AGENDA

Garden Grove Housing Authority

Tuesday,
March 28, 2017

6:30 PM

Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA 92840

Stephanie Klopfenstein
Chair
Thu-Ha Nguyen
Vice Chair
Kris Beard
Commissioner
Carol Beckles
Commissioner
Phat Bui
Commissioner
Steven R. Jones
Commissioner
Kim B. Nguyen
Commissioner
John R. O'Neill
Commissioner

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the Housing Authority, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: 714) 741-5040.

Agenda Item Descriptions: Are intended to give a brief, general description of the item. The Housing Authority may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

Documents/Writings: Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Commissioners within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the Housing Authority meeting agenda; and (3) at the Council Chamber at the time of the meeting.

Public Comments: Members of the public desiring to address the Housing Authority are requested to complete a **pink speaker card** indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the City Clerk prior to the start of the meeting. General comments are made during "Oral Communications," and should be limited to matters under consideration and/or what the Housing Authority has jurisdiction over. Persons wishing to address the Housing Authority regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

Manner of Addressing the Housing Authority: After being called by the Chair, you may approach the podium, it is requested that you state your name for the record, and

proceed to address the Housing Authority. All remarks and questions should be addressed to the Housing Authority as a whole and not to individual Commissioners or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Housing Authority shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Housing Authority any further during that meeting.

Time Limitation: Speakers must limit remarks for a total of (5) five minutes. When any group of persons wishes to address the Housing Authority on the same subject matter, the Chair may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the Housing Authority's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.

AGENDA

Open Session

6:30 PM

ROLL CALL: COMMISSIONER BEARD, COMMISSIONER BECKLES, COMMISSIONER BUI, COMMISSIONER JONES, COMMISSIONER K. NGUYEN, COMMISSIONER O'NEILL, VICE CHAIR T. NGUYEN, CHAIR KLOPFENSTEIN

1. ORAL COMMUNICATIONS

2. CONSENT ITEMS

(Consent Items will be acted on simultaneously with one motion unless separate discussion and/or action is requested by a Housing Authority Commissioner.)

2.a. Receive and file the Housing Authority Status Report - February 2017. (*Action Item*)

2.b. Receive and file minutes from the meeting held on February 28, 2017. (*Action Item*)

3. PUBLIC HEARINGS

(Motion to approve will include adoption of each Resolution unless otherwise stated.)

3.a. Adoption of the Annual Plan for Fiscal Year 2017 for the Garden Grove Housing Authority. (*Action Item*)

4. ITEMS FOR CONSIDERATION

5. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

6. ADJOURNMENT

The next Regular Housing Authority Meeting will be held on Tuesday, April 25, 2017, at 5:30 p.m. at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Maria Stipe
Dept.:	Director	Dept.:	City Manager
Subject:	Receive and file the Housing Authority Status Report - February 2017. (*Action Item*)	Date:	3/28/2017

OBJECTIVE

To provide Housing Authority Commissioners the February 2017 Housing Authority Status Report.

BACKGROUND

The Housing Choice Voucher Program assists low-income families, senior citizens, and handicapped persons in the payment of their monthly rent. Under this program, a qualified participant pays a portion of his/her adjusted household income for rent. The remainder of the rent is paid by the City's Housing Authority utilizing funds received from the Department of Housing and Urban Development (HUD). The units rented under the program are inspected on a biennial basis to ensure that they are decent, safe, sanitary, and have no code violations. Approximately 2,337 senior citizens, disabled persons, and families are funded by the Section 8 Rental Assistance Program.

DISCUSSION

The following is a status report for the month of February 2017:

Program Eligibility: All participants of the Housing Choice Voucher Program must be income eligible. Applicants are ranked on the Waiting List by local preferences. When an applicant is next on the Waiting List, they have an Initial Qualifying (IQ) interview where their eligibility is verified. If they are eligible, they receive a program briefing and their voucher. The Authority replaces those families who terminate from the program as a part of normal turnover. Once on the program, they are re-certified for eligibility at least annually and their portion of the rent adjusted according to their income.

INITIAL QUALIFICATION (IQ) INTERVIEWS: Staff conducted 31 Initial Qualification interviews (IQ) from the Waiting List and the following:

(a) Emergency Situations - 0
(b) Referred by a Garden Grove Homeless Shelter - 0
(c) Incoming Portability – 5

Briefings: No briefings were conducted this month, and no vouchers were issued.

Re-certifications: Staff conducted 208 re-examination interviews with participants to determine continued eligibility. Eighty-eight were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 15 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were eleven families who terminated from the program during the month.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS): Assists families to become employed and no longer dependent on public assistance. The Family Self-Sufficiency Program enters into contracts with Voucher participants to provide support services such as education, training, and career development.

Status of FSS participants this month: There were two prospective FSS participants interviewed for the month of February. There was one new contract signed and one contract was terminated. There are a total of 368 families who have signed contracts for the FSS program. Forty-four contracts are active. Five update meetings were held with FSS participants.

One hundred and twenty-seven families have completed their FSS goals and 57 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 28 escrow accounts. Twenty-three escrow accounts are active with monthly deposits.

The Authority has paid out a total of $1,042,336 in escrow funds to tenants who have completed their contract obligations. Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998, reduces the minimum program size. The original program size of 140 is now reduced to 18.

UNIT INSPECTIONS: All units that are leased under the Housing Choice Voucher program must pass an initial Housing Quality Standards (HQS) inspection before the Housing Assistance Payments contract is signed, and must pass a biennial HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed City building codes.

New Leases: There were 17 requests for new lease approvals with five units passing and 12 units failing.

Annuals: There were 109 annual inspections conducted this month. Forty units passed and 69 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 112 re-inspections conducted on units that failed their first inspection.

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

Specials: There were no special inspections conducted.

Quality Control: There were five quality control inspections conducted this month. These inspections are required by HUD to ensure that field staff is in compliance with inspection requirements and are conducted by supervisory staff.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the 2017 February Housing Authority Status Report.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
February Statistical Report	3/6/2017	Cover Memo	Statistical_Report-_Februrary.pdf

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"
February 2017

I. LEASED FAMILIES	NUMBER	FAMILIES
Total Participating Families:	2510	100%
Elderly:	1436	57%
Disabled:	794	32%
Female Head of Household:	1324	53%
Employed:	1092	44%

II. UNITS UNDER LEASE	UNITS LEASED	TOTAL UNITS ALLOCATED	% LEASED	PORT IN ADMINISTERED
	2193	2337	94%	317

III. CURRENT PAYMENT STANDARD	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME
	$1335	$1686	$2354	$2567	$987

IV. RENTS AND INCOME	VOUCHERS
Average HAP Payment:	$936
Average Tenant Rent:	$401
Average Contract Rent:	$1331
Average Annual Income:	$17393
Hard to House:	2

V. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
	1490	752	218	29	21	2510

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GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"
February 2017

VI. MONTHLY ACTIVITY BY UNIT SIZE

	1-BEDRM	2-BEDRM	3-BEDRM	4+BEDRM	MOBILE HOME	TOTAL
New Admission	2	3	1			6
Annual Reexamination	99	50	16	1		166
Interim Reexamination	43	39	14	1	1	98
Portability Move-in (S8 only)	3	1				4
Portability Move-out (S8 only)	1					1
End Participation	7	3	1			11
Other Change of Unit	11	5				16
FSS/WtW Addendum Only			1			1
Annual Reexamination Searching (S8	1					1
Accounting Adjustment	10	4	2			16

Form Completed by:

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City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Teresa Pomeroy
Dept.:	Director	Dept.:	City Clerk
Subject:	Receive and file minutes from the meeting held on February 28, 2017. (*Action Item*)	Date:	3/28/2017

Attached are the minutes from the meeting held on February 28, 2017, to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	3/23/2017	Backup Material	cc-min_02_28_2017.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, February 28, 2017

Community Meeting Center
11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:45 p.m., Chair Klopfenstein convened the meeting in the Council Chamber.

ROLL CALL	PRESENT:	(8)	Chair Klopfenstein, Commissioners Beard, Beckles, Bui, Jones, K. Nguyen, T. Nguyen, O'Neill
	ABSENT:	(0)	None

ORAL COMMUNICATIONS

Speakers: None.

HOUSING AUTHORITY STATUS REPORT FOR JANUARY 2017 (F: H-117.2)

It was moved by Commissioner Jones, seconded by Commissioner Beard that:

The Housing Authority Status Report for January 2017, be received and filed.

The motion carried by an 8-0 vote as follows:

Ayes:	(8)	Beard, Beckles, Bui, Jones, Klopfenstein, K. Nguyen, T. Nguyen, O'Neill
Noes:	(0)	None

RECEIVE AND FILE MINUTES FROM THE JANUARY 24, 2017, MEETING (F: Vault)

It was moved by Commissioner Jones, seconded by Commissioner Beard that:

The minutes from the meeting held on January 24, 2017, be received and filed.

The motion carried by an 8-0 vote as follows:

Ayes:	(8)	Beard, Beckles, Bui, Jones, Klopfenstein, K. Nguyen, T. Nguyen, O'Neill
Noes:	(0)	None

ADJOURNMENT

At 6:50 p.m., Chair Klopfenstein adjourned the meeting. The next Regular Meeting will be held Tuesday, March 28, 2017, at 6:30 p.m., at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC
Secretary

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Maria Stipe
Dept.:	Director	Dept.:	City Manager
Subject:	Adoption of the Annual Plan for Fiscal Year 2017 for the Garden Grove Housing Authority. (*Action Item*)	Date:	3/28/2017

OBJECTIVE

To conduct a Public Hearing in order to provide citizens, public agencies and other interested parties an opportunity to provide input for the 2017 Annual Plan for the Garden Grove Housing Authority.

BACKGROUND

The Department of Housing & Urban Development (HUD) requires housing authorities to complete an Annual Plan that outlines the authority's goals for the upcoming year. The Plan must also include comments from the public obtained through a Resident Advisory Committee and a Public Hearing.

DISCUSSION

In 2016, the Garden Grove Housing Authority received a SEMAP score of 100%, which qualifies the Authority as a high performing agency. SEMAP is a combination of self-audit and monthly data submission that measures the performance of the Housing Authority. As a high performing agency, the Authority is only required to submit a streamlined Annual Plan. The Resident Advisory Committee is made up of six interested participants of the Housing Voucher Program. The Committee was asked to review the Plan and submit written comments by February 25, 2017. The Committee reviewed the Plan and had no substantive changes, and a summary of their comments are included in Attachment A of the Plan. The Public Hearing was properly noticed on January 6 and 13, 2017. The deadline date for submission to HUD is April 17, 2017.

FINANCIAL IMPACT

None.

RECOMMENDATION

It is recommended that the Housing Authority:

- Conduct the Public Hearing on the 2017 Annual Plan;
- Adopt the 2017 Annual Plan for the Garden Grove Housing Authority; and

- Authorize the Director to certify the Annual PHA Plan of the Garden Grove Housing Authority.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Housing Authority Annual Plan 2017	3/16/2017	Backup Material	Housing_Annual_Plan_FY_2017.pdf

GARDEN GROVE

GARDEN GROVE HOUSING AUTHORITY

FY 2017 ANNUAL PLAN

Garden Grove, CA 92842
(714) 741-5150
www.ci.garden-grove.ca.us

Streamlined Annual PHA Plan *(HCV Only 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-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

PHA Name: Garden Grove Housing Authority **PHA Code:** CA102

PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/01/2017

PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)

Number of Housing Choice Vouchers (HCVs) 2337

PHA Plan Submission Type: ☑ Annual Submission ☐ Revised Annual Submission

Availability of Information. 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.

☐ **PHA Consortia**: (Check box if submitting a joint 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
Lead HA:				

B.	Annual Plan.
B.1	**Revision of PHA Plan Elements.** (a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission? Y N ☐ ☐ Housing Needs and Strategy for Addressing Housing Needs. ☐ ☐ Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. ☐ ☐ Financial Resources. ☐ ☐ Rent Determination. ☐ ☐ Operation and Management. ☐ ☐ Informal Review and Hearing Procedures. ☐ ☐ Homeownership Programs. ☐ ☐ Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. ☐ ☑ Substantial Deviation. ☐ ☐ Significant Amendment/Modification. (b) If the PHA answered yes for any element, describe the revisions for each element(s):
B.2	**New Activities** (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. ☐ ☐ (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.
B.3	**Most Recent Fiscal Year Audit.** (a) Were there any findings in the most recent FY Audit? Y N N/A ☐ ☐ ☐ (b) If yes, please describe:
B.4	**Civil Rights Certification** 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.
B.5	**Certification by State or Local Officials.** 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.
B.6	**Progress Report.** Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan. The Garden Grove Housing Authority is constantly exploring ways to maximize assistance to qualified tenants, and improve customer satisfaction as stated in the 5 Year Plan. With a utilization rate of 100%, we achieved a 96% lease-up and maintained our "High Performing" rating, as designated by HUD, with a SEMAP score of 100% for fiscal year 2015-2016. We will continue to collaborate with other agencies in the area and perform outreach to property owners to provide better access to participants.
B.7	**Resident Advisory Board (RAB) Comments.** (a) Did the RAB(s) provide comments to the PHA Plan? Y N ☐ ☐ (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.

Attachment A

Comments received from the Public and the Resident Advisory Board

Tenant Advisory Board
2017 Annual Plan

Khanh Kim Thi Nguyen
12833 Brookhurst Way #4
Garden Grove, CA 92841
714-530-0909

Charles Ta
8286 Larson Ave
Garden Grove, CA 92844
714-537-1897

James O'Connor
10928 Lampson
Garden Grove, CA 92840
657-667-0703

Karen Hostetter
12811 Garden Grove Blvd #411
Garden Grove, CA 92843
714-539-4467

Carol E Beckles
9765 Bixby Ave #F
Garden Grove, CA 92840
714-636-5244

Ruby Gaither
200 S. Citron St. #226
Anaheim, CA 92805
714-955-8303

None of the advisory board members had any substantive changes to the plan. Some comments are summarized below:

"Thanks for explaining the meaning of all used in VAWA"

"Goals and policies, etc 'Very Good'"

"I have only appreciation to your taskforce and your accurate organization"

"I always happy living in Garden Grove City more 30 years under the Housing Authority program"

Attachment B

Required Certifications

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 X Annual PHA Plan for the PHA fiscal year beginning 7/1/17, 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 2017

____ 5-Year PHA Plan for Fiscal Years 20____ - 20____

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 28, 2017

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 28, 2017

Attachment C

Proof of Publication

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 28, 2017 at 6:30 p.m.

THE PURPOSE OF THE PUBLICH HEARING IS to provide citizens, public agencies and other interested parties an opportunity to provide input for the Garden Grove Housing Authority Annual Plan for Fiscal Year 2017-2018.

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

The Annual Plan for the Garden Grove Housing Authority will be available for public view by February 28, 2017 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 5:00 p.m. on the open Friday.

PUBLIC HEARING DATE: Tuesday, March 28, 2017 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 28, 2017, 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:

DECLARATION OF PUBLICATION
(2015.5 C.C.P.)

THIS SPACE IS FOR THE COUNTY CLERK'S STAMP

STATE OF CALIFORNIA,)
COUNTY OF ORANGE)

I AM A CITIZEN OF THE UNITED STATES AND A RESIDENT OF THE AFORESAID COUNTY; 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 **ORANGE COUNTY NEWS**, A NEWSPAPER OF GENERAL CIRCULATION PRINTED AND PUBLISHED **TWICE WEEKLY** IN THE CITY OF **GARDEN GROVE**, COUNTY OF ORANGE, WEST JUDICIAL DISTRICT, AND 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 **3/20/64** CASE **#A31502** THAT THE NOTICE, OF WHICH THE ANNEXED IS A PRINTED COPY, HAS BEEN PUBLISHED BY DISTRIBUTION IN EACH REGULAR AND ENTIRE ISSUE OF SAID NEWSPAPER AND NOT IN ANY SUPPLEMENT THEREOF ON THE FOLLOWING DATES, TO WIT:

January 6, 13,

all in the year
2017

I certify (or declare) under the penalty of perjury that the foregoing is true and correct.

signature

Date: January 13, 2017, executed at GARDEN GROVE, California

PUBLIC NOTICE
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE HOUSING AUTHORITY will hold a Public Hearing on Tuesday, March 28, 2017, at 6:30 p.m. or as soon thereafter as the matter may be heard at the Garden Grove Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California 92840.

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 Annual Plan for Fiscal Year 2017-2018.

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

The Annual Plan for the Garden Grove Housing Authority will be available for public view by February 28, 2017 at:

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

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PUBLIC HEARING DATE: Tuesday, March 28, 2017 at 6:30 p.m.

LOCATION: Community Meeting Center 11300 Stanford Avenue Garden Grove, California 92840

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: January 3, 2017

PUBLISH: January 6, 2017, and January 13, 2017
Orange County News
17-60014
Publish Jan. 6, 13, 2017

Attachment D

Violence Against Women Act (VAWA) Policy

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

On January 5, 2006, President Bush signed VAWA into law as Public Law 109-162. Section 603 of the law amends Section 5A of the U.S. Housing Act (42 U.S.C. 1437C-1) to require PHAs' Five-Year Plan and Annual Plan to contain information regarding any goals, activities, objectives, policies, or programs of the PHA that are intended to support or assist victims of domestic violence, dating violence, sexual assault, or stalking. 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 Garden Grove Housing Authority (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 whom 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 lease 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 will 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. Applicants will receive the "Notification of Rights and Obligations Violence Against Women Act" statement in their briefing packet. All HCV participants will receive the "Notification of Rights and Obligations Violence Against Women Act" statement at their annual re-examinations.

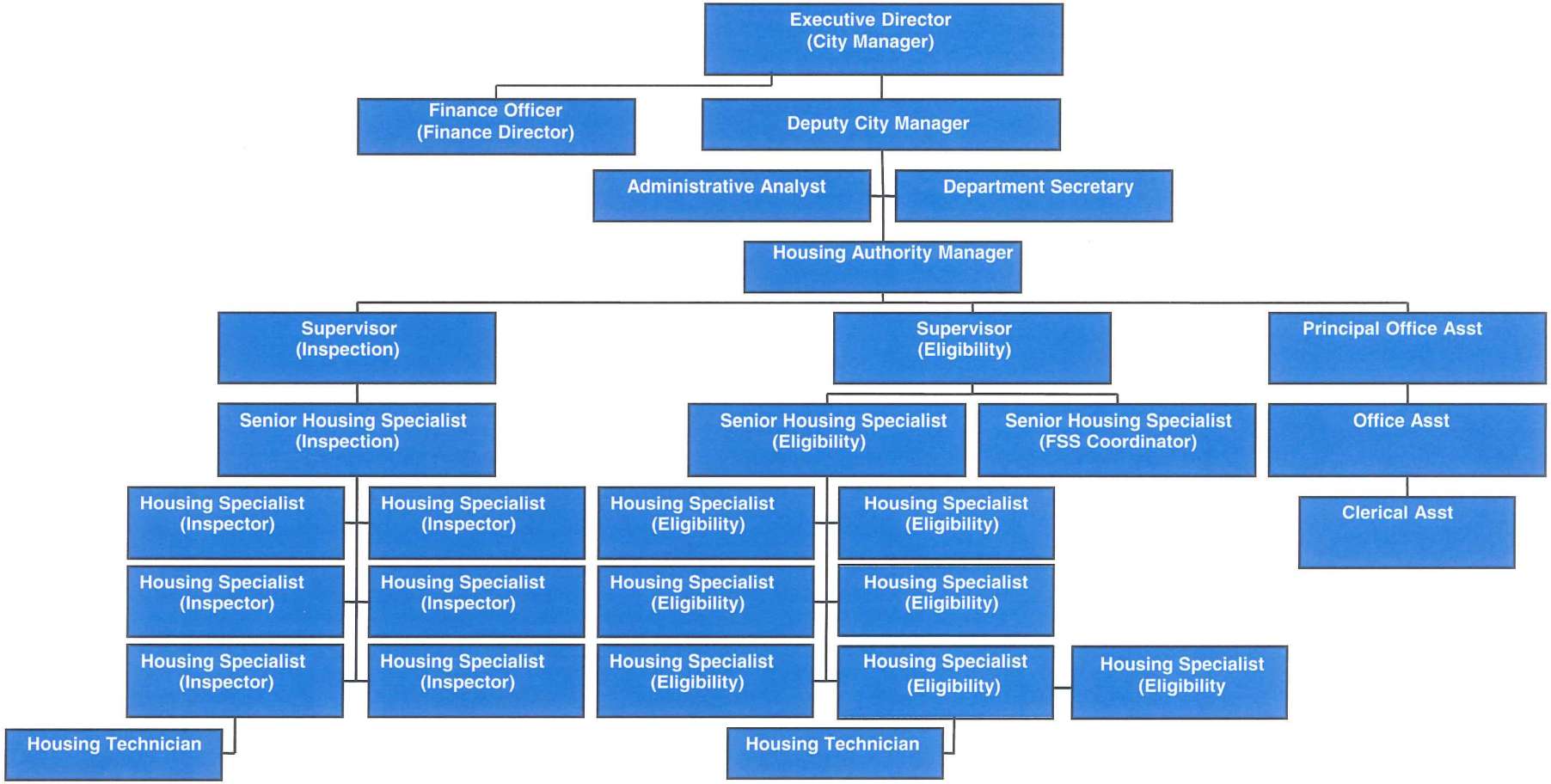
VIII. Confidentiality Requirements

- 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 "Notification of Rights and Obligations Violence Against Women Act" form that is given to them at the annual re-examinations. Applicants receive this notice at the briefings.

XI. 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.

Attachment E
Garden Grove Housing Authority Organizational Chart

Garden Grove Housing Authority
Organizational Chart