



AGENDA

Garden Grove Housing Authority

Tuesday,
June 13, 2023

6:30 PM

SPECIAL MEETING - Community
Meeting Center, 11300 Stanford Avenue,
Garden Grove, CA 92840

George S. Brietigam

Chair

Kim B. Nguyen

Vice Chair

Carol Beckles

Commissioner

Joe DoVinh

Commissioner

Steve Jones

Commissioner

Stephanie

Klopfenstein

Commissioner

Tan Nguyen

Commissioner

John R. O'Neill

Commissioner

Cindy Tran

Commissioner

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 DOVINH, COMMISSIONER JONES, COMMISSIONER KLOPFENSTEIN, COMMISSIONER T. NGUYEN, COMMISSIONER O'NEILL, COMMISSIONER TRAN, VICE CHAIR K. NGUYEN, CHAIR BRIETIGAM

1. ORAL COMMUNICATIONS

2. PUBLIC HEARINGS

(Motion to approve will include adoption of each Resolution unless otherwise stated.)

- 2.a. Adoption of a Resolution approving the Garden Grove Housing Authority biennial budget for Fiscal Year 2023-24 and Fiscal Year 2024-25.
(Joint Action Item with the City Council.)

3. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

4. ADJOURNMENT

The next Regular Housing Authority Meeting is scheduled on Tuesday, June 27, 2023, 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:	Lisa L. Kim	From:	Maria Stipe
Dept.:	Director/City Manager	Dept.:	City Manager
Subject:	Adoption of a Resolution approving the Garden Grove Housing Authority biennial budget for Fiscal Year 2023-24 and Fiscal Year 2024-25. <i>(Joint Action Item with the City Council.)</i>		
		Date:	6/13/2023

OBJECTIVE

To request that the Housing Authority and City Council hold a Public Hearing on the Authority's proposed annual budget for Fiscal Year 2023-24 and Fiscal Year 2024-25; and adopt a Resolution approving the budget.

BACKGROUND

The Section 8 Rental Assistance Program is a federally funded program through the Department of Housing and Urban Development (HUD) that assists very-low 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 former Garden Grove Community and Redevelopment Agency in February 2012, the Housing Authority has taken on the "housing assets" of the former Agency and became the Housing Successor. These assets include land purchased with housing set-aside funds.

DISCUSSION

The Authority's annual budget for Fiscal Year 2023-24 is estimated at \$49,642,400 and Fiscal Year 2024-25 is estimated at \$51,851,300 which reflects

assistance of up to 2,545 low-income families, plus an additional 300 families through Portability, and the operational costs of administering the program. While the Housing Authority is allocated 2,545 vouchers, it is only able to fulfill approximately 2,445 at the current funding level. Additionally, the Housing Authority is receiving approximately 89% of its administrative allocation at this time. Staff continues to administer the program with reduced funding but may be required to make additional program adjustments if funding is not restored or is further reduced.

FINANCIAL IMPACT

The Housing Authority receives all funding for the Section 8 Rental Assistance Program, Emergency Housing Voucher program and Mainstream Voucher 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. The proposed FY2023-24 and 2024-25 budget properly reflects the HUD funding and program expenditures.

RECOMMENDATION

It is recommended that the Housing Authority and City Council:

- Conduct a Public Hearing on the proposed budget; and
- Adopt the attached Resolution approving the Authority's budget for Fiscal Year 2023-24 and Fiscal Year 2024-25.

By: Danny Huynh, Housing Manager

ATTACHMENTS:

Description	Upload Date	Type	File Name
Housing Authority Budget Resolution	6/6/2023	Resolution	Housing_Authority_Budget_Resolution_FY23-25_(Housing).pdf
Housing Description	6/6/2023	Backup Material	Housing_Authority_description.pdf

GARDEN GROVE HOUSING AUTHORITY

RESOLUTION NO.

A RESOLUTION OF THE GARDEN GROVE HOUSING AUTHORITY ADOPTING
BUDGETS FOR FISCAL YEAR 2023-24 AND FISCAL YEAR 2024-25

WHEREAS, the Garden Grove Housing Authority has given careful consideration to the adoption of the Budget for Fiscal Year 2023-24 and Fiscal Year 2024-25.

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 \$49,642,400 for Fiscal Year 2023-24 and \$51,851,300 for Fiscal Year 2024-25 from new appropriations for the planned activities shown below:

<u>Expenditures</u>	FY 2023-24	FY 2024-25
Administration	\$ 4,028,800	\$ 4,248,000
Housing Assistance Program Portability	4,765,000	4,765,000
Other Housing Programs	613,600	618,000
Housing Assistance Payments	<u>40,235,000</u>	<u>42,220,300</u>
TOTAL EXPENDITURES	\$ 49,642,400	\$ 51,851,300

BE IT FURTHER RESOLVED by the Garden Grove Housing Authority that the total of \$49,642,400 for Fiscal Year 2023-24 and \$51,851,300 for Fiscal Year 2024-25 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 2023-24 and Fiscal Year 2024-25.

<u>Funding</u>	FY 2023-24	FY 2024-25
Low/Mod Housing Agency (501)	\$ 576,600	\$ 581,000
Housing Authority- Civic Center Prop. (502)	37,000	37,000
Housing Authority-Sec8 Admin (681)	4,028,800	4,248,000
Housing Authority (682)	<u>45,000,000</u>	<u>46,985,300</u>
TOTAL FUNDING	\$ 49,642,400	\$ 51,851,300

HOUSING AUTHORITY

DESCRIPTION AND OBJECTIVES

PROGRAM DESCRIPTION

The Garden Grove Housing Authority provides rental subsidies for eligible low-income tenants. The Section 8 Rental Assistance Program is funded by federal grants through the Department of Housing and Urban Development. Qualified families are issued a voucher, which can be used in a privately owned rental unit, provided the unit meets Housing Quality Standards for health and safety. The rental subsidy is based on the tenant's income and family size. The Authority also administers a Family Self-Sufficiency Program, which assists housing participants to achieve economic self-sufficiency through education, training and employment.

FY 2023-25 PROGRAM OBJECTIVES

HOUSING AUTHORITY

1. Provide monthly rental subsidies for low-income families with 2353 Housing Choice Vouchers, 117 Emergency Vouchers and 75 Mainstream Vouchers.
2. Conduct approximately 2,500 initial and biennial inspections to ensure subsidized units are meeting the Housing Quality Standards and the Building and Safety Codes.
3. Provide outreach activities to tenants, landlords and other support agencies.
4. Continue to implement the Family Self-Sufficiency Program to help housing clients towards economic self-sufficiency.
5. Monitor former Agency affordable housing agreements.
6. Monitor and maintain owned properties.