



AGENDA

Garden Grove Housing Authority

Tuesday,
November 28, 2023

6:30 PM

Community Meeting Center 11300
Stanford Avenue Garden Grove
California 92840

George S. Brietigam

Chair

Kim B. Nguyen-

Penaloza

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-PENALOZA, 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 October 2023.
(Action Item)

2.b. Receive and file minutes from the meeting held on October 24, 2023.
(Action Item)

3. MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

4. ADJOURNMENT

The next Regular Housing Authority Meeting is scheduled for Tuesday, January 23, 2024, 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:	Ursula Luna-Reynosa
Dept.:	Director	Dept.:	Economic Development and Housing
Subject:	Receive and file the Housing Authority Status Report for October 2023. (<i>Action Item</i>)		
		Date:	11/28/2023

OBJECTIVE

For the Housing Authority Commissioners to receive and file the October 2023 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 2,362 senior citizens, disabled persons, and families are funded by the Section 8 Rental Assistance Program.

In September of 2023, the Housing Authority was awarded with 9 new Housing Choice Vouchers, as authorized by the Consolidated Appropriation Act 2023. The new vouchers increased the total allocation of the Housing Authority Section 8 Voucher Program to 2,362.

In October of 2022, the Housing Authority was awarded with 16 new Housing Choice Vouchers, also known as Fair Share Vouchers, under the Consolidated Appropriations Act 2022. These vouchers increased the total authorized allocation of the Housing Authority Section 8 Voucher Program to 2353.

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 October 2023:

Program Eligibility: All participants of the Housing Choice Voucher Program must be income eligible. Applicants are ranked on the Waiting List by local preferences. When an applicant is next on the Waiting List, they have an Initial Qualifying (IQ) interview where their eligibility is verified. If they are eligible, they receive a program briefing and their voucher. The Authority replaces those families who terminate from the program as a part of normal turnover. Once on the program, they are re-certified for eligibility at least annually and their portion of the rent adjusted according to their income.

INITIAL QUALIFICATION (IQ) INTERVIEWS: Staff conducted 18 Initial Qualification interviews (IQ's) from the Waiting List and the following:

- (a) Emergency Housing Vouchers - 0
- (b) Referred by a Garden Grove Homeless Shelter - 3
- (c) Incoming Portability - 8
- (d) Mainstream Vouchers - 5
- (e) Project Based Vouchers - 1

Briefings and New Program Admissions: Four (4) briefings were conducted this month, 15 vouchers were issued, and 15 families were admitted to the program.

Re-certifications: Staff conducted 182 re-examination interviews with participants to determine continued eligibility. Eighty-one (81) were interviewed who had interim changes in income, which necessitated an adjustment in their portion of the rent.

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

Terminations: There were 5 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 enables Voucher participants to enter into contracts making available 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 2023. There were no contracts signed and no contracts were terminated. There are a total of 411 families who have signed contracts for the FSS program. Thirty-four (34) contracts are active. Five (5) update meetings were held with FSS participants.

One hundred and forty-two (142) families have completed their FSS goals and 70 of these are self-sufficient and no longer need housing assistance. Eight (8) families have purchased houses. There are 18 escrow accounts. Fifteen (15) escrow accounts are active with monthly deposits.

The Authority has paid out a total of \$1,265,150 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 3.

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 31 requests for new lease approvals with 24 units passing and 7 units failing.

Annuals: There were 138 annual inspections conducted this month. Fifty-eight (58) units passed and 80 failed to meet Housing Quality Standards (HQS) and code requirements. The owners were requested to make the necessary repairs.

Re-inspections: There were 89 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 2023 October Housing Authority Status Report.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Statistical report - October 2023	11/10/2023	Exhibit	Statiscal_Report_-_October_2023.pdf

GARDEN GROVE HOUSING AUTHORITY
"STATISTICAL REPORT"
October 2023

I.	<u>LEASED FAMILIES</u>	<u>NUMBER</u>	<u>FAMILIES</u>					
	Total Participating Families:	2725	100%					
	Elderly:	1756	64%					
	Disabled:	820	30%					
	Female Head of Household:	1552	57%					
	Employed:	1013	37%					
II.	<u>UNITS UNDER LEASE</u>	<u>UNITS LEASED</u>	<u>TOTAL UNITS ALLOCATED</u>	<u>% LEASED</u>	<u>PORT IN ADMINISTERED</u>			
	HCV	2222	2362	94%	325			
	EHV	107	117	91%				
	Mainstream	67	75	89%				
III.	<u>CURRENT PAYMENT STANDARD</u>	<u>1-BEDROOM</u>	<u>2-BEDROOM</u>	<u>3-BEDROOM</u>	<u>4+BEDROOM</u>			
		\$2,113	\$2,539	\$3,448	\$4,032			
IV.	<u>RENTS AND INCOME</u>	<u>VOUCHERS</u>						
	Average HAP Payment:	\$1,443						
	Average Tenant Rent:	\$473						
	Average Contract Rent:	\$1,965						
	Average Annual Income:	\$22,782						
	Hard to House:	7						
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>	
		1777	732	170	27	19	2725	
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>
		0	11	3	1	0	0	15

City of Garden Grove

INTER-DEPARTMENT MEMORANDUM

To: Lisa L. Kim From: Teresa Pomeroy
Dept.: Director Dept.: Secretary
Subject: Receive and file minutes from the meeting held on October 24, 2023. (*Action Item*) Date: 11/28/2023

Attached are the minutes from the meeting held on October 24, 2023, recommended to be received and filed as submitted or amended.

ATTACHMENTS:

Description	Upload Date	Type	File Name
Minutes	11/20/2023	Minutes	ha-min_10_24_2023.pdf

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Regular Meeting

Tuesday, October 24, 2023

Community Meeting Center

11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:41 p.m., Chair Brietigam convened the meeting in the Council Chamber.

ROLL CALL PRESENT: (9) Commissioners Beckles, O'Neill, Tran, Jones, DoVinh, Klopfenstein, Nguyen, Vice Chair Nguyen-Penzloza, Chair Brietigam

ABSENT: (0) None

ORAL COMMUNICATIONS

Speakers: None.

AUTHORIZATION FOR MODIFICATIONS TO THE 2022 PROMISSORY NOTES WITH COTTAGE INDUSTRIES (JOINT ACTION ITEM WITH THE CITY COUNCIL)
(F: 108.2-2016)

HOUSING AUTHORITY ACTION

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

Amendments to the Promissory Notes secured by Deeds of Trust to extend the term for six years be approved; and

The Executive Director/City Manager be authorized to approve any pertinent documents on behalf of the Housing Authority/City, and authorize the Executive Director/City Manager to approve modifications as appropriate.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, O'Neill, Tran, Jones, DoVinh, Klopfenstein, Nguyen-Penalozza, Nguyen, Brietigam
Noes: (0) None

CITY COUNCIL ACTION

It was moved by Council Member Klopfenstein, seconded by Council Member DoVinh that:

Amendments to the Promissory Notes secured by Deeds of Trust to extend the term for six years be approved; and

The City Manager/Executive Director be authorized to approve any pertinent documents on behalf of the City/Housing Authority, and authorize the City Manager/Executive Director to approve modifications as appropriate.

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

Ayes: (7) O'Neill, Tran, DoVinh, Klopfenstein,
Nguyen-Penaloza, Brietigam, Jones
Noes: (0) None

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR SEPTEMBER 2023 (F: H-117.2)

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

The September 2023 Housing Authority Status Report, be received and filed.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, O'Neill, Tran, Jones, DoVinh, Klopfenstein, Nguyen, Nguyen-Penaloza, Brietigam
Noes: (0) None

RECEIVE AND FILE MINUTES FROM THE MEETING HELD ON SEPTEMBER 26, 2023
(F: Vault)

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

Minutes from the meeting held on September 26, 2023, be received and filed.

The motion carried by a 9-0 vote as follows:

Ayes: (9) Beckles, O'Neill, Tran, Jones, DoVinh, Klopfenstein, Nguyen, Nguyen-Penaloza, Brietigam
Noes: (0) None

ADJOURNMENT

At 6:42 p.m., Chair Brietigam adjourned the meeting. The next Regular Housing Authority Meeting is scheduled for Tuesday, November 28, 2023, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Teresa Pomeroy
Secretary