



AGENDA

Garden Grove Housing Authority

Tuesday,
May 25, 2021

6:30 PM

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

Kim B. Nguyen
Chair

**Diedre Thu-Ha
Nguyen**
Vice Chair

Carol Beckles
Commissioner

George S. Brietigam
Commissioner

John R. O'Neill
Commissioner

Steve Jones
Commissioner

Patrick Phat Bui
Commissioner

**Stephanie
Klopfenstein**
Commissioner

Vacant
Commissioner

COVID-19 Information: Masks are required to be worn and adherence to six foot distancing from others when attending public meetings.

Meeting Assistance: Any person requiring auxiliary aids and services, due to a disability, to address the City Council, 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 City Council 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 Council Members 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 City Council meeting agenda; and (3) at the Council Chamber at the time of the meeting.

Public Comments: Members of the public desiring to address the City Council 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 City Council has jurisdiction over. Persons wishing to address the City Council regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

Manner of Addressing the City Council: After being called by the Mayor, you may approach the

podium, it is requested that you state your name for the record, and proceed to address the City Council. All remarks and questions should be addressed to the City Council as a whole and not to individual Council Members or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the City Council shall be called to order by the Mayor. If such conduct continues, the Mayor may order the person barred from addressing the City Council any further during that meeting.

Time Limitation: When any group of persons wishes to address the City Council on the same subject matter, the Mayor may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the City Council'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 O'NEILL, COMMISSIONER JONES, COMMISSIONER BUI, COMMISSIONER KLOPFENSTEIN, VICE CHAIR D. NGUYEN, CHAIR K. NGUYEN

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 2021. (*Action Item*)

2.b. Receive and file minutes from the meeting on April 27, 2021. (*Action Item*)

3. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

4. ADJOURNMENT

The next Regular Housing Authority Meeting will be on Tuesday, June 22, 2021, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, 92840.

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Maria Stipe
Dept.: Director Dept.: Assistant City Manager
Subject: Receive and file the Housing Authority Status Report for April 2021. (*Action Item*) Date: 5/25/2021

OBJECTIVE

For the Housing Authority Commissioners to receive and file the April 2021 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 2021:

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 18 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 - 2

Briefings and New Program Admissions: Five (5) briefings were conducted this month, 22 vouchers were issued, and 15 families were admitted to the program.

Re-certifications: Staff conducted 220 re-examination interviews with participants to determine continued eligibility. Ninety-three (93) were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 14 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 8 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 no contracts signed and 1 contract was terminated. There are a total of 394 families who have signed contracts for the FSS program. Forty-three (43) contracts are active. Seven (7) update meetings were held with FSS participants.

One hundred and thirty-three (133) families have completed their FSS goals and 67 of these are self-sufficient and no longer need housing assistance. Eight (8) families have purchased houses. There are 35 escrow accounts. Eighteen (18) escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,112,090 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 12.

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 19 requests for new lease approvals with 11 units passing and 8 units failing.

Annuals: There were no annual inspections conducted this month.

Re-inspections: There were 12 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 no 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 2021 April Housing Authority Status Report.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Statistical report	5/10/2021	Backup Material	Statistical_Report_-_April.pdf

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"
April 2021

I. <u>LEASED FAMILIES</u>						
	<u>NUMBER</u>	<u>FAMILIES</u>				
Total Participating Families:	2506	100%				
Elderly:	1595	63%				
Disabled:	752	30%				
Female Head of Household:	1386	55%				
Employed:	751	30%				
II. <u>UNITS UNDER LEASE</u>						
	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>		
	2196	2337	94%	310		
III. <u>CURRENT PAYMENT STANDARD</u>						
	<u>1-BEDROOM</u>	<u>2-BEDROOM</u>	<u>3-BEDROOM</u>	<u>4+BEDROOM</u>	<u>MOBILE HOME</u>	
	\$1,718	\$2,121	\$2,937	\$3,382		
IV. <u>RENTS AND INCOME</u>						
	<u>VOUCHERS</u>					
Average HAP Payment:	\$1,203					
Average Tenant Rent:	\$417					
Average Contract Rent:	\$1,650					
Average Annual Income:	\$19,337					
Hard to House:	3					
V. <u>TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u>						
	<u>1-BEDROOM</u>	<u>2-BEDROOM</u>	<u>3-BEDROOM</u>	<u>4+BEDROOM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
	1597	680	184	29	16	2506

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"

April 2021

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	11	3		1		15
Annual Reexamination	135	77	14	2		228
Interim Reexamination	81	44	11	2	2	140
Portability Move-in (S8 only)		1				1
Portability Move-out (S8 only)	4		2			6
End Participation	6	2				8
Other Change of Unit	10	9	1			20
Annual Reexamination Searching (S8	4		2			6
Other Adult	7					7
Own Business	3		1			4

Form Completed by: Linda Middendorf

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy
Dept.: Director Dept.: Secretary
Subject: Receive and file minutes Date: 5/25/2021
 from the meeting on April
 27, 2021. (*Action Item*)

Attached are the minutes from the meeting held on Tuesday, April 27, 2021, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	5/19/2021	Minutes	ha-min_04_27_2021.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, April 27, 2021

Community Meeting Center

11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:37 p.m., Chair K. Nguyen convened the meeting.

ROLL CALL PRESENT: (7) Commissioners Brietigam, O'Neill, Bui, Jones,
Klopfenstein, Vice Chair D. Nguyen, Chair K.
Nguyen

ABSENT: (2) Commissioner Beckles, Commissioner Solorio

ORAL COMMUNICATIONS

Speakers: None.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR MARCH 2021
(F: H-117.2)

It was moved by Commissioner D. Nguyen, seconded by Commissioner Jones that:

The March 2021 Housing Authority Status Report, be received and filed.

The motion carried by a 7-0-2 vote as follows:

Ayes: (7) Brietigam, O'Neill, Bui, Jones, Klopfenstein,
D. Nguyen, K. Nguyen
Noes: (0) None
Absent: (2) Beckles, Solorio

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON MARCH 23, 2021
(F: Vault)

It was moved by Commissioner D. Nguyen, seconded by Commissioner Jones that:

Minutes from the meeting held on March 23, 2021, be received and filed.

The motion carried by a 7-0-2 vote as follows:

Ayes: (7) Brietigam, O'Neill, Bui, Jones, Klopfenstein,
D. Nguyen, K. Nguyen
Noes: (0) None
Absent: (2) Beckles, Solorio

ACCEPTANCE OF COMMISSIONER SOLORIO'S RESIGNATION FROM THE HOUSING
AUTHORITY (F: H-10.3)

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

Housing Authority Commissioner Steve Solorio's resignation be accepted.

The motion carried by a 7-0-2 vote as follows:

Ayes: (7) Brietigam, O'Neill, Bui, Jones, Klopfenstein,
D. Nguyen, K. Nguyen
Noes: (0) None
Absent: (2) Beckles, Solorio

ADJOURNMENT

At 6:39 p.m., Chair K. Nguyen adjourned the meeting. The next Regular Housing Authority Meeting will be Tuesday, May 25, 2021, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez
Deputy Secretary