time homebuyer program to purchase a home in Garden Grove. The First-Time Homebuyer program includes resale and recapture guidelines pursuant to 24 CFR 92.254.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

The City of Garden Grove does not intend to use HOME funds to refinance existing debt secured by multifamily housing that is being rehabilitated with HOME funds.

### **Emergency Solutions Grant (ESG)**

#### **Reference 91.220(l)(4)**

1. Include written standards for providing ESG assistance (may include as attachment)

Please see City of Garden Grove Protocols for Administering the Emergency Solutions Grant, included as Appendix B.

2. If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

The City of Garden Grove participates in the Orange County Continuum of Care system (CoC). The

Orange County CoC has established the Orange County Homeless Management Information System (HMIS), an online database used by homeless and at-risk service providers that records demographic and service usage data and produces an unduplicated count of the people using those services.

3. Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

The City, along with the cities of Anaheim, Santa Ana and the County of Orange, have developed the Orange County ESG collaborative. During the 5-year Consolidated Plan cycle, the collaborative conducts an open and competitive Request for Proposal process for making sub-awards.

4. If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

The City consults with the Continuum of Care, which has former homeless individuals as members. Subrecipients who run the shelters and the rapid re-housing programs in the community have former homeless individuals in their organizations who help shape policies and make decisions about services and programs that receive ESG funding.

5. Describe performance standards for evaluating ESG.

The performance standards for evaluating ESG are described in the Protocols for Administration of The Emergency Solutions Grant, included in Appendix B.

See responses above.