



GARDEN GROVE

**GARDEN GROVE
HOUSING AUTHORITY**

**FY 2009
ANNUAL PLAN**

**Garden Grove, CA 92842
(714) 741-5150**

www.ci.garden-grove.ca.us

8.2	Capital Fund Program Five-Year Action Plan. As part of the submission of the Annual Plan, PHAs must complete and submit the <i>Capital Fund Program Five-Year Action Plan</i> , form HUD-50075.2, and subsequent annual updates (on a rolling basis, e.g., drop current year, and add latest year for a five year period). Large capital items must be included in the Five-Year Action Plan. N/A The Housing Authority does not administer Public Housing
8.3	Capital Fund Financing Program (CFFP). <input type="checkbox"/> Check if the PHA proposes to use any portion of its Capital Fund Program (CFP)/Replacement Housing Factor (RHF) to repay debt incurred to finance capital improvements. N/A The Housing Authority does not administer Public Housing
9.0	Housing Needs. Based on information provided by the applicable Consolidated Plan, information provided by HUD, and other generally available data, make a reasonable effort to identify the housing needs of the low-income, very low-income, and extremely low-income families who reside in the jurisdiction served by the PHA, including elderly families, families with disabilities, and households of various races and ethnic groups, and other families who are on the public housing and Section 8 tenant-based assistance waiting lists. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. N/A The Garden Grove Housing Authority is a Section 8 only and High Performing agency, therefore this element is not required annually (only in the Five-year Plan).
9.1	Strategy for Addressing Housing Needs. Provide a brief description of the PHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list in the upcoming year. Note: Small, Section 8 only, and High Performing PHAs complete only for Annual Plan submission with the 5-Year Plan. N/A The Garden Grove Housing Authority is a Section 8 only and a High Performing agency, therefore this element is not required annually (only in the Five-year Plan).
10.0	Additional Information. Describe the following, as well as any additional information HUD has requested. (a) Progress in Meeting Mission and Goals. Provide a brief statement of the PHA's progress in meeting the mission and goals described in the 5- Year Plan. (Note: Standard and Troubled PHAs complete annually; Small and High Performers complete only for Annual Plan submitted with the 5-year Plan). N/A The Garden Grove Housing Authority is a High Performing agency; therefore this element is not required annually (only in the Five-year Plan). (b) Significant Amendment and Substantial Deviation/Modification. Provide the PHA's definition of "significant amendment" and "substantial deviation/modification" A significant amendment according to the Garden Grove Housing Authority's definition would be an addition or deletion of a major program. The 2008 Annual Plan was modified, made available for public comment and a Public hearing was conducted. HUD subsequently approved the revision, which added the Project-based HCV Program as of 10/31/08. The addition was in anticipation of an acquisition/rehabilitation project, which may have necessitated the use of Project-based Vouchers.
11.0	Required Submission for HUD Field Office Review. In addition to the PHA Plan template (HUD-50075), PHAs must submit the following documents. Items (a) through (g) may be submitted with signature by mail or electronically with scanned signatures, but electronic submission is encouraged. Items (h) through (i) must be attached electronically with the PHA Plan. Note: the Field Office will not accept faxed copies of these documents. (a) Form HUD-50077, <i>PHA Certifications of Compliance with the PHA Plans and Related Regulations</i> (which includes all certifications relating to Civil Rights) Included (b) Form HUD-50070, <i>Certification for a Drug-Free Workplace</i> (PHAs receiving CFP grants only) N/A (c) Form HUD-50071, <i>Certification of Payments to Influence Federal Transactions</i> (PHAs receiving CFP grants only) N/A (d) Form SF-LLL, <i>Disclosure of Lobbying Activities</i> (PHAs receiving CFP grants only) N/A (e) Form SF-LLL-A, <i>Disclosure of Lobbying Activities Continuation Sheet</i> (PHAs receiving CFP grants only) N/A (f) Resident Advisory Board (RAB) comments. The PHA as an attachment to the PHA Plan must submit comments received from the RAB. PHAs must also include a narrative describing their analysis of the recommendations and the decisions made on these recommendations. Attachment included. (g) Challenged Elements (h) Form HUD-50075.1, <i>Capital Fund Program Annual Statement/Performance and Evaluation Report</i> (PHAs receiving CFP grants only)N/A (i) Form HUD-50075.2, <i>Capital Fund Program Five-Year Action Plan</i> (PHAs receiving CFP grants only) N/A

Attachment A

**Comments received from the Public and
the Resident Advisory Board**

The Resident Advisory Board is comprised of six Housing Voucher participants who volunteered to review the 2009 Annual Plan:

1. KHANH KIM THI NGUYEN
12833 BROOKHURST WAY #4
GARDEN GROVE, CA 92841
2. CHARLES TA
8286 LARSON AVE.
GARDEN GROVE, CA92844
3. JAMES O'CONNOR
10928 LAMPSON
GARDEN GROVE, CA 92840
4. QUANG THI NGUYEN
12912 GALWAY ST. #2
GARDEN GROVE, CA 92841
5. IONA MARSHALL
9382 CELLINI #2
GARDEN GROVE, CA 92841
6. CAM NGUYEN
11332 DALE ST. #16
GARDEN GROVE, CA 92841

None of the Advisory Board members had any substantive changes to the Plan; however, one did have comments summarized below:

"Every topic is very clear and reasonable; and is the same as last year"

"In spite of the severe economic crisis of our country and the deficit of our state, we hope that there are no modifications of the annual federal funds for the Section 8 program"

Attachment B

Required Certifications

13. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).
14. The PHA will provide the responsible entity or HUD any documentation that the responsible entity or HUD needs to carry out its review under the National Environmental Policy Act and other related authorities in accordance with 24 CFR Part 58 or Part 50, respectively.
15. With respect to public housing the PHA will comply with Davis-Bacon or HUD determined wage rate requirements under Section 12 of the United States Housing Act of 1937 and the Contract Work Hours and Safety Standards Act.
16. The PHA will keep records in accordance with 24 CFR 85.20 and facilitate an effective audit to determine compliance with program requirements.
17. The PHA will comply with the Lead-Based Paint Poisoning Prevention Act, the Residential Lead-Based Paint Hazard Reduction Act of 1992, and 24 CFR Part 35.
18. The PHA will comply with the policies, guidelines, and requirements of OMB Circular No. A-87 (Cost Principles for State, Local and Indian Tribal Governments), 2 CFR Part 225, and 24 CFR Part 85 (Administrative Requirements for Grants and Cooperative Agreements to State, Local and Federally Recognized Indian Tribal Governments).
19. The PHA will undertake only activities and programs covered by the Plan in a manner consistent with its Plan and will utilize covered grant funds only for activities that are approvable under the regulations and included in its Plan.
20. All attachments to the Plan have been and will continue to be available at all times and all locations that the PHA Plan is available for public inspection. All required supporting documents have been made available for public inspection along with the Plan and additional requirements at the primary business office of the PHA and at all other times and locations identified by the PHA in its PHA Plan and will continue to be made available at least at the primary business office of the PHA.
21. The PHA provides assurance as part of this certification that:
 - (i) The Resident Advisory Board had an opportunity to review and comment on the changes to the policies and programs before implementation by the PHA;
 - (ii) The changes were duly approved by the PHA Board of Directors (or similar governing body); and
 - (iii) The revised policies and programs are available for review and inspection, at the principal office of the PHA during normal business hours.
22. The PHA certifies that it is in compliance with all applicable Federal statutory and regulatory requirements.

GARDEN GROVE HOUSING AUTHORITY

CA102

PHA Name

PHA Number/HA Code

_____ 5-Year PHA Plan for Fiscal Years 20____ - 20____
 X _____ Annual PHA Plan for Fiscal Years 20⁰⁹ - 20¹⁰_____

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate. **Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Name of Authorized Official Matthew Fertal	Title Executive Director
Signature	Date

**Certification by State or Local Official of PHA Plans Consistency with
the Consolidated Plan**

I, Matthew Fertal the City Manager certify
that the Five Year and Annual PHA Plan of the Garden Grove Housing Authority is
consistent with the Consolidated Plan of City of Garden Grove prepared
pursuant to 24 CFR Part 91.

Signed / Dated by Appropriate State or Local Official

Attachment C

Proof of Publication

City of Garden Grove

PUBLIC NOTICE

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE HOUSING AUTHORITY will hold a Public Hearing in the COUNCIL CHAMBER AT THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California at 6:30 p.m. on Tuesday, March 24, 2009.

THE PURPOSE OF THE HEARING IS to provide citizens, public agencies, and other interested parties an opportunity to provide input for the Annual Plan for fiscal year 2009-2010 for the Garden Grove Housing Authority.

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions related to the Annual Plan.

The Annual Plan for the Garden Grove Housing Authority will be available for public view at:

Garden Grove Housing Authority
11277 Garden Grove Boulevard, Suite 101-C
Garden Grove, CA 92840

The Garden Grove Housing Authority's business hours are Monday through Thursday 7:30 a.m. to 5:30 p.m. The office is closed every other Friday with business hours of 7:30 a.m. to 5:00 p.m. on the open Friday.

HEARING DATE: Tuesday, March 24, 2009 at 6:30 p.m.
LOCATION: Community Meeting Center
Council Chamber
11300 Stanford Avenue
Garden Grove, CA 92840

All written testimony must be received no later than March 24, 2009, at 12:00 noon. Any person or organization may file written testimony on the Annual Plan with the City Clerk's office, located at 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

/s/ KATHLEEN BAILOR
Secretary

DATED: December 22, 2008
PUBLISH: January 8 & January 15, 2009

Publish Jan. 8, 15, 2009
Garden Grove Journal (GG 09-2-1)

City of Garden Grove

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Attachment D

**Violence Against Women Act
(VAWA) Policy**

Garden Grove Housing Authority Violence Against Women Act (VAWA) Policy

On January 5, 2006, President Bush signed VAWA into law as Public Law 109-162. Section 603 of the law amends Section 5A of the U.S. Housing Act (42 U.S.C. 1437C-1) to require PHAs' Five-Year Plan and Annual Plan to contain information regarding any goals, activities, objectives, policies, or programs of the PHA that are intended to support or assist victims of domestic violence, dating violence, sexual assault, or stalking. All PHA Plans submitted after January 5, 2006 must address VAWA. Provisions of VAWA are applicable to Section 8 programs and to owners renting to families under the Section 8 rental assistance programs.

I. Purpose and Applicability

The purpose of this Policy is to implement the applicable provisions of VAWA and set forth goals, policies and procedures intended to assist victims of domestic violence, dating violence, sexual assault, or stalking.

II. Goals and Objectives

This Policy has the following principal goals and objectives.

- A. The Garden Grove Housing Authority (GGHA) supports the goals of the VAWA Amendments and will comply with its requirements.
- B. The GGHA will continue to administer its Section 8 Housing Choice Voucher program in ways that support and protect residents who may be victims of domestic violence, dating violence, sexual assault or stalking.
- C. The GGHA will not take any adverse action against a participant or applicant solely on the basis of her or his being a victim of such criminal activity, including threats of such activity. "Adverse action" in this context includes denial or termination of housing assistance.
- D. The GGHA will not subject a victim of domestic violence, dating violence, sexual assault or stalking to a more demanding standard for lease compliance than other tenants.
- E. The GGHA will continue to develop policies and procedures as needed to implement the requirements of VAWA, and to collaborate with other agencies to prevent and respond to

domestic violence, dating violence, sexual assault or stalking, as those criminal activities may affect applicants for and participants in the GGHA's housing program.

- F. The GGHA will provide notices explaining the VAWA protections to applicants and participants for housing assistance and to property owners participating in the voucher program.

III. Definitions As Used In VAWA

- A. The term **domestic violence** includes felony or misdemeanor crimes of violence committed by a current or former spouse of the victim, by a person with whom the victim shares a child in common, by a person who is cohabitating with or has cohabitated with the victim as a spouse, by a person similarly situated to a spouse of the victim under the domestic or family or family violence laws of the jurisdiction receiving grant monies, or by any other person against an adult or youth victim who is protected from that person's acts under the domestic or family violence laws of the jurisdiction.
- B. The term **dating violence** means violence committed by a person who is or has been in a social relationship of a romantic or intimate nature with the victim; and where the existence of such a relationship shall be determined based on a consideration of the following factors:
- The length of the relationship
 - The type of relationship
 - The frequency of interaction between the persons involved in the relationship
- C. The term **stalking** means:
- To follow, pursue, or repeatedly commit acts with the intent to kill, injure, harass, or intimidate; or
 - To place under surveillance with the intent to kill, injure, harass, or intimidate another person; and
 - In the course of, or as a result of, such following, pursuit, surveillance, or repeatedly committed acts, to place a person in reasonable fear of the death of, or serious bodily injury to, or to cause substantial emotional harm to (1) that person, (2) a member of the immediate family or that person, or (3) the spouse or intimate partner of that person.

D. The term ***immediate family member*** means, with respect to a person:

- A spouse, parent, brother or sister, or child of that person, or an individual to whom that person stands in the position or place of a parent; or
- Any other person living in the household of that person and related to that person by blood and marriage.

IV. Victim Documentation

- When the actions of a tenant, household member, guest or other person under the tenant's control call for the termination of tenancy or assistance, and a tenant or other household member claims that she or he is the victim of such actions and that the actions are related to domestic violence, dating violence, or stalking, the GGHA or owner/manager will ensure that the family is provided the protections afforded under VAWA.
- The GGHA or owner/manager may request that an individual certify that s/he is a victim of domestic violence, dating violence, or stalking, and that the incident or incidents in question are bona fide incidents of such actual or threatened abuse.
- The certification must include the name of the perpetrator and be provided within 14 business days after the individual receives a request from the GGHA, owner or manager.

The GGHA or owner/manager may extend the 14-day deadline, at their discretion.

If the individual does not submit the certification within the required time frame (including any approved extension), the GGHA or owner/manager may proceed with terminating the tenancy or assistance of the family.

- An individual may satisfy the certification requirement by providing documentation "signed by an employee, agent, or volunteer of a victim service provider, an attorney, judge, law enforcement agent or a medical professional, from whom the victim has sought assistance in addressing the actual or threatened abuse"

OR

- The GGHA or owner/manger may provide benefits to an individual based solely on the individual's statement or other corroborating evidence.

V. Evicting Or Terminating Assistance Of A Perpetrator

- Notwithstanding any Federal, State, or local law to the contrary, the GGHA may terminate assistance to, or an owner or manager may bifurcate a lease, or remove a household member from a lease without regard to whether a household member is a signatory to a lease, in order to evict, remove, terminate occupancy rights, or terminate assistance to any individual who is a tenant or lawful occupant and who engages in criminal acts of physical violence against family members or others, without evicting, removing, terminating assistance to, or otherwise penalizing the victim of such violence who is also a tenant or lawful occupant. GGHA will require a restraining order, police report and/or other form of verification from the victim prior of termination of the assistance of a tenant who engages in criminal acts of physical violence against family members and others.

Such eviction, removal, termination of occupancy rights, or termination of assistance shall be effected in accordance with the procedures prescribed by Federal, State, and local law for the termination of leases or assistance under the relevant program of HUD-assisted housing.

VI. Right To Terminate Tenancy

- The GGHA and owner/manager retain the authority to terminate the tenancy, occupancy, or program assistance of a victim under either of the following conditions:
 - The termination is for a lease violation premised on something other than an act of domestic violence, dating violence, or stalking against the victim and the GGHA or owner is holding the victim to a standard no more "demanding" than the standard to which other tenants are held.
 - The GGHA or owner/manager can demonstrate an "actual and imminent threat to other tenants or those employed at or providing service to the property" if the tenancy of the victim is not terminated.

VII. Notice Requirements

- The GGHA will provide notice to HCV participants of their rights under VAWA, and to HCV owners/managers of their rights and obligations under VAWA. Applicants will receive the "Notification of Rights and Obligations Violence Against Women Act" statement in their briefing packet. All HCV participants will receive the "Notification of Rights and Obligations Violence Against Women Act" statement at their annual re-examinations.

VIII. Confidentiality Requirements

- All information provided to the GGHA or owner/manager regarding domestic violence, dating violence, or stalking, including the fact that an individual is a victim of such violence or stalking, will be retained in Confidence and may neither be entered into any shared database nor provided to any related entity, except to the extent that the disclosure (a) is requested or consented to by the individual in writing, (b) is required for use in an eviction proceeding, or (c) is otherwise required by applicable law.
- HCV participants are notified of their confidentiality rights in the "Notification of Rights and Obligations Violence Against Women Act" form that is given to them at the annual re-examinations. Applicants receive this notice at the briefings.

XI. Other Federal, State Or Local Laws

- VAWA does not supersede any provision of federal, state, or local law that provides greater protection to victims of domestic violence, or stalking.