



AGENDA

Garden Grove Housing Authority

Tuesday,
May 28, 2019

6:30 PM

Community Meeting Center 11300
Stanford Avenue Garden Grove
California 92840

Patrick Phat Bui
Chair

Kim B. Nguyen
Vice Chair

Carol Beckles
Commissioner

George S. Brietigam
Commissioner

Steven R. Jones
Commissioner

**Stephanie
Klopfenstein**

Commissioner

Thu-Ha Nguyen
Commissioner

John R. O'Neill
Commissioner

Stephen Solorio
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 BECKLES, COMMISSIONER BRIETIGAM,
COMMISSIONER JONES, COMMISSIONER KLOPFENSTEIN,
COMMISSIONER T. NGUYEN, COMMISSIONER O'NEILL, COMMISSIONER
SOLORIO, VICE CHAIR K. NGUYEN, CHAIR BUI

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 for April 2019.
(Action Item)

2.b. Receive and file minutes from the meeting held on April 23, 2019. *(Action Item)*

3. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

3.a. Report regarding rental assistance and other support available to veterans through the Section 8 Rental Assistance Program as requested by the Housing Authority.

4. ADJOURNMENT

The next Regular Housing Authority Meeting will be on Tuesday, June 25, 2019, at 5:30 p.m., in 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 for April 2019. (<i>Action Item</i>)		
		Date:	5/28/2019

OBJECTIVE

To provide Housing Authority Commissioners the April 2019 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 April 2019:

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 37 Initial Qualification interview (IQ) from the Waiting List and the following:

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

Briefings: Four briefings were conducted this month, and 20 vouchers were issued.

Re-certifications: Staff conducted 223 re-examination interviews with participants to determine continued eligibility. One hundred and one were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with ten (10) tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were ten (10) 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 no prospective FSS participants interviewed for the month of April. There were two contracts signed and two contracts were terminated. There are a total of 385 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 thirty-two families have completed their FSS goals and 64 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 33 escrow accounts. Twenty-five escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,081,506 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 13.

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 seven units passing and 10 units failing.

Annuals: There were 100 annual inspections conducted this month. Forty units

passed and 60 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 106 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 four 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 2019 April Housing Authority Status Report.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Statistical report	5/3/2019	Cover Memo	Statistical_report_-_April.pdf

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

April 2019

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2528</u>	<u>100%</u>
Elderly:	<u>1529</u>	<u>61%</u>
Disabled:	<u>772</u>	<u>31%</u>
Female Head of Household:	<u>1349</u>	<u>53%</u>
Employed:	<u>1062</u>	<u>42%</u>

<u>II. UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>
	<u>2217</u>	<u>2337</u>	<u>95%</u>	<u>311</u>

<u>III. CURRENT PAYMENT STANDARD</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>
	<u>\$1518</u>	<u>\$1894</u>	<u>\$2662</u>	<u>\$3040</u>	<u></u>

<u>IV. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$1061</u>
Average Tenant Rent:	<u>\$428</u>
Average Contract Rent:	<u>\$1486</u>
Average Annual Income:	<u>\$18796</u>
Hard to House:	<u>10</u>

<u>V. TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u>	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	<u>1542</u>	<u>737</u>	<u>203</u>	<u>27</u>	<u>19</u>	<u>2528</u>

GARDEN GROVE HOUSING AUTHORITY

"STATISTICAL REPORT"

April 2019

VI. MONTHLY ACTIVITY BY UNIT SIZE

	<u>1-BEDRM</u>	<u>2-BEDRM</u>	<u>3-BEDRM</u>	<u>4+BEDRM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
New Admission	<u>6</u>	<u>6</u>	<u>2</u>	<u></u>	<u></u>	<u>14</u>
Annual Reexamination	<u>149</u>	<u>65</u>	<u>19</u>	<u></u>	<u>1</u>	<u>234</u>
Interim Reexamination	<u>74</u>	<u>53</u>	<u>11</u>	<u>1</u>	<u>1</u>	<u>140</u>
Portability Move-out (S8 only)	<u>2</u>	<u></u>	<u></u>	<u></u>	<u></u>	<u>2</u>
End Participation	<u>6</u>	<u>5</u>	<u></u>	<u></u>	<u></u>	<u>11</u>
Other Change of Unit	<u>10</u>	<u>6</u>	<u>1</u>	<u>6</u>	<u></u>	<u>23</u>
Annual Reexamination Searching (S8	<u>1</u>	<u>1</u>	<u>1</u>	<u></u>	<u>1</u>	<u>4</u>
Accounting Adjustment	<u>7</u>	<u>4</u>	<u>1</u>	<u></u>	<u></u>	<u>12</u>
Own Business	<u></u>	<u>2</u>	<u></u>	<u>1</u>	<u></u>	<u>3</u>

Form Completed by:

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: Director Dept.: City Clerk
Subject: Receive and file minutes Date: 5/28/2019
 from the meeting held on
 April 23, 2019. (*Action*
 Item)

Attached are the minutes from the meeting held on April 23, 2019, recommended to be received and filed.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	5/20/2019	Minutes	ha-min_04_23_2019.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, April 23, 2019

Community Meeting Center

11300 Stanford Avenue, Garden Grove, California 92840

CONVENE MEETING

At 6:35 p.m., Chair Bui convened the meeting in the Council Chamber.

ROLL CALL PRESENT: (9) Commissioners Beckles, Brietigam, Jones,
Klopfenstein, T. Nguyen, O'Neill, Solorio, Vice
Chair K. Nguyen, Chair Bui

ABSENT: (0) None

ORAL COMMUNICATIONS

Speakers: None.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR MARCH 2019
(F: H-117.2)

It was moved by Commissioner Jones, seconded by Commissioner O'Neill that:

The Housing Authority Status Report for March 2019, be received and filed.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, Brietigam, Jones, Klopfenstein, K.
Nguyen, T. Nguyen, O'Neill, Solorio, Bui
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MARCH 26, 2019, MEETING (F: Vault)

It was moved by Commissioner Jones, seconded by Commissioner O'Neill that:

Minutes from the meeting held on March 26, 2019, be received and filed.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, Brietigam, Jones, Klopfenstein, K.
Nguyen, T. Nguyen, O'Neill, Solorio, Bui
Noes: (0) None

MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

Chair Bui stated that he would like to assist Veterans as they put their lives on the line for our nation, and he confirmed with staff that the current waiting list is 14,000 people for Section 8 Housing. He expressed the need to work with Congress and other Housing Authorities on helping Veterans receive Section 8 Housing. (F: H-128.1)

It was moved Chair Bui, seconded by Commissioner Brietigam that:

A report from Housing Authority staff be provided at the next meeting on any findings for providing assistance to Veterans.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, Brietigam, Jones, Klopfenstein, K.
Nguyen, T. Nguyen, O'Neill, Solorio, Bui
Noes: (0) None

ADJOURNMENT

At 6:41 p.m., Chair Bui adjourned the meeting. The next Regular Housing Authority Meeting will be held Tuesday, May 28, 2019, at 5:30 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:	Report regarding rental assistance and other support available to veterans through the Section 8 Rental Assistance Program as requested by the Housing Authority.	Date:	5/28/2019

OBJECTIVE

To provide a report regarding rental assistance and other support available to veterans through the Section 8 Rental Assistance Program and other HUD programs.

BACKGROUND

At the April 23, 2019, Housing Authority meeting, the Housing Authority Commission directed staff to look into what help may be available to assist Veterans through the Section 8 Rental Assistance Program. As part of this effort, it was requested that staff reach out to the City's Congressional representatives and other Housing Authorities to communicate the need for resources for veterans and to see what additional resources, if any, may be available.

DISCUSSION

In July 2010, the Garden Grove Housing Authority began accepting applications for its Section 8 Rental Assistance Program and created the program's current waiting list. At that time the Housing Authority received over 17,000 applications for rental assistance. Applications from very low-income families were placed on the waiting list, with veterans and victims of domestic violence prioritized to be on top of the list. The Housing Authority spent nearly three years contacting all qualifying applicants in these two prioritized categories. They were interviewed and provided rental assistance, including nearly 400 veterans. The remaining applicants on the waiting list are very low-income families, seniors, individuals with disabilities and other qualifying individuals. Presently, there are approximately 14,000 applicants waiting to receive assistance. The Housing Authority may have the ability to provide additional assistance to veterans who are not currently on the waiting list; but, this

would further delay assistance to the current applicants on the waiting list.

Resources Available to Veterans

Most Orange County Housing Authorities operate similarly to Garden Grove Housing Authority with similar prioritization for Section 8 rental assistance. However, there are several Housing Authorities that offer supplemental programs for veterans. For example, the Orange County, Santa Ana and Anaheim Housing Authorities offer assistance to homeless veterans through the HUD-Veterans Affairs Supportive Housing program, which combines Housing Choice Voucher rental assistance for homeless veterans with case management and clinical services provided by the Department of Veterans Affairs. Since Garden Grove Housing Authority does not have a HUD-VASH program, we are able to refer qualifying Veterans to the Long Beach Veterans Administration who will work to assist in placing qualifying veterans in one of the existing programs. Garden Grove Housing Authority can look into potential opportunities to seek funding for similar programs in Garden Grove in the future as well.

Outreach to Congressional Representatives

Over the past several years Garden Grove Housing Authority staff has met with and written letters to its Congressional representatives advocating for additional resources to augment the Section 8 Rental Assistance Program to more adequately meet the community's needs. We are pleased to report that past advocacy efforts have resulted in an approximate \$2 million budget increase in the current fiscal year, which will help the program address increases in rental costs and provide assistance to approximately 150 families who are currently on the waiting list. In response to Housing Authority direction, we have sent additional letters, emails, and made phone calls to our Congressional representatives expressing the need for supplemental resources to assist our veterans. We will continue to follow-up to advocate for funding for this purpose.

FINANCIAL IMPACT

None. This report is for informational purposes only.

RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file this report regarding rental assistance and other support available to veterans.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Letters to Representatives	5/22/2019	Letter	5-28-19_Letters_to_Representatives_- _Housing_Choice_Voucher_for_Veterans.pdf

(714) 741-5104

May 17, 2019

The Honorable Lou Correa
Representative, 46th District
2323 N. Broadway, Ste. 319
Santa Ana, CA 92706

Re: Support for Housing Choice Voucher and Other Related Funding for Veterans

Dear Congressman Correa:

The Garden Grove Housing Authority has recently received an increased number of requests from veterans seeking assistance through the Department of Housing and Urban Development Housing Choice Voucher Program. Due to the overwhelming need for rental assistance and extensive waiting list of over 14,000 applicants, the Garden Grove Housing Authority is unable to prioritize additional assistance for veterans without further delaying assistance to qualified, low-income applicants on our waiting list.

To more effectively meet the housing needs in our community, the Garden Grove Housing Authority would like to respectfully request your support in advocating for supplemental funding through the Section 8 Rental Assistance and other related housing programs to help our veterans. We must do all we can to ensure our veterans have safe, stable and affordable places to live and build a life after completing their service. To this end, we would greatly appreciate any support or information you may become aware of that could provide additional housing assistance to the veterans in our community.

Thank you for your continued support and consideration.



Steven R. Jones
Mayor

c: Alan Lowenthal, Representative, 47th District
Harley Rouda, Representative, 48th District

Steven R. Jones
Mayor

Stephanie Klopfenstein
Mayor Pro Tem - District 5

George S. Brietigam
Council Member - District 1

John R. O'Neill
Council Member - District 2

Thu-Ha Nguyen
Council Member - District 3

Patrick Phat Bui
Council Member - District 4

Kim Bernice Nguyen
Council Member - District 6

(714) 741-5104

May 17, 2019

The Honorable Alan Lowenthal
Representative, 47th District
12865 Main Street, Ste. 200
Garden Grove, CA 92840

Re: Support for Housing Choice Voucher and Other Related Funding for Veterans

Dear Congressman Lowenthal:

The Garden Grove Housing Authority has recently received an increased number of requests from veterans seeking assistance through the Department of Housing and Urban Development Housing Choice Voucher Program. Due to the overwhelming need for rental assistance and extensive waiting list of over 14,000 applicants, the Garden Grove Housing Authority is unable to prioritize additional assistance for veterans without further delaying assistance to qualified, low-income applicants on our waiting list.

To more effectively meet the housing needs in our community, the Garden Grove Housing Authority would like to respectfully request your support in advocating for supplemental funding through the Section 8 Rental Assistance and other related housing programs to help our veterans. We must do all we can to ensure our veterans have safe, stable and affordable places to live and build a life after completing their service. To this end, we would greatly appreciate any support or information you may become aware of that could provide additional housing assistance to the veterans in our community.

Thank you for your continued support and consideration.



Steven R. Jones
Mayor

C: Lou Correa, Representative, 46th District
Harley Rouda, Representative, 48th District

Steven R. Jones
Mayor

Stephanie Klopfenstein
Mayor Pro Tem - District 5

George S. Brietigam
Council Member - District 1

John R. O'Neill
Council Member - District 2

Thu-Ha Nguyen
Council Member - District 3

Patrick Phat Bui
Council Member - District 4

Kim Bernice Nguyen
Council Member - District 6

(714) 741-5104

May 17, 2019

The Honorable Harley Rouda
Representative, 48th District
4000 Westerly Place #270
Newport Beach, CA 92660

Re: Support for Housing Choice Voucher and Other Related Funding for Veterans

Dear Congressman Rouda:

The Garden Grove Housing Authority has recently received an increased number of requests from veterans seeking assistance through the Department of Housing and Urban Development Housing Choice Voucher Program. Due to the overwhelming need for rental assistance and extensive waiting list of over 14,000 applicants, the Garden Grove Housing Authority is unable to prioritize additional assistance for veterans without further delaying assistance to qualified, low-income applicants on our waiting list.

To more effectively meet the housing needs in our community, the Garden Grove Housing Authority would like to respectfully request your support in advocating for supplemental funding through the Section 8 Rental Assistance and other related housing programs to help our veterans. We must do all we can to ensure our veterans have safe, stable and affordable places to live and build a life after completing their service. To this end, we would greatly appreciate any support or information you may become aware of that could provide additional housing assistance to the veterans in our community.

Thank you for your continued support and consideration.



Steven R. Jones
Mayor

C: Alan Lowenthal, Representative, 47th District
Lou Correa, Representative, 46th District

Steven R. Jones
Mayor

Stephanie Klopfenstein
Mayor Pro Tem - District 5

George S. Brietigam
Council Member - District 1

John R. O'Neill
Council Member - District 2

Thu-Ha Nguyen
Council Member - District 3

Patrick Phat Bui
Council Member - District 4

Kim Bernice Nguyen
Council Member - District 6