



AGENDA

Garden Grove Housing Authority

Tuesday,
June 28, 2022

6:30 PM

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

George S. Brietigam

Chair

Kim B. Nguyen

Vice Chair

Carol Beckles

Commissioner

Patrick Phat Bui

Commissioner

Steve Jones

Commissioner

Stephanie

Klopfenstein

Commissioner

Diedre Thu-Ha

Nguyen

Commissioner

Tan Nguyen

Commissioner

John R. O'Neill

Commissioner

COVID-19 Information: Members of the public can address the City Council during the public comment portion of the meeting in person or via e-mail. If you plan to attend the meeting in person, masks or face coverings are required to be worn if you are not vaccinated. If you feel ill or are showing symptoms of COVID-19, please consider submitting comments by e-mail. Instructions are available on the City's website at <https://ggcity.org/city-council/meetings-participation>

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 who attend the meeting in-person and would like 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 before the meeting begins. 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 BUI, COMMISSIONER JONES, COMMISSIONER KLOPFENSTEIN, COMMISSIONER D. NGUYEN, COMMISSIONER T. NGUYEN, COMMISSIONER O'NEILL, VICE CHAIR K. NGUYEN, CHAIR BRIETIGAM

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 May 2022. *(Action Item)*

2.b. Receive and file minutes from the meeting held on April 26, 2022, and May 24, 2022. *(Action Item)*

3. ITEMS FOR CONSIDERATION

3.a. Adoption of a Resolution amending the Fiscal Year 2022-23 Housing Authority budget. *(Joint Action Item with the City Council)*

4. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

5. ADJOURNMENT

The next Regular Housing Authority Commission Meeting is scheduled on Tuesday, July 26, 2022, 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 May 2022. (<i>Action Item</i>)		
		Date:	6/28/2022

OBJECTIVE

For the Housing Authority Commissioners to receive and file the May 2022 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 2,529 senior citizens, disabled persons, and families are funded by the Section 8 Rental Assistance Program.

In May 2021, the Housing Authority was awarded with 117 Emergency Housing Vouchers (EHVs) and funding from HUD, as authorized by the American Rescue Plan Act of 2021. The EHVs are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. The initial award amount is \$1,744,368 with the effective date July 1, 2021. To ensure that the EHVs assist families who are most in need, the Housing Authority will work with community partners to determine the best use and targeting for the vouchers along with other resources available in the community.

In November 2020, the Housing Authority was awarded with 75 new Mainstream vouchers and funding from HUD, as authorized by the Coronavirus Aid, Relief and Economic Security Act. The Mainstream vouchers are provided to help respond to coronavirus related housing needs in the community.

DISCUSSION

The following is a status report for the month of May 2022:

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 23 Initial Qualification interviews (IQ) from the Waiting List and the following:

- (a) Emergency Situations - 3
- (b) Referred by a Garden Grove Homeless Shelter - 0
- (c) Incoming Portability - 8
- (d) Mainstream - 0
- (e) Emergency Housing Vouchers - 0

Briefings and New Program Admissions: Three (3) briefings were conducted this month, 14 vouchers were issued, and 18 families were admitted to the program.

Re-certifications: Staff conducted 210 re-examination interviews with participants to determine continued eligibility. One hundred and seven (107) were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

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

Terminations: There were 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 was 1 prospective FSS participant interviewed for the month of May. There was 1 contract signed and no contracts were terminated. There are a total of 403 families who have signed contracts for the FSS program. Thirty-seven (37) contracts are active. Twelve (12) update meetings were held with FSS participants.

One hundred and thirty-five (135) families have completed their FSS goals and 68 of these are self-sufficient and no longer need housing assistance. Eight (8) families have

purchased houses. There are 28 escrow accounts. Thirteen (13) escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,191,305 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 10.

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 20 requests for new lease approvals with 8 units passing and 12 units failing.

Annuals: There were 256 annual inspections conducted this month. Eighty-five (85) units passed and 171 failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 208 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 2022 May Housing Authority Status Report.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Statistical report	6/7/2022	Cover Memo	Statistical_-_May.pdf

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"
May 2022

I. <u>LEASED FAMILIES</u>		<u>NUMBER</u>	<u>FAMILIES</u>					
Total Participating Families:		2522	100%					
Elderly:		1677	64%					
Disabled:		797	30%					
Female Head of Household:		1456	55%					
Employed:		987	38%					
II. <u>UNITS UNDER LEASE</u>		<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>			
		2239	2337	96%	283			
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:		\$1,273						
Average Tenant Rent:		\$453						
Average Contract Rent:		\$1,767						
Average Annual Income:		\$20,720						
Hard to House:		5						
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>	
		1612	684	179	29	18	2522	
VI. <u>NEW ADMISSION BY UNIT SIZE</u>		<u>0-BEDROOM</u>	<u>1-BEDROOM</u>	<u>2-BEDROOM</u>	<u>3-BEDROOM</u>	<u>4+BEDROOM</u>	<u>MOBILE HOME</u>	<u>TOTAL</u>
		1	9	6	2	0	0	18

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Scott C. Stiles From: Teresa Pomeroy

Dept.: Director Dept.: Secretary

Subject: Receive and file minutes Date: 5/24/2022
from the meeting held on
April 26, 2022, and May 24,
2022. (*Action Item*)

Attached are the subject minutes recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
4-26-22 Minutes	6/23/2022	Minutes	ha-min_04_26_2022.pdf
5-24-22 Minutes	6/23/2022	Minutes	ha-min_05_24_2022.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, April 26, 2022

Community Meeting Center

11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:36 p.m., Chair Brietigam convened the meeting.

ROLL CALL PRESENT: (8) Commissioners O'Neill, Jones, Bui,
Klopfenstein, D. Nguyen, Vice Chair K.
Nguyen, Chair Brietigam

ABSENT: (0) None

ORAL COMMUNICATIONS

Speakers: None.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR MARCH 2022
(F: H-117.2)

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

The March 2022 Housing Authority Status Report, be received and filed.

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

Ayes: (8) Beckles, O'Neill, Bui, Jones, Klopfenstein, D.
Nguyen, K. Nguyen, Brietigam
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON MARCH 22, 2022
(F: Vault)

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

Minutes from the meeting held on March 22, 2022, be received and filed.

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

Ayes: (8) Beckles, O'Neill, Bui, Jones, Klopfenstein, D.
Nguyen, K. Nguyen, Brietigam
Noes: (0) None

ADJOURNMENT

At 6:37 p.m., Chair Brietigam adjourned the meeting. The next Regular Housing Authority Meeting will be Tuesday, May 24, 2022, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez
Deputy Secretary

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, May 24, 2022

Community Meeting Center

11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:46 p.m., Chair Brietigam convened the meeting.

ROLL CALL PRESENT: (6) Commissioners O'Neill, Jones, D. Nguyen,
Vice Chair K. Nguyen, Chair Brietigam

ABSENT: (2) Commissioners Bui and Klopfenstein

ORAL COMMUNICATIONS

Speakers: None.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR APRIL 2022
(F: H-117.2)

It was moved by Commissioner O'Neill, seconded by Commissioner K. Nguyen that:

The April 2022 Housing Authority Status Report, be received and filed.

The motion carried by a 6-0-2 vote as follows:

Ayes: (6) Beckles, O'Neill, Jones, D. Nguyen, K. Nguyen,
Brietigam

Noes: (0) None

Absent: (2) Bui, Klopfenstein

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON APRIL 26, 2022
(F: Vault)

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

Minutes from the meeting held on March 22, 2022, be received and filed.

The motion carried by a 6-0-2 vote as follows:

Ayes: (6) Beckles, O'Neill, Jones, D. Nguyen, K. Nguyen,
Brietigam
Noes: (0) None
Absent: (2) Bui, Klopfenstein

ADJOURNMENT

At 6:48 p.m., Chair Brietigam adjourned the meeting. The next Regular Housing Authority Meeting will be Tuesday, June 28, 2022, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy
Secretary

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To:	Scott C. Stiles	From:	Patricia Song
Dept.:	Director	Dept.:	Finance
Subject:	Adoption of a Resolution amending the Fiscal Year 2022-23 Housing Authority budget. <i>(Joint Action Item with the City Council)</i>		
		Date:	6/28/2022

OBJECTIVE

For the Garden Grove Housing Authority (the Authority) and the Garden Grove City Council to adopt a resolution amending the Housing Authority's adopted biennial budget for Fiscal Year 2022-23.

BACKGROUND

The Section 8 Rental Assistance Program is a federally funded program through the Department of Housing and Urban Development (HUD) that assists qualifying income families, seniors and disabled persons in the payment of the rent on privately owned rental units. Under this program, qualified participants pay a percentage of their adjusted income toward the rent and the Housing Authority pays the balance to the owner utilizing federal funds received from HUD. The rental units subsidized under the program are inspected annually to ensure that they are decent, safe, and sanitary and have no building code violations. The Authority ensures that the total monthly rent is comparable to rents being paid on similar non-subsidized units, and owners are encouraged to improve their properties to make them eligible for an annual rent increase.

In addition, as part of the dissolution of the Garden Grove Redevelopment Agency (Agency) in February 2012, the Housing Authority has taken on the Housing components of the former Agency. These assets include land purchased with housing set-aside funds.

On June 22, 2021, the Authority and the City Council approved a biennial budget for fiscal years 2021-22 and 2022-23. As new revenue sources and expenditure needs have changed, it is necessary to perform a mid-cycle review and amend the second year, FY 2022-23 budget for various funds and programs to better align available resources with program needs.

DISCUSSION

The Authority's amended budget for FY 2022-23 totals \$47.0 million. This is an increase of \$2.0 million from the adopted biennial budget. The increase is primarily attributable to the \$1.8 million increase in funding for the Housing Choice Voucher Program.

FINANCIAL IMPACT

The Authority receives funding for the Section 8 Rental Assistance Program from the Department of Housing and Urban Development (HUD). The level of funding is based on annual appropriations approved by Congress. Revenues generated from rentals and housing agreements will be used to administer affordable housing assets.

RECOMMENDATION

It is recommended that the Garden Grove Housing Authority and the City Council adopt the following resolution:

- Resolution of the Garden Grove Housing Authority Amending the Authority's Adopted Biennial Budget for Fiscal Year 2022-23.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Attachment 1 - Resolution Budget Amendment	6/23/2022	Resolution	6-28-22_HA-Attachment_1-_FY_23_HA-Amended_Budget.pdf

GARDEN GROVE HOUSING AUTHORITY

RESOLUTION NO.

A RESOLUTION OF THE GARDEN GROVE HOUSING AUTHORITY AMENDING THE
BUDGET FOR FISCAL YEAR 2022-23

WHEREAS, the Garden Grove Housing Authority adopted a two-year budget on June 22, 2021, for Fiscal Year 2021-22 and Fiscal Year 2022-23; and

WHEREAS, it is necessary to amend the adopted budget for Fiscal Year 2022-23 for adjustments in Housing Authority expenditures.

NOW, THEREFORE, BE IT RESOLVED that the Director is hereby authorized to expend in accordance with Section 34200, et seq., of the Health and Safety Code of the State of California on behalf of the Garden Grove Housing Authority an amount of \$46,951,177 for Fiscal Year 2022-23 from new appropriations and reserved fund balances for the planned activities shown below:

Expenditures	Adopted FY 2022-23	Amended FY 2022-23
Administration	\$ 3,689,565	\$ 3,876,544
Property Management	139,457	142,797
Housing Assistance Payments	41,114,368	42,931,836
Total Expenditures	\$ 44,943,390	\$ 46,951,177

BE IT FURTHER RESOLVED by the Garden Grove Housing Authority that the total of \$46,951,177 for Fiscal Year 2022-23, which the Director is authorized to expend in accordance with the laws of the State of California, shall be appropriated from the following funds for the Fiscal Year 2022-23.

Funding Sources	Adopted FY 2022-23	Amended FY 2022-23
Low/Mod Housing Succ. Agency (501)	\$ 302,457	\$ 305,797
Housing Auth.-Civic Center Prop (502)	37,000	37,000
Housing Authority -Sec 8 (681)	3,489,565	3,676,544
Housing Authority (682)	41,114,368	42,931,836
Total Funding Sources	\$ 44,943,390	\$ 46,951,177

Adopted this 28th day of June 2022.

ATTEST:

/s/
CHAIR

/s/ TERESA POMEROY, CMC
SECRETARY

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS:
CITY OF GARDEN GROVE)

I, TERESA POMEROY, Secretary of the Garden Grove Housing Authority, do hereby certify that the foregoing Resolution was duly adopted by the Garden Grove Housing Authority at a meeting held on the 28th day of June 2022, by the following vote:

/s/ TERESA POMEROY, CMC
SECRETARY