



**GARDEN GROVE**

**GARDEN GROVE  
HOUSING AUTHORITY**

**FY 2020-2024  
FIVE YEAR AND ANNUAL PLAN**

**Garden Grove, CA 92842**

**(714) 741-5150**

**[www.ggcity.org](http://www.ggcity.org)**

**5-Year PHA Plan  
(for All PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing

OMB No. 2577-0226  
Expires: 02/29/2016

**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>				
A.1	PHA Name: <u>Garden Grove Housing Authority</u>			PHA Code: <u>CA102</u>	
	PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission				
	<p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p>				
	<input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below)				
	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
					PH      HCV
	Lead PHA:				

<b>B.</b>	<b>5-Year Plan.</b> Required for all PHAs completing this form.
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p>The Garden Grove Housing Authority's mission is to promote adequate and affordable housing, economic opportunity and a suitable living environment free of discrimination.</p>
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low- income, and extremely low- income families for the next five years.</p> <p>The Housing Authority is constantly exploring ways to maximize assistance to qualified tenants, and improve customer satisfaction. We will continue to collaborate with other agencies in the area and perform outreach to provide better access to participants. At the direction of the Housing Authority Commission, we will continue to follow up with Congressional Representatives to advocate for additional program funding.</p>
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p>The Housing Authority managed to maintain a "High Performing" rating, as designated by HUD, over the past 5 years. In 2019, we achieved a lease-up rate of 95% with a 100% utilization rate and earned a SEMAP score of 100% for fiscal year 2018-2019.</p>
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p> <p>The Housing Authority supports the goals of VAWA and will comply with its requirements. The Authority will continue to administer its Section 8 Housing choice Voucher program in ways that support and protect residents who may be victims of domestic violence, dating violence, sexual assault or stalking.</p>
<b>B.5</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p>N/A</p>
<b>B.6</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the 5-Year PHA Plan?  Y N  <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
<b>B.7</b>	<p><b>Certification by State or Local Officials.</b>  Form HUD 50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

<b>Streamlined Annual PHA Plan (HCV Only PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 02/29/2016</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

**Applicability.** Form HUD-50075-HCV is to be completed annually by HCV-Only PHAs. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

**Definitions.**

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both of the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, or at risk of being designated as troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceeds 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment, and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceeds 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined, and is not PHAS or SEMAP troubled.

A.	PHA Information,																																			
A.1	<p>PHA Name: <u>Garden Grove Housing Authority</u> PHA Code: <u>CA102</u>            PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2020</u>            PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)            Number of Housing Choice Vouchers (HCVs) <u>2337</u>            PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;">Participating PHAs</th> <th style="width: 10%;">PHA Code</th> <th style="width: 25%;">Program(s) in the Consortia</th> <th style="width: 20%;">Program(s) not in the Consortia</th> <th style="width: 20%;">No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																													
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Lead HA:																																				

<b>B. Annual Plan.</b>	
<b>B.1</b>	<p><b>Revision of PHA Plan Elements.</b></p> <p>(a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Housing Needs and Strategy for Addressing Housing Needs.  <input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.  <input type="checkbox"/> <input type="checkbox"/> Financial Resources.  <input type="checkbox"/> <input type="checkbox"/> Rent Determination.  <input type="checkbox"/> <input type="checkbox"/> Operation and Management.  <input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.  <input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.  <input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.  <input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.  <input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p>
<b>B.2</b>	<p><b>New Activities</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year? Y N Project Based Vouchers.</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If this activity is planned for the current Fiscal Year, describe the activities. Provide the projected number of project-based units and general locations, and describe how project-basing would be consistent with the PHA Plan.</p>
<b>B.3</b>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit? Y N N/A</p> <p><input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>
<b>B.4</b>	<p><b>Civil Rights Certification</b></p> <p>Form HUD-50077 PHA Certifications of Compliance with the PHA Plans and Related Regulations, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.5</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD 50077-SL Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>B.6</b>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>The Garden Grove Housing Authority (GGHA) is constantly exploring ways to maximize assistance to qualified tenants, and improve customer satisfaction as stated in the 5 Year Plan. In 2019, we achieved a lease-up rate of 95% with a 100% utilization rate. We were able to maintain our "High Performing" rating, as designated by HUD, with a SEMAP score of 100% for fiscal year 2018-2019. We will continue to collaborate with other agencies in the area and perform outreach to provide better access to participants.</p>
<b>B.7</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) provide comments to the PHA Plan? Y N</p> <p><input type="checkbox"/> <input type="checkbox"/></p> <p>(a) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>

**Attachment A**

**Comments received from the Public and  
the Resident Advisory Board**

**Tenant Advisory Board**  
**2020-2024 Five Year and Annual Plan**

**Khanh Kim Thi Nguyen**

Garden Grove, CA 92841

**Tony Khac Nguyen**

Anaheim, CA 92801

**Steve Solorio**

Garden Grove, CA 92840

**Karen Hostetter**

Garden Grove, CA 92843

**Carol E Beckles**

Garden Grove, CA 92840

**Ruby Gaither**

Anaheim, CA 92805

**None of the advisory board members had any substantive changes to the plan.**

**Attachment B**

**Required Certifications**



**Certification by State or Local  
 Official of PHA Plans Consistency  
 with the Consolidated Plan or  
 State Consolidated Plan  
 (All PHAs)**

U. S Department of Housing and Urban Development  
 Office of Public and Indian Housing  
 OMB No. 2577-0226  
 Expires 2/29/2016

**Certification by State or Local Official of PHA Plans  
 Consistency with the Consolidated Plan or State Consolidated Plan**

I, Scott C. Stiles, the Executive Director  
*Official's Name* *Official's Title*

certify that the 5-Year PHA Plan and/or Annual PHA Plan of the  
Garden Grove Housing Authority  
*PHA Name*

is consistent with the Consolidated Plan or State Consolidated Plan and the Analysis of  
 Impediments (AI) to Fair Housing Choice of the  
The City of Garden Grove  
*Local Jurisdiction Name*

pursuant to 24 CFR Part 91.

Provide a description of how the PHA Plan is consistent with the Consolidated Plan or State  
 Consolidated Plan and the AI.

The City of Garden Grove uses various funding sources, including the Section 8 Housing Choice Voucher  
 Program, to preserve and increase the supply of affordable housing. The Housing Authority's mission is to  
 promote adequate and affordable housing, economic opportunity and a suitable living environment free of  
 discrimination.

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will  
 prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Scott C. Stiles	Executive Director
Signature	Date
	March 24, 2020

**Civil Rights Certification  
(Qualified PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB Approval No. 2577-0226  
Expires 02/29/2016

**Civil Rights Certification**

**Annual Certification and Board Resolution**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official, I approve the submission of the 5-Year PHA Plan for the PHA of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the public housing program of the agency and implementation thereof:*

The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990, and will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those program, addressing those impediments in a reasonable fashion in view of the resources available and working with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.

Garden Grove Housing Authority  
PHA Name

CA102  
PHA Number/HA Code

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official	Title
Scott C. Stiles	Executive Director
Signature	Date: March 24, 2020

**Certifications of Compliance with  
PHA Plans and Related Regulations  
(Standard, Troubled, HCV-Only, and  
High Performer PHAs)**

U.S. Department of Housing and Urban Development  
Office of Public and Indian Housing  
OMB No. 2577-0226  
Expires 02/29/2016

**PHA Certifications of Compliance with the PHA Plan and Related Regulations including  
Required Civil Rights Certifications**

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairman or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the    5-Year and/or    Annual PHA Plan for the PHA fiscal year beginning    7/1/20   , hereinafter referred to as "the Plan", of which this document is a part and make the following certifications and agreements with the Department of Housing and Urban Development (HUD) in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located.
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments to Fair Housing Choice, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan.
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
5. The PHA certifies that it will carry out the Plan in conformity with Title VI of the Civil Rights Act of 1964, the Fair Housing Act, section 504 of the Rehabilitation Act of 1973, and title II of the Americans with Disabilities Act of 1990.
6. The PHA will affirmatively further fair housing by examining their programs or proposed programs, identifying any impediments to fair housing choice within those programs, addressing those impediments in a reasonable fashion in view of the resources available and work with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement and by maintaining records reflecting these analyses and actions.
7. For PHA Plans that includes a policy for site based waiting lists:
  - The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2010-25);
  - The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
  - Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
  - The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing;
  - The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR part 903.7(c)(1).
8. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.
9. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.
10. The PHA will comply with the requirements of section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.
11. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

12. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
13. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
14. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
15. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
16. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
17. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
18. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
19. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

Garden Grove Housing Authority  
 PHA Name

CA102  
 PHA Number/HA Code

X Annual PHA Plan for Fiscal Year 2020

X 5-Year PHA Plan for Fiscal Years 2020 - 2024

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802).

Name of Authorized Official Scott C. Stiles	Title Executive Director
Signature	Date March 24, 2020

**Attachment C**

**Proof of Publication**

AFFP

91478 NTC OF HRG 03-24-20

# Affidavit of Publication

STATE OF CALIFORNIA )  
COUNTY OF ORANGE ) SS

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of ORANGE COUNTY NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of GARDEN GROVE, County of ORANGE, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of ORANGE, State of California under the date of March 20, 1964, Case Number A-31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 08, 2020, January 15, 2020

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
Orange County News

Subscribed to and sworn by me this 15th day of January 2020.

## PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE HOUSING AUTHORITY will hold a public hearing in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, on Tuesday, March 24, 2020, at 6:30 p.m.

The purpose of the public hearing is to provide citizens, public agencies and other interested parties an opportunity to provide input for the Garden Grove Housing Authority Five-Year/Annual Plan for Fiscal Year 2020-2024.

All interested parties are invited to attend said public hearing and express opinions related to the Five-Year/Annual Plan.

The Five-Year/Annual Plan for the Garden Grove Housing Authority will be available for public view by February 27, 2020 at:

Garden Grove Housing Authority  
12966 Euclid Street, Suite 150  
Garden Grove, CA 92840

The Garden Grove Housing Authority's business hours are Monday through Thursday 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 4:30 p.m. on the open Friday.

PUBLIC HEARING DATE: Tuesday, March 24, 2020 at 6:30 p.m.  
LOCATION: Community Meeting Center  
11300 Stanford Avenue  
Garden Grove, California 92840

All written testimony must be received no later than March 24, 2020, at 12:00 noon. Any person or organization may file written testimony on the Five-Year/Annual Plan with the City Clerk's Office, located at 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

/s/ TERESA POMEROY, CMC  
Secretary

DATE: December 19, 2019

PUBLISH: January 8, 2020 and January 15, 2020  
Orange County News  
01/08,15/2020 - 91478

00007270 00091478

75 LEGAL  
OCN-CITY OF GARDEN GROVE  
P.O. BOX 3070  
GARDEN GROVE, CA 92842

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING**

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE HOUSING AUTHORITY will hold a Public Hearing in the COUNCIL CHAMBER AT THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on Tuesday, March 24, 2020 at 6:30 p.m.

THE PURPOSE OF THE PUBLIC HEARING IS to provide citizens, public agencies and other interested parties an opportunity to provide input for the Garden Grove Housing Authority Five Year/Annual Plan for Fiscal Year 2020-2024.

ALL INTERESTED PARTIES are invited to attend said Public Hearing and express opinions related to the Annual Plan.

The Five Year/Annual Plan for the Garden Grove Housing Authority will be available for public view by February 28, 2020 at:

Garden Grove Housing Authority  
12966 Euclid Street, Ste 150  
Garden Grove, CA 92840

The Garden Grove Housing Authority's business hours are Monday through Thursday 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 4:30 p.m. on the open Friday.

PUBLIC HEARING DATE: Tuesday, March 24, 2020 at 6:30 p.m.  
LOCATION: Community Meeting Center  
Council Chambers  
11300 Stanford Avenue  
Garden Grove, California 92840

All written testimony must be received no later than March 24, 2020, at 12:00 noon. Any person or organization may file written testimony on the Annual Plan with the City Clerk's office, located at 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

/s/ TERESA POMEROY, CMC  
Secretary

DATE:

PUBLISH:

**Attachment D**

**Violence Against Women Act  
(VAWA) Policy**



## **ATTACHMENT A**

### **Garden Grove Housing Authority Violence Against Women Act (VAWA) Policy**

On March 7, 2013, President Obama signed the Violence Against Women Reauthorization Act of 2013 (VAWA 2013) into law. VAWA 2013 expands applicability of the VAWA protections to HUD programs beyond HUD's public housing program and HUD's tenant-based and project-based Section 8 programs, and provides additional protections. All PHA Plans submitted after January 5, 2006 must address VAWA. Provisions of VAWA are applicable to Section 8 programs and to owners renting to families under the Section 8 rental assistance programs.

#### **I. Purpose and Applicability**

The purpose of this Policy is to implement the applicable provisions of VAWA and set forth goals, policies and procedures intended to assist victims of domestic violence, dating violence, sexual assault, or stalking.

#### **II. Goals and Objectives**

This Policy has the following principal goals and objectives.

- A. The GGHA supports the goals of the VAWA Amendments and will comply with its requirements.
- B. The GGHA will continue to administer its Section 8 Housing choice Voucher program in ways that support and protect residents who may be victims of domestic violence, dating violence, sexual assault or stalking.
- C. The GGHA will not take any adverse action against a participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- D. The GGHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other tenants.

- E. The GGHA will continue to develop policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the GGHA's housing program.
- F. The GGHA will provide notices explaining the VAWA protections to applicants and participants for housing assistance and to property owners participating in the voucher program.

### III. Definitions As Used In VAWA

- A. The term **domestic violence** includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with who the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- B. The term **dating violence** means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
  - The length of the relationship
  - The type of relationship
  - The frequency of interaction between the persons involved in the relationship
- C. The term **stalking** means:
  - To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
  - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
  - In the course of, or as a result or, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious

bodily injury to, or to cause substantial emotional harm to (1) that person, ~~(2) a member of the immediate family or~~ that person, or (3) the spouse or intimate partner of that person.

D. The term ***immediate family member*** means, with respect to a person:

- A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
- Any other person living in the household of that person and related to that person by blood and marriage.

#### **IV. Victim Documentation**

- When the actions of a tenant, household member, guest or other person under the tenant's control call for the termination of tenancy or assistance, and a tenant or other household member claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the GGHA or owner/manager will ensure that the family is provided the protections afforded under VAWA.
- The GGHA or owner/manager may request that an individual certify that s/he is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse.
- The certification must include the name of the perpetrator and be provided within 14 business days after the individual receives a request from the GGHA, owner or manager.

The GGHA or owner/manager may extend the 14-day deadline, at their discretion.

If the individual does not submit the certification within the required time frame (including any approved extension), the GGHA or owner/manager may proceed with terminating the tenancy or assistance of the family.

- An individual may satisfy the certification requirement by providing documentation "signed by an employee, agent, or volunteer of a victim service provider, an attorney, judge, law enforcement agent or a medical professional, from whom the victim has sought assistance in addressing the actual or threatened abuse"

OR

- The GGHA or owner/manger may provide benefits to an individual based solely on the individual's statement or other corroborating evidence.

#### **V. Evicting Or Terminating Assistance Of A Perpetrator**

- Notwithstanding any Federal, State, or local law to the contrary, the GGHA may terminate assistance to, or an owner or manager may bifurcate a lease, or remove a household member from a leases, without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant. GGHA may require a restraining order, police report and/or other form of verification from the victim prior of termination of the assistance of a tenant who engages in criminal acts of physical violence against family members and others.

Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the relevant program of HUD-assisted housing.

#### **VI. Right To Terminate Tenancy**

- The GGHA and owner/manager retain the authority to terminate the tenancy, occupancy, or program assistance of a victim under either of the following conditions:
  - The termination is for a lease violation premised on something other than an act of domestic violence, dating violence, or stalking against the victim and the GGHA or owner is holding the victim to a standard no more "~~demanding~~" than the standard to which other tenants are held.
  - The GGHA or owner/manager can demonstrate an "actual and imminent threat to other tenants or those employed at or providing service to the property" if the tenancy of the victim is not terminated.

## **VII. Notice Requirements**

- The GGHA will provide notice to HCV participants of their rights under VAWA, and to HCV owners/managers of their rights and obligations under VAWA. A "Notice of Occupancy Rights under the Violence Against Women Act" will be provided at the time a person applies for housing, when an applicant is denied assistance or admission, when a person is admitted as a tenant of a housing unit, and when a tenant is threatened with eviction or termination of housing benefits.

## **VIII. Confidentiality Requirements**

- All information provided to the GGHA or owner/manager regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, will be retained in confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.
- HCV participants are notified of their confidentiality rights in the "Notice of Occupancy Rights under the Violence Against Women Act" form.

## **IX. Other Federal, State Or Local Laws**

- VAWA does not supersede any provision of federal, state, or local law that provides greater protection to victims of domestic violence, or stalking. The GGHA will comply with the HUD adopted model emergency transfer plan.

**Attachment E**

**Accomplishments**

**HUD Strategic Goal: Increase availability of decent, safe and affordable housing**

**1) PHA Goal: Expand the supply of assisted housing**

**Accomplishment #1:**

- In 2013, the Garden Grove Housing Authority (GGHA) experienced a shortfall in Housing Assistant Payment (HAP) funds due to the Federal Sequester. Because of the deep cut in funding, it was estimated that the Authority may have to terminate up to 250 families from the program. For several months, the Authority worked with the HUD shortfall team to discuss ways of cutting expenses, and was able to obtain an additional \$1,000,000 from the HUD shortfall set-aside funds to avoid terminating families from the program. Although the Housing Authority was able to avoid termination of assistance to tenants, the additional funds were not sufficient to assist new applicants from the waiting list.

In our quest to assist applicants on the waiting list, the Housing Authority collaborated with the City of Garden Grove Neighborhood Improvement division to provide Tenant Based Rental Assistance (TBRA) to qualified applicants on the Section 8 Housing Program waiting list. The City of Garden Grove receives annual entitlement grants and staff proposed to reallocate \$2,500,000 in HOME Investment Partnership (HOME) funds to provide TBRA vouchers to eligible low-income families on the Housing Authority waiting list. The City contracted with the Housing Authority as a sub-recipient to operate a TBRA Assistance Program for the City that is modeled after the Section 8 Housing Choice Voucher Program. The \$2,500,000 of HOME funds allocated was sufficient to assist over 60 families with the TBRA program for two years. In 2016 when Section 8 funds became available, and as names of TBRA voucher holders reached the top the waiting list, the Housing Authority was able to convert TBRA vouchers to regular Housing Choice Vouchers

**Accomplishment #2:**

- The Garden Grove Housing Authority utilized well over 99% of funds received to address the lengthy waiting list. Turnover is anticipated and new Vouchers are issued in anticipation of tenants dropping from program. Unfortunately, even with a 99% utilization rate, funding was only sufficient to support a 95% lease up.

### **Accomplishment #3:**

- In 2016, the Housing Authority and the City of Garden Grove approved the Amendment to the 2013 Sub-recipient Agreement between the Authority and the City for the administration of a TBRA. The Amendment allowed the City to continue to contract with the Authority as a sub-recipient to operate a TBRA Program for the next two years, allocate \$787,335 in HOME funds for the program and provide a tenant selection preference to Garden Grove households who may be displaced through an action of the City or the Authority. The TBRA program was modeled after the Section 8 Housing Choice Voucher Program.

### **Accomplishment #4:**

- The Housing Authority on two separate occasions applied for Mainstream Vouchers. Unfortunately, due to lack of resources, we were not awarded. The Housing Authority intends to respond to any appropriate Notice of Funding announcements, which come available in the future.

## **2) PHA Goal: Improve the quality of assisted housing**

### **Accomplishment #5:**

- Rental units do not receive funding from the program unless they meet Housing Quality Standards and local building codes. Inspection staff received training on negotiation, since they are required to have this skill set when approving rents.

The inspection staff has completed formal Housing Quality Standards training and received certifications after rigorous testing. Inspectors receive ongoing support and training in local codes from the City of Garden Grove Building Department. Inspectors also completed the Intergraded Pest Management in Multifamily Housing training and GIS map training.

In addition, the Inspection staff has assisted the Neighborhood Improvement Division with Housing Quality Standards inspections for its HOME-assisted projects and First-time Homebuyers Program.

### **Accomplishment #6:**

- Staff received training on customer service skills and courses on eligibility requirements, such as the Housing Choice Voucher (HCV) Rent Calculation and the Family Self-Sufficiency Program.



They also completed the City of Garden Grove Anti-harassment training, and went through the Police Department Criminal Justice Information System Security and Awareness training and testing.

The supervisory staff received training from Nan McKay and Associates on Supervision and Management, Quality Control, Fair Housing and Reasonable Accommodation, Section 8 Management Assessment Program (SEMAP) and HCV Financial Management.

Additionally, HUD-sponsored trainings were made available, with trainings such as: the Public and Indian Information Center (PIC) system, Voucher Management System (VMS), Enterprise Income Verification (EIV), fraud investigations and overall Financial Management.

**Accomplishment #7:**

- The Housing Authority offers Direct Deposit to its landlords, thereby improving the efficiency and cost of the program and responding to landlord requests. Over the last 5 years, the number of participating vendors on direct deposits increased from 30% to 90%. The Housing Authority will continue to improve the system in order to serve more vendors on the program.

**Accomplishment #8:**

- The Housing Authority is required to report electronically on all clients receiving subsidies on a continual basis throughout the year. Agencies must meet a 98% reporting threshold in order to receive funding for administrative costs. The Garden Grove Housing Authority exceeded this threshold.

**Accomplishment #9:**

- Housing agencies are assessed annually on 14 SEMAP indicators in order to determine performance. SEMAP is a combination of self-audit of a random sampling of files and monthly electronic reporting the Housing Authority is required to submit to HUD. The Housing Authority has consistently maintained a SEMAP score of a "High Performing Agency" from 2015-2019.

**Accomplishment #10:**

- The Housing Authority implemented the policy for biennial inspections to streamline administrative procedures, as suggested by HUD.

**Accomplishment #11:**

- The Housing Authority continued to provide better access of its agency's information and documents by improving its website. Documents commonly used by tenants and landlords are posted on the website in order to eliminate the need to come into the office or request that they be mailed. The website also provides a pull down menu of Frequently Asked Questions which provides answers to common inquiries. An e-mail portal is provided so that the public can communicate directly to supervisory staff to report fraud or have questions answered.

**3) PHA goal: Increase assisted housing choices**

**Accomplishment #12:**

- The GGHA in collaboration with Anaheim and Orange County Housing Authorities executed a Mobility Agreement as an alternative to Portability. Under Mobility, each PHA retained their tenants if they moved within the County and contracted the inspection duties to the appropriate jurisdiction. This process eliminated the complex billing for HAP and Administrative Fees usually associated with Portability. PHAs were billed for just out-of-jurisdiction inspections, which proved more cost effective. Since most tenants moved within the County boundaries, this process provided expanded housing choices for tenants without the cumbersome red tape associated with Portability. Tenants received information on both Portability and Mobility both in Initial Briefing sessions as well as moves with Voucher assistance.

The Santa Ana Housing Authority previously participated in the Mobility Agreement. However, in 2009 they chose to terminate their participation. Santa Ana's decision resulted in transitioning its out-of-jurisdiction clients to Portability. Under Portability our agency is required to fully service their clients i.e., determine ongoing income eligibility, conduct Housing Quality inspections, ensure compliance of tenant obligations and make rent payments to the landlords. Santa Ana then transfers 80% of their Administrative Fees and 100% of the Housing Assistance Payment to Garden Grove in order to reimburse our agency for services rendered to their clients. Currently under the Portability guidelines, the GGHA administers the Voucher Program for approximately 300 of Santa Ana's clients, who live

in Garden Grove. The GGHA is earning approximately \$20,000 per month in Administrative Fees from Santa Ana.

In 2017, participating housing authorities revised the Mobility Agreement. The revision reflected new procedures that included: Quality Control Inspections and Monitoring; Special Program Inspections; and Exchange of Records and Documents.

**Accomplishment #13:**

- Conducted outreach efforts to potential voucher landlords. Provided access to program information to landlords on the GGHA website and offered a listing service for vacant rental units. The GGHA is an ongoing member of the Apartment Association of Orange County, which provides opportunities to market the program to property owners.

**Accomplishment #14:**

- At every Briefing for new tenants to the program or when processing moves for existing tenants, staff made sure tenants are aware of the Portability and Mobility programs. The Portability and Mobility programs allow Garden Grove voucher holders to lease units outside of the Garden Grove Housing Authority jurisdiction.

**4) PHA Goal: Concentrate on efforts to improve specific management functions:**

**Accomplishment #15:**

- The GGHA updated and revised its Administrative Plan when necessary to include policies and procedures, which reflected changes in regulations. The Plan is also available online and in electronic form for easy access, and convenient for staff to research by using key words.

The latest revision was in 2017. The revised Administrative Plan updated the Authority's change of address and organizational chart. Revisions also included language responding to new HUD policies such as: calculations of earned income disallowance; independent students under the age of 24 years; incoming portability; and the Violence Against Women Act.

**Accomplishment #16:**

- The Housing Authority is using HAPPY Software to administer the Section 8 Housing Assistance Program. HAPPY Software

used by the Authority was running version 8.2 of Housing Pro, a version that was over 6 years old. The iPads used for inspections were also 6 years old and cannot be replaced because the new version of Apple IOS is not supported by Housing 8.2. Therefore, in fiscal year 2019 the Authority upgraded to version 9 which provides new features and allows the iPads to be replaced with current models. Maintenance is also less expensive so the upgrade should pay for itself in about 5 years. The latest version will also allow City to migrate to the cloud version when it becomes available in the future.

**Accomplishment #17:**

- The Housing Authority Collaborated with the City's Finance Department to create more effective monthly financial reports in order to more accurately report to HUD's VMS system.

**Accomplishment #18:**

- Updated the waiting list, which served to produce a more viable pool of applicants.

**HUD Strategic Goal: Improve community quality of life and economic vitality**

**Accomplishment #19:**

- The Housing Authority continued to work closely with the Building Division and included some building codes as part of the Housing Quality Standards and encouraged landlords to make unit improvements when negotiating rent increases.

**Accomplishment #20:**

- The GGHA executed a Memorandum of Understanding with local homeless shelters, Thomas House Temporary Shelter and Interval House, a domestic violence shelter. The Authority gives preference to homeless families referred by these shelters to assist in their transition from temporary, emergency shelter to permanent housing.

**Accomplishment #21**

- In 2008, a 104-unit property in the Buena Clinton neighborhood became available for sale (Grove Park Apartments). A non-profit developer (Jamboree Housing Corporation) expressed an interest in acquiring and rehabilitating the property in order to maintain its affordability for a term of 15 years. In 2009, with

the assistance of HOME funds provided by the City of Garden Grove, Federal tax credits, and Project-based Vouchers provided by the GGHA, Jamboree was successful in proceeding with the project. Rehabilitation of the units was completed in 2011 and the Housing Assistance Payment contract was signed.

The past 5 years, the Housing Authority continued to work with Jamboree Housing Corporation to assist 52 families at the Grove Park Apartments under the Project-based Program.

**HUD Strategic Goal: Promote self-sufficiency and assist development of families and individuals**

**Accomplishment #22:**

- The Housing Authority continued to administer the Family Self-Sufficiency Program and increased the number of families enrolled. During the last 5 years the GGHA increased the total of enrollees (for the life of the program) from 343 to 390. In the past five years, the GGHA received a HUD grant to assist in paying the salary of the Family Self-Sufficiency Coordinator.

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

**Accomplishment #23:**

- The GGHA continued promoting Equal Opportunity in Housing through landlord education and referrals to the Fair Housing Foundation. The Fair Housing Foundation conducted staff training sessions on laws governing lease terminations specific to the Section 8 Program. The Fair Housing Foundation also provided legal services to Section 8 participants who were referred to them.

**Accomplishment #24:**

- The GGHA participated in outreach activities involving the Vietnamese and Hispanic population. Bi-lingual staff went out to community groups to explain and promote the Housing Voucher Program. Hiring practices reflect sensitivity to the ethnicity of the population, to provide adequate bi-lingual capacity. Eligibility interviews, briefing sessions and inspections are conducted in English, Vietnamese or Spanish (the two major non-English languages spoken in the agency's client base) whenever possible so that tenants are able to access the program fully. The Housing Authority also provides sign language services on a contract basis for those clients who are hearing-impaired.

**Attachment F**  
**Garden Grove Housing Authority**  
**Organizational Chart**

# Garden Grove Housing Authority Organizational Chart



