



## AGENDA

Garden Grove Housing Authority

Tuesday,  
September 27, 2016

6:30 PM

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

**Bao Nguyen**

Chair

**Kris Beard**

Vice Chair

**Phat Bui**

Commissioner

**Steven R. Jones**

Commissioner

**Christopher V. Phan**

Commissioner

**James O'Connor**

Commissioner

**Carol Beckles**

Commissioner

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**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 BUI,  
COMMISSIONER JONES, COMMISSIONER O'CONNOR, COMMISSIONER PHAN,  
VICE CHAIR BEARD, CHAIR 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 Member.)*

2.a. Receive and file the Housing Authority Status Report - June 2016. *(Action Item)*

2.b. Receive and file the Housing Authority Status Report - July 2016. *(Action Item)*

2.c. Receive and file the Housing Authority Status Report - August 2016. *(Action Item)*

2.d. Receive and file the minutes from the June 28, 2016, and July 12, 2016, meetings. *(Action Item)*

3. ITEMS FOR CONSIDERATION

4. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

5. ADJOURNMENT

The next Regular Meeting will be held on Tuesday, October 25, 2016, at 6:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

**Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles                      From: Maria Stipe  
Dept.: Director                      Dept.: City Manager  
Subject: Receive and file the Housing Authority Status Report -  
                June 2016. (*Action Item*)      Date: 9/27/2016

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OBJECTIVE

To provide Housing Authority Commissioners the June 2016 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 June 2016:

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 one 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 - 4

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

Re-certifications: Staff conducted 202 re-examination interviews with participants to determine continued eligibility. One hundred and thirty-eight tenants were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 22 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 9 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 June. There was one new contract signed and no contracts were terminated. There are a total of 362 families who have signed contracts for the FSS program. Forty-one contracts are active. Ten update meetings were held with FSS participants.

One hundred and twenty-five families have completed their FSS goals and 55 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 24 escrow accounts. Sixteen escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,041,538 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 22.

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 10 units passing and seven units failing.

Annuals: There were 93 annual inspections conducted this month. Thirty-nine units passed and 54 units failed to meet Housing Quality Standards (HQS) and code

requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 71 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 2016 June Housing Authority Status Report.

By: Danny Huynh, Housing Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
June Statistical	7/7/2016	Backup Material	June-statistical.pdf

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

June 2016

<b>I. <u>LEASED FAMILIES</u></b>	<b><u>NUMBER</u></b>	<b><u>FAMILIES</u></b>
Total Participating Families:	<u>2556</u>	<u>100%</u>
Elderly:	<u>1446</u>	<u>57%</u>
Disabled:	<u>822</u>	<u>32%</u>
Female Head of Household:	<u>1362</u>	<u>53%</u>
Employed:	<u>1133</u>	<u>44%</u>

<b>II. <u>UNITS UNDER LEASE</u></b>	<b><u>UNITS LEASED</u></b>	<b><u>TOTAL UNITS ALLOCATED</u></b>	<b><u>% LEASED</u></b>	<b><u>PORT IN ADMINISTERED</u></b>
	<u>2256</u>	<u>2337</u>	<u>97%</u>	<u>300</u>

<b>III. <u>CURRENT PAYMENT STANDARD</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>
	<u>\$1282</u>	<u>\$1620</u>	<u>\$2255</u>	<u>\$2454</u>	<u>\$953</u>

<b>IV. <u>RENTS AND INCOME</u></b>	<b><u>VOUCHERS</u></b>
Average HAP Payment:	<u>\$918</u>
Average Tenant Rent:	<u>\$397</u>
Average Contract Rent:	<u>\$1310</u>
Average Annual Income:	<u>\$17211</u>
Hard to House:	<u>3</u>

<b>V. <u>TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>	<b><u>TOTAL</u></b>
	<u>1487</u>	<u>780</u>	<u>233</u>	<u>34</u>	<u>22</u>	<u>2556</u>

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

June 2016

**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	3					3
Annual Reexamination	121	51	19	3	3	197
Interim Reexamination	36	43	13	3	1	96
Portability Move-in (S8 only)	3	2				5
Portability Move-out (S8 only)	2	1				3
End Participation	5	3				8
Other Change of Unit	8	10	5	2		25
Annual Reexamination Searching (S8)	3	1	1			5
Accounting Adjustment	13	4	4			21

Form Completed by:





- (a) Emergency Situations - 2
- (b) Referred by a Garden Grove Homeless Shelter - 0
- (c) Incoming Portability - 2

Briefings: One briefing was conducted this month, and one voucher was issued.

Re-certifications: Staff conducted 211 re-examination interviews with participants to determine continued eligibility. Ninety-eight tenants were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 11 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 7 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 was one prospective FSS participant interviewed for the month of July. There was one new contract signed and no contracts were terminated. There are a total of 363 families who have signed contracts for the FSS program. Forty-two contracts are active. Seven update meetings were held with FSS participants.

One hundred and twenty-five families have completed their FSS goals and 55 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 24 escrow accounts. Fourteen escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,041,538 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 20.

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 nine units passing and eight units failing.

Annuals: There were 111 annual inspections conducted this month. Fifty-two units passed and 59 units failed to meet Housing Quality Standards (HQS) and code

requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 91 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 2016 July Housing Authority Status Report.

By: Danny Huynh, Housing Manager

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
July Statistical	8/8/2016	Backup Material	July-Statistical.pdf

**GARDEN GROVE HOUSING AUTHORITY**

**"STATISTICAL REPORT"**

July 2016

<b>I. <u>LEASED FAMILIES</u></b>	<b><u>NUMBER</u></b>	<b><u>FAMILIES</u></b>
Total Participating Families:	<u>2552</u>	<u>100%</u>
Elderly:	<u>1445</u>	<u>57%</u>
Disabled:	<u>823</u>	<u>32%</u>
Female Head of Household:	<u>1353</u>	<u>53%</u>
Employed:	<u>1120</u>	<u>44%</u>

<b>II. <u>UNITS UNDER LEASE</u></b>	<b><u>UNITS LEASED</u></b>	<b><u>TOTAL UNITS ALLOCATED</u></b>	<b><u>% LEASED</u></b>	<b><u>PORT IN ADMINISTERED</u></b>
	<u>2250</u>	<u>2337</u>	<u>96%</u>	<u>302</u>

<b>III. <u>CURRENT PAYMENT STANDARD</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>
	<u>\$1282</u>	<u>\$1620</u>	<u>\$2255</u>	<u>\$2454</u>	<u>\$953</u>

<b>IV. <u>RENTS AND INCOME</u></b>	<b><u>VOUCHERS</u></b>
Average HAP Payment:	<u>\$921</u>
Average Tenant Rent:	<u>\$398</u>
Average Contract Rent:	<u>\$1314</u>
Average Annual Income:	<u>\$17298</u>
Hard to House:	<u>6</u>

<b>V. <u>TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>	<b><u>TOTAL</u></b>
	<u>1489</u>	<u>777</u>	<u>230</u>	<u>34</u>	<u>22</u>	<u>2552</u>

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

July 2016

**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>
Annual Reexamination	122	78	21	1	3	225
Interim Reexamination	41	41	16	1	3	102
Portability Move-in (S8 only)	1	2	1			4
Portability Move-out (S8 only)	2					2
End Participation	5	1				6
Other Change of Unit	15	3	4	1		23
Annual Reexamination Searching (S8)	2	3	1			6
Accounting Adjustment	13	7	2			22
Own Business	1					1

Form Completed by:

**Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Maria Stipe  
Dept.: Director Dept.: City Manager  
Subject: Receive and file the Housing Authority Status Report - August 2016. (*Action Item*) Date: 9/27/2016

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OBJECTIVE

To provide Housing Authority Commissioners the August 2016 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 August 2016:

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

- (a) Emergency Situations - 1
- (b) Referred by a Garden Grove Homeless Shelter - 0
- (c) Incoming Portability - 1

Briefings: One briefing was conducted this month, and 1 voucher was issued.

Re-certifications: Staff conducted 271 re-examination interviews with participants to determine continued eligibility. One hundred and three tenants were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

Moves: Staff met with 19 tenants currently on the program that were moving and were briefed on move procedures.

Terminations: There were 14 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 August. There was one new contract signed and one contract was terminated. There are a total of 364 families who have signed contracts for the FSS program. Forty-two contracts are active. Nine update meetings were held with FSS participants.

One hundred and twenty-six families have completed their FSS goals and 56 of these are self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 23 escrow accounts. Sixteen 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 19.

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 23 requests for new lease approvals with seven units passing and 16 units failing.

Annuals: There were 141 annual inspections conducted this month. Fifty-five units

passed and 86 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 133 re-inspections conducted on units that failed their first inspection.

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

Specials: There were three 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 2016 August Housing Authority Status Report.

By: Danny Huynh, Housing Manager

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Statistical Report	9/6/2016	Backup Material	Housing_August-Statistical.pdf

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

August 2016

<b>I. <u>LEASED FAMILIES</u></b>	<b><u>NUMBER</u></b>	<b><u>FAMILIES</u></b>
Total Participating Families:	<u>2541</u>	<u>100%</u>
Elderly:	<u>1443</u>	<u>57%</u>
Disabled:	<u>814</u>	<u>32%</u>
Female Head of Household:	<u>1348</u>	<u>53%</u>
Employed:	<u>1114</u>	<u>44%</u>

<b>II. <u>UNITS UNDER LEASE</u></b>	<b><u>UNITS LEASED</u></b>	<b><u>TOTAL UNITS ALLOCATED</u></b>	<b><u>% LEASED</u></b>	<b><u>PORT IN ADMINISTERED</u></b>
	<u>2239</u>	<u>2337</u>	<u>96%</u>	<u>302</u>

<b>III. <u>CURRENT PAYMENT STANDARD</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>
	<u>\$1282</u>	<u>\$1620</u>	<u>\$2255</u>	<u>\$2454</u>	<u>\$953</u>

<b>IV. <u>RENTS AND INCOME</u></b>	<b><u>VOUCHERS</u></b>
Average HAP Payment:	<u>\$917</u>
Average Tenant Rent:	<u>\$399</u>
Average Contract Rent:	<u>\$1312</u>
Average Annual Income:	<u>\$17281</u>
Hard to House:	<u>3</u>

<b>V. <u>TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u></b>	<b><u>1-BEDRM</u></b>	<b><u>2-BEDRM</u></b>	<b><u>3-BEDRM</u></b>	<b><u>4+BEDRM</u></b>	<b><u>MOBILE HOME</u></b>	<b><u>TOTAL</u></b>
	<u>1480</u>	<u>778</u>	<u>227</u>	<u>34</u>	<u>22</u>	<u>2541</u>



**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**

August 2016

**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	1	1				2
Annual Reexamination	147	63	18	3	3	234
Interim Reexamination	57	56	16	2		131
Portability Move-in (S8 only)		2				2
Portability Move-out (S8 only)	2	7				9
End Participation	12	2		1		15
Other Change of Unit	7	9	8			24
FSS/WtW Addendum Only	2	1				3
Annual Reexamination Searching (S8)	5	2	1			8
Accounting Adjustment	9	10	2	1		22
Own Business	4		1			5

Form Completed by:

**Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Kathy Bailor  
Dept.: Director Dept.: City Clerk  
Subject: Receive and file the minutes Date: 9/27/2016  
from the June 28, 2016, and  
July 12, 2016, meetings.  
*(Action Item)*

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Attached are the minutes from the meetings held June 28, 2016, and July 12, 2016, for the Housing Authority to review and take action to receive and file.

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
June 28, 2016, minutes	9/19/2016	Backup Material	ha-min_06_28_2016.pdf
July 12, 2016, minutes	9/19/2016	Backup Material	ha-min_07_12_2016.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, June 28, 2016

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

Commissioner Bui attended the meeting remotely via Skype from Waikiki Beach Marriott, 2552 Kalakaua Avenue, Honolulu, Hawaii, 96815

CONVENE MEETING

At 6:30 p.m., Chair Nguyen convened the meeting in the Council Chamber.

ROLL CALL     PRESENT:     (6)     Chair Nguyen, Commissioners Beard, Bui, Jones, O'Connor, Phan

                    ABSENT:     (1)     Commissioner Beckles absent at Roll Call but joined the meeting at 6:32 p.m.

ORAL COMMUNICATIONS

Speakers:     Dorit Harrell, John Holm, Charles Mitchell, Clay Bock, Winston Covington, Josh McIntosh, Maureen Blackmun, Demian Garcia-Monroy

HOUSING AUTHORITY STATUS REPORT FOR MAY 2016 (F: H-117.2)

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

The Housing Authority Status Report for May 2016, be received and filed.

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

      Ayes:     (7)     Beard, Beckles, Bui, Jones, Nguyen, O'Connor, Phan  
      Noes:    (0)     None

MINUTES (F: Vault)

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

The minutes from the meetings held on April 26, 2016, May 10, 2016, and May 24, 2016, be received and filed.

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

Ayes: (7) Beard, Beckles, Bui, Jones, Nguyen, O'Connor,  
Phan  
Noes: (0) None

JOINT ITEM WITH THE CITY COUNCIL: APPROPRIATION OF FUNDS FOR THE GARDEN GROVE HOUSING AUTHORITY ADMINISTRATIVE EXPENSES (F: H-34.1)

Housing Authority Action

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

Appropriation of \$28,065, 038 in Fund/Package 510/2535 for Fiscal Year 2015-2016, to cover allocable Garden Grove Housing Authority administrative costs, be approved.

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

Ayes: (7) Beard, Beckles, Bui, Jones, Nguyen, O'Connor,  
Phan  
Noes: (0) None

City Council Action

It was moved by Council Member Phan, seconded by Council Member Jones that:

Appropriation of \$20,065,038 in Fund/Package 510/2535 for Fiscal Year 2015-2016, to cover allocable Garden Grove Housing Authority administrative costs, be approved.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

PUBLIC HEARING – RESOLUTION APPROVING THE GARDEN GROVE HOUSING AUTHORITY ANNUAL BUDGET FOR FISCAL YEAR 2016-17 (F: H-34.1)

Following staff's presentation, Chair Nguyen declared the Public Hearing open and asked if anyone wished to address the Housing Authority on the matter.

Speakers: None.

There being no response from the audience, the Public Hearing was declared closed.

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

Resolution No. 176-16 – entitled A Resolution of the Garden Grove Housing Authority adopting an annual budget for the Garden Grove Housing Authority for Fiscal Year 2016-17, be adopted.

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

Ayes: (7) Beard, Beckles, Bui, Jones, Nguyen, O'Connor,  
Phan  
Noes: (0) None

#### ADJOURNMENT

At 7:22 p.m., Chair Nguyen adjourned the meeting. The next Regular Meeting will be held Tuesday, September 27, 2016, at 6:30 p.m., at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC  
Deputy Secretary

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Special Meeting

Tuesday, July 12, 2016

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

CONVENE MEETING

At 6:30 p.m., Chair Nguyen convened the meeting in the Council Chamber in conjunction with the City Council

HOUSING AUTHORITY

ROLL CALL PRESENT: (7) Chair Nguyen, Commissioners Beard, Beckles, Bui, Jones, O'Connor, Phan

ABSENT: (0) None

CITY COUNCIL

ROLL CALL PRESENT: (5) Mayor Nguyen, Council Members Beard, Bui, Jones, Phan

ABSENT: (0) None

ORAL COMMUNICATIONS

Speakers: None.

JOINT ITEM WITH THE CITY COUNCIL - APPROVAL OF AN AMENDMENT TO THE SUBRECIPIENT AGREEMENT BETWEEN THE CITY OF GARDEN GROVE AND THE GARDEN GROVE HOUSING AUTHORITY FOR THE ADMINISTRATION OF A TENANT BASED RENTAL ASSISTANCE PROGRAM (F: H-55.1)

Housing Authority Action

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

The Amendment to the Subrecipient Agreement between the City and Authority for the administration of a Tenant Based Rental Assistance Program be approved; and

The Director be authorized to execute the Amendment and any pertinent documents to effectuate the Amendment, and to make minor modifications as appropriate.

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

Ayes: (7) Beard, Beckles, Bui, Jones, Nguyen, O'Connor,  
Phan  
Noes: (0) None

City Council Action

It was moved by Council Member Phan, seconded by Council Member Jones that:

The Amendment to the Subrecipient Agreement between the City and Authority for the administration of a Tenant Based Rental Assistance Program be approved; and

The City Manager be authorized to execute the Amendment and any pertinent documents to effectuate the Amendment, and to make minor modifications as appropriate.

The motion carried by a 5-0 vote as follows:

Ayes: (5) Beard, Bui, Jones, Nguyen, Phan  
Noes: (0) None

RECESS CITY COUNCIL

At 6:36 p.m., Mayor Nguyen recessed the City Council.

ADJOURNMENT

At 6:36 p.m., Chair Nguyen adjourned the meeting. The next Regular Meeting will be held Tuesday, September 27, 2016, at 6:30 p.m., at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Kathleen Bailor, CMC  
Secretary