



## AGENDA

Garden Grove Housing Authority

Tuesday,  
November 22, 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 - October 2016.  
*(Action Item)*

2.b. Receive and file the minutes from the October 25, 2016, meeting. *(Action Item)*

3. ITEMS FOR CONSIDERATION

3.a. Approval of a Termination of a Regulatory Agreement and Affordable Housing Agreement affecting Cottage Industries Project properties. *(Action Item)*

3.b. Approval of a Quitclaim Deed conveying properties located at 12912 7th Street, 11361 Garden Grove Boulevard, and 12931 9th Street from the Successor Agency to the Garden Grove Housing Authority. *(Action Item)*

4. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

5. ADJOURNMENT

The December 27, 2016, Regular Meeting is cancelled. The next Regular Meeting will be held on Tuesday, January 24, 2017, 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 -  
October 2016. (*Action Item*)     Date: 11/22/2016

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**OBJECTIVE**

To provide Housing Authority Commissioners the October 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 October 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 - 5

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

Re-certifications: Staff conducted 155 re-examination interviews with participants to determine continued eligibility. One hundred and five tenants were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

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

Terminations: There were nine 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 October. There were no new contracts signed and one contract was terminated. There are a total of 366 families who have signed contracts for the FSS program. Forty-four contracts are active. One update meeting was 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 23 escrow accounts. Fifteen 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 21 requests for new lease approvals with 10 units passing and 11 units failing.

Annuals: There were 84 annual inspections conducted this month. Thirty-four units

passed and 50 units failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 84 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 2016 October Housing Authority Status Report.

By: Danny Huynh, Housing Manager

#### **ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
October Statistical Report	11/2/2016	Cover Memo	October-Statistical.pdf

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

October 2016

<u>I. LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>
Total Participating Families:	<u>2510</u>	<u>100%</u>
Elderly:	<u>1431</u>	<u>57%</u>
Disabled:	<u>804</u>	<u>32%</u>
Female Head of Household:	<u>1328</u>	<u>53%</u>
Employed:	<u>1095</u>	<u>44%</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>2209</u>	<u>2337</u>	<u>94%</u>	<u>301</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>\$1335</u>	<u>\$1686</u>	<u>\$2354</u>	<u>\$2567</u>	<u>\$953</u>

<u>IV. RENTS AND INCOME</u>	<u>VOUCHERS</u>
Average HAP Payment:	<u>\$922</u>
Average Tenant Rent:	<u>\$400</u>
Average Contract Rent:	<u>\$1318</u>
Average Annual Income:	<u>\$17354</u>
Hard to House:	<u>2</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>1469</u>	<u>763</u>	<u>224</u>	<u>32</u>	<u>22</u>	<u>2510</u>

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

October 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	2	2	1			5
Annual Reexamination	121	51	32		2	206
Interim Reexamination	61	41	20	7	1	130
Portability Move-in (S8 only)	2	2				4
Portability Move-out (S8 only)	5	3	2			10
End Participation	7	2	4	2	2	17
Other Change of Unit	4	4	5	1		14
FSS/WtW Addendum Only		3				3
Annual Reexamination Searching (S8)	5	10				15
Accounting Adjustment	5	10				15
Own Business	2	1				3

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: 11/22/2016  
from the October 25, 2016,  
meeting. (*Action Item*)

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Attached are the minutes from the October 25, 2016, meeting to be received and filed.

**ATTACHMENTS:**

Description	Upload Date	Type	File Name
Minutes	11/16/2016	Backup Material	ha-min_10_25_2016.pdf



Ayes: (6) Beard, Bui, Jones, Nguyen, O'Connor, Phan  
Noes: (0) None  
Absent: (1) Beckles

ADJOURNMENT

At 6:35 p.m., Chair Nguyen adjourned the meeting. The next Regular Meeting will be held Tuesday, November 22, 2016, at 6:30 p.m., at the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy, CMC  
Deputy Secretary

**Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Kingsley Okereke  
Dept.: City Manager Dept.: Finance  
Subject: Approval of a Termination of a Regulatory Agreement and Affordable Housing Agreement affecting Cottage Industries Project properties. (*Action Item*) Date: 11/22/2016

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**OBJECTIVE**

It is requested that the Garden Grove Housing Authority (“Housing Authority”) approve the termination of a Regulatory Agreement and Affordable Housing Agreement affecting real property located at 12942 8th Street, 12932 7th Street, 11391 Garden Grove Boulevard, 12902 7th Street, 12911 7th Street, 12911 8th Street, 11352 Acacia Parkway, 12941 9th Street, 11412 Acacia Parkway, 12932 8th Street, and vacant parcels designated by Assessor’s Parcel Numbers: 090-174-07 and 090-172-15.

**BACKGROUND**

On May 10, 2016, the Housing Authority and Garden Grove City Council approved a Disposition and Development Agreement (“DDA”) with Lab Holdings LLC. (“Developer”), for the sale and development of 12 single family properties, the lease of two unimproved City properties, and the sublease of three unimproved Housing Authority properties in the Garden Grove Civic Center area for the Cottage Industries Project (“Project”). Pursuant to the DDA, the Buyer is afforded a due diligence period to review a preliminary title report reflecting the condition of title to the subject properties. The Buyer has informed staff of a disapproved exception identified in the title report.

The disapproved exception pertains to Regulatory Agreement and Affordable Housing Agreement (collectively “Agreements”) for the benefit of the former Redevelopment Agency that require that the subject properties be used only for affordable housing purposes. The properties were initially acquired by the former Redevelopment Agency, which has now been dissolved. When the properties transferred to the Housing Authority as housing successor to the former Redevelopment Agency, the interests merged and are no longer required. Furthermore, the Housing Authority, in approving the transfer of the properties in connection with the Project, determined

that the properties are not suitable for an affordable housing project and that their disposition will be more beneficial by raising funds to be deposited in the Low-Moderate Housing Fund and made available to assist low-moderate income housing projects able to assist multiple families.

**FINANCIAL IMPACT**

There is no financial impact to the Housing Authority or the City.

**RECOMMENDATION**

It is recommended that the Housing Authority:

- Approve the Termination of Regulatory Agreement and Affordable Housing Agreement; and
- Authorize the Director to execute the Termination of Regulatory Agreement and Affordable Housing Agreement on behalf of the Housing Authority.

By: Carlos Marquez, Senior Real Property Agent

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Agreement	11/16/2016	Backup Material	Civic_Center_Properties.pdf

Recording Requested By and  
When Recorded Mail To:

**Garden Grove Housing Authority**  
**11222 Acacia Parkway**  
**Garden Grove, California 92840**  
**Attention: Authority Director**

Space above for Recorder's Use  
This document is exempt from the payment of a  
recording fee per Govt Code §§ 6103 and 27383.

**TERMINATION OF REGULATORY AGREEMENT  
AND AFFORDABLE HOUSING AGREEMENT  
(Certain Civic Center Properties)**

This **TERMINATION OF REGULATORY AGREEMENT AND AFFORDABLE HOUSING AGREEMENT (Certain Civic Center Properties)** ("Termination Agreement") is made by the **GARDEN GROVE HOUSING AUTHORITY**, a public body corporate and politic ("Housing Authority") and dated as of                     , 2016 ("Effective Date") and is intended to terminate certain instruments of record, in particular the Regulatory Agreement and Affordable Housing Agreement, relating to that certain "Subject Property" as such terms are defined and more fully described herein.

**RECITALS**

**A.** The Housing Authority is a public body corporate and politic existing and operating under the California Housing Authorities Law, Health and Safety Code Section 34200, *et seq.* ("HAL") and is the housing successor under Section 34176 and 34176.1 of the Dissolution Law, as the term is defined below in Recital E.

**B.** On May 30, 2007 that certain "Regulatory Agreement" was caused to be recorded in the Official Records, County of Orange, State of California ("Official Records") as Instrument No. 2007-000345821 against certain real properties that are commonly referred to as the "Certain Civic Center Properties" and that are legally described on Exhibit A, Legal Description, that is attached hereto and fully incorporated by this reference (together, "Subject Property").

**C.** The Housing Authority is the current fee owner of all interests in the Subject Property.

**D.** Further, the Regulatory Agreement and Subject Property also were referred to in that certain unrecorded "Affordable Housing Agreement" dated as of March 13, 2007 as disclosed in that same Instrument No. 2007-000345821 of the Official Records.

**E.** The original parties to the Regulatory Agreement and the Affordable Housing Agreement were the Housing Authority and the former Garden Grove Agency for Community Development ("Former Agency"), which is a dissolved community redevelopment agency and former public body

corporate and politic, as dissolved pursuant to Parts 1.8 and 1.85, Division 24 of the California Health and Safety Code commencing with Section 34161, *et seq.* as to Part 1.8 and Section 34170, *et seq.* as to Part 1.85 (together, “Dissolution Law”).

**F.** On or about [REDACTED], the Former Agency (when it was a community redevelopment agency and public body corporate and politic existing and operating under the Community Redevelopment Law, Health and Safety Code Section 33000, *et seq.* transferred and conveyed fee title to the Housing Authority of those certain Parcels No. [REDACTED] of the Subject Property listed in the Legal Description, Exhibit A as the Pre-Dissolution Parcels, which transfer vested fee title to such parcels in the Housing Authority (together, “Pre-Dissolution Parcels”).

**G.** As of February 1, 2012 the Former Agency became a dissolved redevelopment agency by operation of law under the Dissolution Law.

**H.** Under Section 34176 of the Dissolution Law, (i) on or about January 13, 2012 the Housing Authority adopted a resolution electing to assume the housing assets and functions of the Former Agency upon its dissolution on and as of February 1, 2012, and (ii) such transfer and assumption was confirmed by resolution and certain findings made under Section 34181 of the Dissolution Law by the Oversight Board to the Successor Agency to the Garden Grove Agency for Community Development on or about March 28, 2012, and, (iii) in July 2012, under Section 34176 of the Dissolution Law the Housing Authority submitted to the State Department of Finance (“DOF”) that certain housing asset transfer schedule (“HAT”), and on August 30, 2012 the DOF approved the HAT and affirmed the transfer of such housing assets that include, among other assets, certain Parcels Nos. [REDACTED] of the Subject Property listed in the Legal Description, Exhibit A as the Post-Dissolution Parcels (together, “Post-Dissolution Parcels”) and, thereby the Authority became and remains the legal owner, holder and beneficiary of the Former Agency’s housing assets, including without limitation the Post-Dissolution Parcels.

**I.** The Pre-Dissolution Parcels and the Post-Dissolution Parcels are referred to together in this Termination Agreement as the Subject Property.

**J.** As of the Effective Date, the Housing Authority is the intended beneficiary and holder as well as the maker, by transfer of the Pre-Dissolution Parcels and by operation of law as to the Post-Dissolution Parcels, as to and under both the Regulatory Agreement and the Affordable Housing Agreement as such instruments relate and affect title to all of the Subject Property.

**K.** On May 10, 2016, the Housing Authority held a duly noticed public hearing pursuant to Section 34312.3(b) of the HAL, after which the Housing Authority took action and authorized the transfer, conveyance and sale to the City of the Subject Property, and other real properties described in the DDA (defined and described in Recital L.), for the appraised, fair market value thereof, net costs of sale, as a part of in furtherance of the implementation of the DDA and intended commercial uses thereunder by the LAB Holdings, LLC, a California limited liability corporation (“LAB”).

**L.** The City of Garden Grove, a California municipal corporation (“City”) and LAB are parties to and entered into that certain Disposition and Development Agreement (“DDA”) dated as of May 10, 2016, which contract was approved by City Council Resolution No. 9353-16 on May 10, 2016.

**M.** The DDA provides for the sale and disposition of a certain real properties by the City to LAB, including without limitation all of the Subject Property, for development and operation of a commercial uses.

**N.** In connection with such transfer of the Subject Property by the Housing Authority to the City and in furtherance of the DDA, the Housing Authority desires and intends by this Termination Agreement to terminate in full and remove from title all conditions, covenants, restrictions and provisions both the Regulatory Agreement (Instrument No. 2007-000345821) and the Affordable Housing Agreement.

**O.** The Housing Authority desires to cause the recording in the Official Records of this Termination Agreement to remove Regulatory Agreement and the Affordable Housing Agreement of record against title and remove such as exceptions to title, in particular Exceptions Nos. 22 and 23 of that certain "ALTA Plain Language Commitment" and preliminary report of title issued to the Housing Authority and City by First American Title Insurance Company, Order No. NCS-794936-SA1, with a commitment date of May 24, 2016.

**NOW THEREFORE**, based upon the foregoing Recitals, which are a substantive part of this Termination Agreement, the Housing Authority agrees as follows:

**1. Termination of Regulatory Agreement and Affordable Housing Agreement.**

This Termination Agreement has been prepared and is to be recorded for the benefit of the City, the LAB and all subsequent successors-in-interest to the Subject Property and thereby clear the Regulatory Agreement and Affordable Housing Agreement from title to the Subject Property.

**IN WITNESS**, the Housing Authority has signed this Termination Agreement on and as of the Effective Date set forth in the first paragraph.

**GARDEN GROVE HOUSING AUTHORITY**, a public body corporate and politic

By: \_\_\_\_\_  
Scott Stiles, Authority Director and City Manager  
or Authorized Designee

**ATTEST:**

**GARDEN GROVE HOUSING AUTHORITY**

\_\_\_\_\_  
Authority Secretary



**EXHIBIT A**

**Legal Description**

The real property referred to herein is located in the City of Garden Grove, County of Orange, State of California, and described as follows:

**PRE-DISSOLUTION PARCELS:**

[to be inserted]

**POST-DISSOLUTION PARCELS:**

[to be inserted]

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_ before me, \_\_\_\_\_, Notary Public,

personally appeared \_\_\_\_\_, who proved to me on the basis of satisfactory evidence to be the person(s) whose names(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

\_\_\_\_\_  
SIGNATURE OF NOTARY PUBLIC

**Garden Grove Housing Authority**

**INTER-DEPARTMENT MEMORANDUM**

To: Scott C. Stiles From: Kingsley Okereke  
Dept.: City Manager Dept.: Finance  
Subject: Approval of a Quitclaim Deed Date: 11/22/2016  
conveying properties located  
at 12912 7th Street, 11361  
Garden Grove Boulevard,  
and 12931 9th Street from  
the Successor Agency to the  
Garden Grove Housing  
Authority. (*Action Item*)

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OBJECTIVE

It is requested that the City of Garden Grove as Successor Agency to the Garden Grove Agency for Community Development ("Successor Agency") approve a quitclaim deed conveying the properties located at 12912 7th Street, 11361 Garden Grove Boulevard, and 12931 9th Street, (collectively, the "Properties") to the Garden Grove Housing Authority. In addition it requested that the Garden Grove Housing Authority ("Authority") accept the quitclaim deed.

BACKGROUND

Over the course of several years, the Garden Grove Agency for Community Development ("Former Agency"), acquired several single family residences in the Civic Center area as part of the assemblage of a large redevelopment project site. In January 2012, the Former Agency was dissolved and all of its low/moderate affordable housing obligations and assets were transferred to the Authority by operation of law. A Housing Asset Transfer form ("HAT") was prepared by the Successor Agency, in accordance with the Dissolution Act, listing all of the assets transferred to the Authority, for approval by the State Department of Finance ("DOF"). On August 30, 2012, the DOF approved the HAT.

On May 10, 2016, the Housing Authority and Garden Grove City Council approved a Disposition and Development Agreement ("DDA") with the Lab Holdings LLC.

("Developer"), for the sale and development of the 12 single family properties, which include the subject Properties. In order to consummate the transaction with the Developer, First American Title Company is requesting that a quitclaim deed be executed between the Successor Agency and the Authority to memorialize the approval of the HAT and to provide a clear chain of title.

**FINANCIAL IMPACT**

There is no financial impact.

**RECOMMENDATION**

It is recommended that the Successor Agency:

- Approve the quitclaim deed conveying the Properties from the Successor Agency; and
- Authorize the Director to execute the quitclaim deed on behalf of the Successor Agency and make minor modifications as needed.

It is recommended that the Housing Authority:

- Approve the quitclaim deed conveying the Properties to the Housing Authority; and
- Authorize the Secretary to accept the quitclaim deed on behalf of the Housing Authority.

By: Carlos Marquez, Senior Real Property Agent

**ATTACHMENTS:**

<b>Description</b>	<b>Upload Date</b>	<b>Type</b>	<b>File Name</b>
Quitclaim Deed	11/16/2016	Backup Material	Quitclaim_from_SA_to_HA_(1).doc

AND WHEN RECORDED MAIL TO

Name	Garden Grove Housing Authority
Attention:	Executive Director
Address	P. O. Box 3070
City & State, Zip	Garden Grove, CA 92842

MAIL TAX STATEMENTS TO

Name	
Address	SAME AS ABOVE
City & State, Zip	

## QUITCLAIM DEED

Exempt from payment of Documentary Transfer Tax pursuant to Revenue and Taxation Code Section 11922

This document is exempt from payment of recording fees Pursuant to Section 6103 of the Government Code

By: \_\_\_\_\_

**FOR A VALUABLE CONSIDERATION**, receipt and adequacy of which is hereby acknowledged, the

**SUCCESSOR AGENCY TO THE  
GARDEN GROVE AGENCY FOR COMMUNITY DEVELOPMENT,**  
a public body,  
hereinafter referred to as "GRANTOR,"

does hereby REMISE, RELEASE AND FOREVER QUITCLAIM to the

**GARDEN GROVE HOUSING AUTHORITY,**  
a public body, corporate and politic,  
hereinafter referred to as "GRANTEE,"

in an "as is" condition, all RIGHTS, TITLE and INTEREST in and to that certain real property legally described in **Exhibit A**, attached hereto and made a part hereof, attached hereto and made a part hereof.

Nothing contained herein, or in any document related hereto, shall be construed to imply the conveyance to GRANTEE of rights in the property which exceed those owned by GRANTOR, or any representation or warranty, either express or implied, relating to the nature or condition of the property or GRANTOR'S interest therein.

SUCCESSOR AGENCY TO THE GARDEN  
GROVE AGENCY FOR COMMUNITY  
DEVELOPMENT, a public body

By: \_\_\_\_\_  
Executive Director

**ATTEST:**

By: \_\_\_\_\_  
Secretary

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On \_\_\_\_\_, before me, \_\_\_\_\_, Notary Public,  
(Print Name of Notary Public)

personally appeared \_\_\_\_\_

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

\_\_\_\_\_  
Signature of Notary Public

**OPTIONAL**

Though the data below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent reattachment of this form.

**CAPACITY CLAIMED BY SIGNER**

**DESCRIPTION OF ATTACHED DOCUMENT**

- Individual
- Corporate Officer

\_\_\_\_\_  
Title(s)

\_\_\_\_\_  
Title Or Type Of Document

- Partner(s)       Limited
- General

- Attorney-In-Fact
- Trustee(s)
- Guardian/Conservator
- Other: \_\_\_\_\_

\_\_\_\_\_  
Number Of Pages

Signer is representing:  
Name Of Person(s) Or Entity(ies)

\_\_\_\_\_  
Date Of Documents

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Signer(s) Other Than Named Above

# GARDEN GROVE HOUSING AUTHORITY

## Certificate of Acceptance

This is to certify that the interest in real property conveyed by the Quitclaim Deed dated \_\_\_\_\_ from the Successor Agency to the Garden Grove Agency for Community Development, a public body, to the Garden Grove Housing Authority (“Authority”) a public body, corporate and politic, is hereby accepted by the undersigned officer or agent on behalf of the Authority pursuant to authority conferred by minute order of the Authority adopted on November 22, 2016, and the Authority, as grantee, consents to recordation thereof by its duly authorized officer.

Garden Grove Housing Authority,  
a public body, corporate and politic

Date: \_\_\_\_\_

By: \_\_\_\_\_

Its: Secretary

**EXHIBIT "A"**  
Legal Description  
(AP NO. -----; Parcel --)

**PARCEL 1:**

LOT 1 OF TRACT NO. 644, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.  
EXCEPT THE NORTH 4 FEET THEREOF.

APN: 090-173-05

**PARCEL 2:**

LOT 5 AND THE WEST 26.33 FEET OF LOT 6 OF TRACT NO. 644, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 20, PAGE 6 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA.

APN: 090-173-09

**PARCEL 3:**

THAT PORTION OF BLOCK 6 OF THE GARDEN GROVE HOME TRACT, IN THE CITY OF GARDEN GROVE, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS SHOWN ON A MAP RECORDED IN BOOK 4, PAGE 57 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 6, WHICH POINT IS 113 FEET SOUTHERLY FROM THE INTERSECTION OF THE EAST LINE WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 7 OF TRACT NO. 631, AS SHOWN ON A MAP RECORDED IN BOOK 20, PAGE 26 OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, SAID POINT BEING ALSO THE SOUTHEAST CORNER OF THE LAND CONVEYED TO RUSSELL A. WEIR AND WIFE BY DEED RECORDED SEPTEMBER 24, 1948 IN BOOK 1705, PAGE 416 OF OFFICIAL RECORDS; THENCE WEST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AND THE EASTERLY PROLONGATION THEREOF 145.67 FEET, MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LAND CONVEYED TO WEIR; THENCE SOUTH ALONG THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID LOT 7, 53 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF SAID LOT 7 AND THE EASTERLY EXTENSION THEREOF 145.67 FEET, MORE OR LESS, TO THE EAST LINE OF SAID BLOCK 6; THENCE NORTH 53 FEET TO THE POINT OF BEGINNING.

APN: 090-174-11

End of Legal Description