



**GARDEN GROVE**

# **GARDEN GROVE HOUSING AUTHORITY**



**FY 2025-2029  
FIVE YEAR AND ANNUAL PLAN**

**11277 Garden Grove Blvd, Ste. 100  
Garden Grove, CA 92843  
(714) 741-5150  
[www.ggcity.org](http://www.ggcity.org)**

<b>5-Year PHA Plan (for All PHAs)</b>	<b>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</b>	<b>OMB No. 2577-0226 Expires 09/30/2027</b>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-income, very low-income, and extremely low-income families.

**Applicability.** The Form HUD-50075-5Y is to be completed once every 5 PHA fiscal years by all PHAs.

<b>A.</b>	<b>PHA Information.</b>																																						
<b>A.1</b>	<p> <b>PHA Name:</b> Housing Authority of the City of Garden Grove      <b>PHA Code:</b> CA102  <b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): 07/2025  <b>The Five-Year Period of the Plan (i.e., 2019-2023):</b> 2025-2029  <b>Plan Submission Type</b> <input checked="" type="checkbox"/> 5-Year Plan Submission <input type="checkbox"/> Revised 5-Year Plan Submission </p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information on the PHA policies contained in the standard Annual Plan, but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official websites. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> All information pertaining to the 5-Year Public Housing Agency (PHA) Plan can be located at Garden Grove Housing Authority (11277 Garden Grove Blvd, Ste. 100, Garden Grove, CA 92843) or online at <a href="http://www.ggcity.org/housing-authority">www.ggcity.org/housing-authority</a></p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a Joint PHA Plan and complete table below.)</p> <table border="1"> <thead> <tr> <th rowspan="2">Participating PHAs</th><th rowspan="2">PHA Code</th><th rowspan="2">Program(s) in the Consortia</th><th rowspan="2">Program(s) not in the Consortia</th><th colspan="2">No. of Units in Each Program</th></tr> <tr> <th>PH</th><th>HCV</th></tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td><td> </td><td> </td><td> </td></tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV																														
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<b>B.</b>	<b>Plan Elements. Required for all PHAs completing this form.</b>																																						
<b>B.1</b>	<p><b>Mission.</b> State the PHA's mission for serving the needs of low- income, very low- income, and extremely low- income families in the PHA's jurisdiction for the next five years.</p> <p><b>Garden Grove Housing Authority's Mission:</b> GGHA's mission is to provide safe, decent and sanitary housing conditions for families with low, very-low and extremely low-income and to manage resources efficiently. GGHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.</p>																																						
<b>B.2</b>	<p><b>Goals and Objectives.</b> Identify the PHA's quantifiable goals and objectives that will enable the PHA to serve the needs of low- income, very low-income, and extremely low-income families for the next five years.</p> <p><b>1. Explore ways to maximize existing assistance to qualified tenants and improve the quality of assisted housing. 2. Expand the supply of affordable housing by applying for additional housing assistance funding and programs that may become available. 3. Continue to collaborate with other agencies in the area and perform outreach to provide better access to participants. 4. Open the Housing Choice Voucher Waiting List. 5. Promote Family Self-Sufficiency. 6. Maintain High Performer Status on the Section Eight Management Assessment Program.</b></p>																																						
<b>B.3</b>	<p><b>Progress Report.</b> Include a report on the progress the PHA has made in meeting the goals and objectives described in the previous 5-Year Plan.</p> <p><b>See attachment E (5-Year Performance Report)</b></p>																																						
<b>B.4</b>	<p><b>Violence Against Women Act (VAWA) Goals.</b> Provide a statement of the PHA's goals, activities objectives, policies, or programs that will enable the PHA to serve the needs of child and adult victims of domestic violence, dating violence, sexual assault, or stalking.</p>																																						

	<p>The Housing Authority supports the goals of VAWA and will comply with its requirements. We 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. Citations from GGHA's Administrative Plan, which speaks to VAWA policy are found in the Attachment D of this plan.</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Significant Amendment or Modification.</b> Provide a statement on the criteria used for determining a significant amendment or modification to the 5-Year Plan.</p> <p><b>Garden Grove Housing Authority Statement Regarding Criteria for Significant Amendment or Modification to the 5- Year Plan:</b> GGHA defines "significant amendment or modification" as any that meet all of the following criteria: • Is discretionary • Fundamentally alters the existing policies of the Housing Authority • Requires formal approval of the Board of Commissioners</p>
<b>C.2</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the 5-Year PHA Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the 5-Year PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations</p>
<b>C.3</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Required Submission for HUD FO Review.</b></p> <p>(a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>
<b>D.</b>	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
<b>D.1</b>	<p><b>Affirmatively Furthering Fair Housing.</b> (Non-qualified PHAs are only required to complete this section on the Annual PHA Plan. All qualified PHAs must complete this section.)</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p>

**Form identification:** CA102-Housing Authority of the City of Garden Grove form HUD-50075-5Y  
(Form ID - 2356)

### Definitions.

- (1) **High-Performer PHA** - A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS or SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

<b>A.</b>	<b>PHA Information.</b>																
<b>A.1</b>	<p><b>PHA Name:</b> <u>Housing Authority of the City of Garden Grove</u> <span style="float: right;"><b>PHA Code:</b> <u>CA102</u></span></p> <p><b>PHA Type:</b> <input checked="" type="checkbox"/> High Performer</p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2025</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>0</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>2437</u></p> <p><b>Total Combined</b> <u>2437</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website. PHAs are also encouraged to provide each resident council a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> All information pertaining to the Annual Public Housing Agency (PHA) Plan can be located at Garden Grove Housing Authority (11277 Garden Grove Blvd, Ste. 100, Garden Grove, CA 92843) or online at <a href="http://www.ggcity.org/housing-authority">www.ggcity.org/housing-authority</a></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 25%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 25%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 15%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 7.5%;">PH</th> <th style="width: 7.5%;">HCV</th> </tr> </thead> <tbody> <tr> <td colspan="6" style="height: 40px;"> </td> </tr> </tbody> </table>			Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
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<b>B.</b>	<b>Plan Elements.</b>
<b>B.1</b>	<p><b>Revision of Existing PHA Plan Elements.</b>  (a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each revised element(s):</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office review.</p>
<b>B.2</b>	<p><b>New Activities.</b>  (a) Does the PHA intend to undertake any new activities related to the following in the PHA's current Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Hope VI or Choice Neighborhoods</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Mixed Finance Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the current Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan</p>
<b>B.3</b>	<p><b>Progress Report.</b>  Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year and Annual Plan.  <b>The Garden Grove Housing Authority (GGHA) is constantly exploring ways to maximize assistance to qualified tenants, and improve customer satisfaction as stated in the 5-Year Plan. We achieved a SEMAP score of 100% in fiscal year 2023-2024 and were able to maintain our "High Performing" rating, as designated by HUD. In 2024, we achieved a lease-up rate of 95% on the Housing Choice Voucher program, with a 100% funding utilization rate. In addition, we achieved a lease-up rate of 90% on the allocated 117 Emergency Housing Vouchers and 75 Mainstream Vouchers and 100% lease-up of new admissions with the new 16 Fair Share Vouchers. We will continue to collaborate with other agencies in the area and perform outreach to provide better access to participants and continue communication with Congressional Representatives to advocate for additional program funding.</b></p>
<b>B.4</b>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.  <b>Not Applicable.</b></p>
<b>B.5</b>	<p><b>Most Recent Fiscal Year Audit.</b>  (a) Were there any findings in the most recent FY Audit?  Y <input type="checkbox"/> N <input checked="" type="checkbox"/>  (b) If yes, please describe:</p>
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b>  (a) Did the RAB(s) have comments to the PHA Plan?</p>

	Y <input type="checkbox"/> N <input checked="" type="checkbox"/> (b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.
C.2	<b>Certification by State or Local Officials.</b>  <u>Form HUD 50077-SL</u> , <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.3	<b>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b>  Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> , must be submitted by the PHA as an electronic attachment to the PHA Plan.
C.4	<b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public. (a) Did the public challenge any elements of the Plan? Y <input type="checkbox"/> N <input checked="" type="checkbox"/> If yes, include Challenged Elements.
D.	<b>Affirmatively Furthering Fair Housing (AFFH).</b>
D.1	<b>Affirmatively Furthering Fair Housing (AFFH).</b>  Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.

**Form identification:** CA102-Housing Authority of the City of Garden Grove Form HUD-50075-HP (Form ID - 3279)



## **Attachment A**

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



**RESIDENT ADVISORY BOARD (RAB)**  
**2025-2029 FIVE YEAR AND ANNUAL PLAN**

- [REDACTED] (HA #130944)
- [REDACTED] (HA #127853)
- [REDACTED] (HA #288449)
- [REDACTED] (HA #132195)
- [REDACTED] (HA #269627)
- [REDACTED] (HA #126769)

The Resident Advisory Board is made up of six interested participants of the Housing Voucher Program. Each member was asked to review the plan and submit written comments by February 26, 2025. None of the resident advisory board members had any substantive changes or comments to the plan.





## **Attachment B**

# **Required Certifications**



**Certification by State or Local  
Official of PHA Plans Consistency  
with the Consolidated Plan or  
State Consolidated Plan  
(All PHAs)**

**U.S. Department of Housing and Urban  
Development**  
Office of Public and Indian Housing  
OMB No. 2577-0226  
**Expires 09/30/2027**

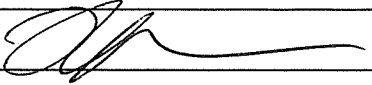
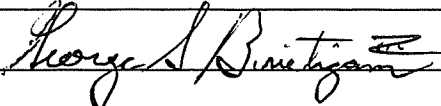
**Certification by State or Local Official of PHA Plans  
Consistency with the Consolidated Plan or State Consolidated Plan**

I, Lisa L. Kim, the Executive Director certify that the 5-Year PHA Plan for fiscal years 2025-2029 and/or Annual PHA Plan for fiscal year 2025 of the CA102 - Housing Authority of the City of Garden Grove is consistent with the Consolidated Plan or State Consolidated Plan including the Analysis of Impediments (AI) to Fair Housing Choice or Assessment of Fair Housing (AFH) as applicable to the City of Garden Grove pursuant to 24 CFR Part 91 and 24 CFR § 903.15.

Provide a description of how the PHA Plan's contents are consistent with the Consolidated Plan or State Consolidated Plan.

The City of Garden Grove uses various funding sources, including the Section 8 Housing Choice Voucher Program, to preserve and increase the supply of affordable housing. The Housing Authority's mission is to provide safe, decent and sanitary housing conditions for families with low, very-low and extremely low-income and to manage resources efficiently. GGHA promotes personal, economic and social upward mobility to provide families the opportunity to make the transition from subsidized to non-subsidized housing.

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:	<b>Lisa L. Kim</b>	Title:	<b>Executive Director</b>
Signature:	 <b>MAR 25 2025</b>	Date:	

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure consistency with the consolidated plan or state consolidated plan.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** *CA102-Housing Authority of the City of Garden Grove form HUD-50077-SL (Form ID- 3044)*

<b>Certification of Compliance with PHA Plan and Related Regulations</b> <i>(Standard, Troubled, HCV-Only, and High Performer PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing OMB No. 2577-0226 Expires 09/30/2027
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### PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations including PHA Plan Elements that Have Changed

*Acting on behalf of the Board of Commissioners of the Public Housing Agency (PHA) listed below, as its Chairperson or other authorized PHA official if there is no Board of Commissioners, I approve the submission of the X 5-Year and/or X Annual PHA Plan, hereinafter referred to as "the Plan", of which this document is a part, and make the following certification and agreements with the Department of Housing and Urban Development (HUD) for the PHA fiscal year beginning 07/2025, in connection with the submission of the Plan and implementation thereof:*

1. The Plan is consistent with the applicable comprehensive housing affordability strategy (or any plan incorporating such strategy) for the jurisdiction in which the PHA is located (24 CFR § 91.2).
2. The Plan contains a certification by the appropriate State or local officials that the Plan is consistent with the applicable Consolidated Plan, which includes a certification that requires the preparation of an Analysis of Impediments (AI) to Fair Housing Choice, or Assessment of Fair Housing (AFH) when applicable, for the PHA's jurisdiction and a description of the manner in which the PHA Plan is consistent with the applicable Consolidated Plan (24 CFR §§ 91.2, 91.225, 91.325, and 91.425).
3. The PHA has established a Resident Advisory Board or Boards, the membership of which represents the residents assisted by the PHA, consulted with this Resident Advisory Board or Boards in developing the Plan, including any changes or revisions to the policies and programs identified in the Plan before they were implemented, and considered the recommendations of the RAB (24 CFR 903.13). The PHA has included in the Plan submission a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the Plan addresses these recommendations.
4. 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.
5. The PHA made the proposed Plan and all information relevant to the public hearing available for public inspection at least 45 days before the hearing, published a notice that a hearing would be held and conducted a hearing to discuss the Plan and invited public comment.
6. The PHA certifies that it will carry out the public housing program of the agency in conformity with title VI of the Civil Rights Act of 1964 (42 U.S.C. 2000d-2000d—4), the Fair Housing Act (42 U.S.C. 3601-19), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. 794), title II of the Americans with Disabilities Act (42 U.S.C. 12101 et seq.), and other applicable civil rights requirements and that it will affirmatively further fair housing in the administration of the program. In addition, if it administers a Housing Choice Voucher Program, the PHA certifies that it will administer the program in conformity with the Fair Housing Act, title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, title II of the Americans with Disabilities Act, and other applicable civil rights requirements, and that it will affirmatively further fair housing in the administration of the program.
7. The PHA will affirmatively further fair housing, which means that it will take meaningful actions to further the goals identified in the Assessment of Fair Housing (AFH) conducted in accordance with the requirements of 24 CFR § 5.150 through 5.180, that it will take no action that is materially inconsistent with its obligation to affirmatively further fair

housing, and that it will address fair housing issues and contributing factors in its programs, in accordance with 24 CFR § 903.7(o)(3). The PHA will fulfill the requirements at 24 CFR § 903.7(o) and 24 CFR § 903.15(d). Until such time as the PHA is required to submit an AFH, the PHA will fulfill the requirements at 24 CFR § 903.7(o) promulgated prior to August 17, 2015, which means that it examines its programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintains records reflecting these analyses and actions.

8. For PHA Plans that include a policy for site-based waiting lists:

- The PHA regularly submits required data to HUD's 50058 PIC/IMS Module in an accurate, complete and timely manner (as specified in PIH Notice 2011-65);
- The system of site-based waiting lists provides for full disclosure to each applicant in the selection of the development in which to reside, including basic information about available sites; and an estimate of the period of time the applicant would likely have to wait to be admitted to units of different sizes and types at each site;
- Adoption of a site-based waiting list would not violate any court order or settlement agreement or be inconsistent with a pending complaint brought by HUD;
- The PHA shall take reasonable measures to assure that such a waiting list is consistent with affirmatively furthering fair housing; and
- The PHA provides for review of its site-based waiting list policy to determine if it is consistent with civil rights laws and certifications, as specified in 24 CFR 903.7(o)(1).

9. The PHA will comply with the prohibitions against discrimination on the basis of age pursuant to the Age Discrimination Act of 1975.

10. In accordance with 24 CFR § 5.105(a)(2), HUD's Equal Access Rule, the PHA will not make a determination of eligibility for housing based on sexual orientation, gender identify, or marital status and will make no inquiries concerning the gender identification or sexual orientation of an applicant for or occupant of HUD-assisted housing.

11. The PHA will comply with the Architectural Barriers Act of 1968 and 24 CFR Part 41, Policies and Procedures for the Enforcement of Standards and Requirements for Accessibility by the Physically Handicapped.

12. The PHA will comply with the requirements of Section 3 of the Housing and Urban Development Act of 1968, Employment Opportunities for Low-or Very-Low Income Persons, and with its implementing regulation at 24 CFR Part 135.

13. The PHA will comply with acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and implementing regulations at 49 CFR Part 24 as applicable.

14. The PHA will take appropriate affirmative action to award contracts to minority and women's business enterprises under 24 CFR 5.105(a).

15. 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.

16. 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.

17. The PHA will keep records in accordance with 2 CFR 200.333 and facilitate an effective audit to determine compliance with program requirements.

18. 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.

19. The PHA will comply with the policies, guidelines, and requirements of 2 CFR Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Financial Assistance, including but not limited to submitting the assurances required under 24 CFR §§ 1.5, 3.115, 8.50, and 107.25 by submitting an SF-424, including the required assurances in SF-424B or D, as applicable.

20. 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.
21. 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.
22. The PHA certifies that it is in compliance with applicable Federal statutory and regulatory requirements, including the Declaration of Trust(s).

**Housing Authority of the City of Garden Grove**

**CA102**



PHA Name

PHA Number/HA Code

☒ Annual PHA Plan for Fiscal Year 2025

☒ 5-Year PHA Plan for Fiscal Years 2025 - 2029

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 Executive Director <b>Lisa L. Kim</b>		Name Board Chairman <b>George S. Brietigam III</b>	
Signature 	Date <b>MAR 25 2025</b>	Signature 	Date <b>MAR 25 2025</b>

The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality. This information is collected to ensure compliance with PHA Plan, Civil Rights, and related laws and regulations including PHA plan elements that have changed.

Public reporting burden for this information collection is estimated to average 0.16 hours per year per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

**Form identification:** CA102-Housing Authority of the City of Garden Grove form HUD-50077-ST-HCV-HP (Form ID - 883)



# Attachment C

## Proof of Publication



AFFP

149445 PH Housing Auth -Vital

## Affidavit of Publication


STATE OF CALIFORNIA }  
COUNTY OF ORANGE } SS

I am a citizen of the United States; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principle clerk of the printer of ORANGE COUNTY NEWS, a newspaper of general circulation, published ONCE WEEKLY in the city of GARDEN GROVE, County of ORANGE, which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of ORANGE, State of California under the date of March 20, 1964, Case Number A-31502; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

January 22, 2025

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

  
Orange County News.

Subscribed to and sworn by me this 22nd day of January 2025.

00007270 00149445

75 LEGAL  
OCN-CITY OF GARDEN GROVE  
P.O. BOX 3070  
GARDEN GROVE, CA 92842

### PUBLIC NOTICE NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT THE GARDEN GROVE HOUSING AUTHORITY will hold a Public Hearing AT THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, on Tuesday, March 25, 2025 at 6:30 p.m.

THE PURPOSE OF THE PUBLIC HEARING IS to provide citizens, public agencies and other interested parties an opportunity to provide input for the Garden Grove Housing Authority Five Year Plan (2025-2029) and Annual Plan for Fiscal Year 2025-2026.

ALL INTERESTED PARTIES are invited to attend said Public Hearing and express opinions related to the Five Year/Annual Plan.

The Five Year/Annual Plan for the Garden Grove Housing Authority will be available for public view by February 28, 2025 at:

Garden Grove Housing Authority  
11277 Garden Grove Blvd, Ste. 100  
Garden Grove, CA 92843

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 4:30 p.m. on the open Friday.

PUBLIC HEARING DATE: Tuesday, March 25, 2025 at 6:30 p.m.  
LOCATION: Community Meeting Center  
11300 Stanford Avenue  
Garden Grove, California 92840

All written testimony must be received no later than March 25, 2025, at 12:00 noon. Any person or organization may file written testimony on the Five Year/Annual Plan with the City Clerk's office, located at 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

In accordance with the Americans with Disabilities Act and California Law, it is the policy of the Garden Grove Housing Authority Commission to offer its public programs, services, and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact the Garden Grove Housing Authority at the telephone number listed below. Advance notification within this guideline will enable the Garden Grove Housing Authority to make reasonable arrangements to ensure accessibility.

For information or assistance please contact the Garden Grove Housing Authority at 714-741-5150.

/s/ LIZ VASQUEZ, CMC  
City Clerk  
Orange County News 1/22/2025-149445

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For information or assistance please contact the Garden Grove Housing Authority at 714-741-5150.

/s/ LIZ VASQUEZ, CMC  
City Clerk

DATE: January 17, 2025

PUBLISH: January 22, 2025



## PROOF OF PUBLICATION

(2015.5C.C.P)



915 Wilshire Blvd Ste 800, Los Angeles, CA 90017

Tel: (213)896-2260 • Fax: (213)896-2238

### STATE OF CALIFORNIA

I am a citizen of the United States and a resident of the county aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter. I am the principal clerk of the printer of La Opinión a newspaper of general circulation, printed and published daily in the city of Los Angeles, county of Los Angeles, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Los Angeles, State of California, under the date of July 28, 1969, Case Number: 950176; that the notice, of which the annexed is a printed copy, has been published in each regular and not in any supplement thereof on the following dates, to wit:

January 22

all in the year 2024/25

I certified (or declared) under penalty of perjury that the foregoing is true and correct.

Dated at Los Angeles, California, this

23 day of January, 2025

Rosa Boruena  
Signature

This space is for the County Clerk's filing Stamp

Proof of publication:

**AVISO PÚBLICO  
AVISO DE AUDIENCIA PÚBLICA  
CUIDAD DE GARDEN GROVE**

POR EL PRESENTE SE NOTIFICA QUE LA AUTORIDAD DE VIVIENDA DE GARDEN GROVE llevará a cabo una audiencia pública EN EL CENTRO DE REUNIONES COMUNITARIAS, 11300 Stanford Avenue, Garden Grove, California, el martes 25 de marzo de 2025 a las 6:30 p.m.

EL PROPÓSITO DE LA AUDIENCIA PÚBLICA ES para ofrecerles a los ciudadanos, agencias públicas y otras partes interesadas la oportunidad de aportar comentarios para el Plan de Cinco Años (2025-2029) y el Plan de Año Fiscal 2025-26 de la Autoridad de Vivienda de Garden Grove.

TODAS LAS PARTES INTERESADAS están invitadas a asistir a dicha Audiencia Pública y expresar opiniones relacionadas con el Plan de Cinco Años y el Plan de Año.

El Plan de Cinco Años y el Plan de Año de la Autoridad de Vivienda de Garden Grove estará disponible para revisión pública desde el 28 de febrero de 2025 en la siguiente ubicación:

Autoridad de Vivienda de Garden Grove  
11277 Garden Grove Blvd, Ste. 100  
Garden Grove, CA 92843

El horario comercial de la Autoridad de Vivienda de Garden Grove es de lunes a jueves, de 7:30 a.m. a 5:30 p.m. La oficina está cerrada cada otro viernes con horario comercial de 7:30 a. m. a 4:30 p. m. los viernes que están abiertos.

**FECHA DE AUDIENCIA PÚBLICA:** Martes 25 de marzo de 2025 a las 6:30 p.m.  
**UBICACIÓN:** Centro de Reuniones Comunitarias  
11300 Avenida Stanford  
Garden Grove, California 92840

Todo testimonio escrito debe recibirse a más tardar el 25 de marzo de 2025 a las 12:00 del mediodía. Cualquier persona o organización puede presentar testimonio escrito sobre el Plan de Cinco Años y el Plan de Año en la oficina de la Secretaria Municipal, ubicada en 11222 Acacia Parkway, P.O. Caja 3070, Garden Grove, CA 92840.

De acuerdo con la Ley de Estadounidenses con Discapacidades y la Ley de California, es la póliza de la Comisión de la Autoridad de Vivienda de Garden Grove de ofrecer sus programas, servicios y reuniones públicas de una manera que sea fácilmente accesible para todos, incluidas las personas con discapacidades. Si es una persona con discapacidad y requiere información o materiales en un formato alternativo adecuado; o si necesita alguna otra adaptación, comuníquese con la Autoridad de Vivienda de Garden Grove al número de teléfono que figura a continuación. La notificación anticipada dentro de esta pauta permitirá a la Autoridad de Vivienda de Garden Grove hacer arreglos razonables para garantizar la accesibilidad.

Para obtener información o asistencia, por favor comuníquese con la Autoridad de Vivienda de Garden Grove at 714-741-5150.

/s/ LIZABETH VASQUEZ, CMC  
Secretaria Municipal

FECHA: 20 de enero de 2025  
PUBLICACIÓN: 22 de enero de 2025

**AVISO PÚBLICO**  
**AVISO DE AUDIENCIA PÚBLICA**  
**CIUDAD DE GARDEN GROVE**

POR EL PRESENTE SE NOTIFICA QUE LA AUTORIDAD DE VIVIENDA DE GARDEN GROVE llevará a cabo una audiencia pública EN EL CENTRO DE REUNIONES COMUNITARIAS, 11300 Stanford Avenue, Garden Grove, California, el martes 25 de marzo de 2025 a las 6:30 p.m.

EL PROPÓSITO DE LA AUDIENCIA PÚBLICA ES para ofrecerles a los ciudadanos, agencias públicas y otras partes interesadas la oportunidad de aportar comentarios para el Plan de Cinco Años (2025-2029) y el Plan de Año Fiscal 2025-26 de la Autoridad de Vivienda de Garden Grove.

TODAS LAS PARTES INTERESADAS están invitadas a asistir a dicha Audiencia Pública y expresar opiniones relacionadas con el Plan de Cinco Años y el Plan de Año.

El Plan de Cinco Años y el Plan de Año de la Autoridad de Vivienda de Garden Grove estará disponible para revisión pública desde el 28 de febrero de 2025 en la siguiente ubicación:

Autoridad de Vivienda de Garden Grove  
11277 Garden Grove Blvd, Ste. 100  
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FECHA DE AUDIENCIA PÚBLICA: Martes 25 de marzo de 2025 a las 6:30 p.m.

UBICACIÓN: Centro de Reuniones Comunitarias  
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Para obtener información o asistencia, por favor comuníquese con la Autoridad de Vivienda de Garden Grove at 714-741-5150.

/s/ LIZABETH VASQUEZ, CMC  
Secretaria Municipal

FECHA: 20 de enero de 2025

PUBLICACIÓN: 22 de enero de 2025



Tiếp **CHUYẾN KẾ** trang A9

những thập niên gần đây.

Được chẩn đoán mắc ung thư phổi ở tuổi 18, Oviedo cảm thấy như căn bệnh ung thư đã cướp đi tuổi trẻ của mình. Anh dành phần lớn quãng đời thanh niên để trải qua các liệu pháp điều trị ung thư như hóa trị, liệu pháp miễn dịch và xạ trị. Nhưng đó cũng là cơ hội để anh đền gĩa Chúa hơn.

Vào năm 2016, một số tin tốt lành đã đến. Xét nghiệm sinh học cho thấy Oviedo có đột biến gen dương tính với ROS1 có thể được điều trị bằng một hình thức điều trị mục tiêu mới. Crizotinib giống như một phương thuốc kỳ diệu, giúp anh lấy lại được cuộc sống cũ. Năm 2019, Oviedo lập gia đình với Amanda Mutio, người trở thành một "chiến binh cầu nguyện" cho anh mỗi khi anh đi tái khám. Vài năm sau, họ chào đón một cậu con trai, Josiah.

Những viên thuốc hàng ngày giúp căn bệnh ung thư ổn định. Giữa những lo âu về bệnh tật vẫn luôn có những điểm sáng hy vọng. Oviedo cho rằng người bệnh ung thư như anh cần phải liên tục thích nghi với điều kiện mới.

Hiện nay Oviedo làm việc toàn thời gian cho một tổ chức phi lợi nhuận Thiên Chúa Giáo. Thời gian rảnh rỗi, anh chơi đùa với cậu con trai mới 1 tuổi, hoặc đi hát thánh ca trong ca đoàn. Anh trân trọng từng khoảnh khắc của cuộc sống. Mặc dù sức khỏe vẫn còn thử thách, nhưng anh cảm thấy thật may mắn. Đối với Oviedo, cuộc sống là một món quà vô giá.

**Andrea Zuber - 39 tuổi, Mentor, Ohio**

Andrea Zuber bắt đầu bị đau vai dữ dội vào cuối mùa đông năm 2017, chỉ vài tháng sau khi sinh con trai

thứ hai. Ở tuổi 32, cô chưa từng trải qua cơn đau nào dữ dội như vậy. Cô cũng bị huyết áp tăng đột biến không rõ nguyên nhân. Bác sĩ gia đình của cô dường như không quá lo lắng về những triệu chứng này; cô được cho thuốc điều trị chứng lo âu. Cô đã phải tự tìm kiếm chẩn đoán cho mình. Sau khi gặp nhiều bác sĩ khác nhau, vào năm 2019, cô được phát hiện mình bị ung thư mô Ewing, một loại ung thư xương và mô mềm hiếm gặp.

Cô cảm thấy tức giận và thất vọng với hệ thống y tế của mình, lẽ ra phải giúp cô phát hiện căn bệnh sớm hơn. Zuber quyết định tự tìm tòi, chọn lọc nhóm bác sĩ điều trị. Sau 5 năm rưỡi điều trị, cô nghĩ rằng mình đã không thể còn sống nếu không biết cách tự lo cho bản thân. Cô cảm thấy yên tâm với Pete Anderson, một bác sĩ ung thư tại phòng khám Cleveland chuyên về ung thư mô Ewing. Ông coi trọng việc hình thành “liên minh trị liệu” với bệnh nhân của mình, mời họ trở thành người biết tự chăm sóc bản thân.

Phương pháp điều trị ban đầu của Zuber bao gồm hóa trị toàn thân, sáu tuần xạ trị liều cao và phẫu thuật... Mặc dù hiện tại sức khỏe đã ổn định, Zuber vẫn luôn ở trong tình trạng cảnh giác cao. Tuy nhiên, cô không để căn bệnh ung thư đánh bại tinh thần của mình. Cô xem bệnh ung thư giống như một đối thủ cạnh tranh mà cô có thể vượt qua.

Giờ đây, Zuber trân trọng những “điều tâm thường nhật” trong cuộc sống, như thưởng thức một tách cà phê với chồng, hoặc khám phá thiên nhiên ngoài trời với các con. Mới đây, cô thành lập một nhóm hỗ trợ trên mạng, giúp đỡ thông tin cho những người bệnh

nhân có cùng căn bệnh với mình. Theo Zuber, có kiến thức là một sức mạnh quan trọng.

**Raymond Kurdziel - 66 tuổi, Thành phố New York**

Raymond Kurdziel được chẩn đoán mắc bệnh ung thư trực tràng vào năm 2009, ở tuổi 51. Trước đó, ông không có một triệu chứng nào. Bác sĩ ung thư đầu tiên của ông nói rằng ông sẽ phải hóa trị trong suốt quãng đời còn lại. Nhưng sau một thời gian, Kurdziel nhận ra đó không phải câu trả lời hoàn toàn đúng. Ông đã đổi sang điều trị tại Trung Tâm Ung Thư Memorial Sloan Kettering, một trong những bệnh viện nghiên cứu ung thư hàng đầu của quốc gia. Tại đó, ông được đề nghị phẫu thuật và liệu pháp cắt bỏ, sử dụng nhiệt độ nóng kết hợp lạnh để tiêu diệt khối u. Theo ông, việc chọn được cho mình một bác sĩ điều trị phù hợp là quan trọng.

Lúc đầu, Kurdziel mong có thể được chữa lành căn bệnh ung thư. Nhưng theo thời gian, suy nghĩ của ông bắt đầu thay đổi, coi căn bệnh là thứ có thể cùng tồn tại. Căn bệnh ung thư là một chướng ngại vật, nhưng ông không muốn nó ngăn cản những gì mình dự định sẽ sống. Ông yêu nghệ thuật, yêu cộng đồng và những người thân yêu. Hiện nay, Kurdziel vẫn tiếp tục cuộc sống mà mình yêu thích. Ông tận hưởng thời gian bên người chồng của mình. Ông tiếp đón bạn bè và gia đình tại một ngôi nhà nghỉ cuối tuần ở phía Bắc New York. Ông không còn tràn đầy năng lượng như trước, nhưng vẫn sống trọn vẹn theo điều kiện cho phép.

Câu chuyện kể của những người chiến thắng căn bệnh ung thư di căn là thể. Hiện

nay, không có tài liệu chính thức nào nói về cách để sống lâu với căn bệnh ung thư di căn. Tuy nhiên, nhiều bác sĩ hiện nay đồng ý rằng ung thư giai đoạn 4 không phải lúc nào cũng là bản án tử hình tức thì.

Schapira, bác sĩ ung thư dẫn đầu chương trình hỗ trợ bệnh nhân vượt qua ung thư của Stanford, cho biết bác sĩ thường chuẩn bị cho bệnh nhân về những tình huống xấu trước khi đưa ra những niềm hy vọng. Ngày nay, với các liệu pháp mới hơn, bệnh nhân ung thư có thể có cùng triển vọng như một người mắc bệnh mãn tính.

Tonorezos thuộc Viện Ung Thư Quốc Gia (NCI) nói: "Ung thư là một câu lạc bộ mà không ai muốn tham gia. Nhưng một khi đã trở thành một thành viên của câu lạc bộ đó, việc tìm những người khác để kết nối và trao đổi kinh nghiệm là thực sự hữu ích.” Bà cho biết chuyên mục về câu chuyện của những người vượt qua căn bệnh ung thư trên trang web của Văn Phòng Hỗ Trợ Bệnh Nhân Ung Thư của NCI là chuyên mục được nhiều người xem nhất.

Riêng đối với tác giả bài viết Drea Cornejo, trong khi cô vẫn đang học cách để chiến thắng căn bệnh, kinh nghiệm từ những người đã đi qua con đường này giúp cô rất nhiều. Họ cho cô niềm hy vọng. Niềm hy vọng, cho dù vẫn còn mong manh, rằng việc sống sót sau căn bệnh ung thư di căn rồi đây có thể trở thành điều bình thường.

Việt Báo biên dịch

Tiếp **ĐÔI MẶT** trang A9

tháng 1 2025, cho biết các ca nhiễm cúm tăng 20% so với năm 2023. Trong khi đó, phong trào phản khoa học chống lại việc chính ngừa sẽ khiến khả năng

phòng bệnh cho cá nhân và cộng đồng bị sút giảm. Tiêm chủng không đủ liều là một mối đe dọa. Có thể thấy một số mạng lưới an toàn của miễn dịch cộng đồng đã bảo vệ con người từ giữa những năm 1900s nay đang bị loại bỏ.

Các chuyên gia y tế ghi nhận sự gia tăng đáng báo động các trường hợp mắc bệnh metapneumovirus ở người tại các quốc gia châu Á, bao gồm Trung Quốc, Ấn Độ, Malaysia, Kazakhstan. Căn bệnh này không phải là mới. Nó đã tồn tại trong nhiều thập niên trước tại nhiều quốc gia, bao gồm cả Hoa Kỳ.

Norovirus, thường được gọi là "bệnh nôn mùa đông" rất dễ lây lan; có thể lây lan qua tiếp xúc cá nhân, môi trường. Các chuyên viên y tế cho biết việc rửa tay thường xuyên bằng xà phòng và nước (không phải chất khử trùng) là hiệu quả nhất. Hiện chưa có vaccine nào cho Norovirus.

Dr.Chin-Hong, chuyên gia về bệnh truyền nhiễm, nói về loại virus Oropouche ít được biết đến, hiện đã lây nhiễm cho hơn 10,000 người ở Nam Mỹ, 188 trường hợp ở Hoa Kỳ, chủ yếu có liên quan đến những người đi du lịch. Loại virus này lây lan qua vết cắn của muỗi; và cũng lây truyền qua đường tình dục. Virus có thể gây viêm não hoặc viêm màng não ở những trường hợp nghiêm trọng. Dr. Chin-Hong cho biết thể giới đang chứng kiến một vụ bùng nổ dịch bệnh Oropouche chưa từng có, đặc biệt là ở Nam Mỹ và vùng Caribe. Sự bùng nổ có khả năng liên quan đến nạn phá rừng và biến đổi khí hậu.

Giống như Oropouche, bệnh đậu mùa khi (Mpox) đã lây nhiễm cho hơn 50,000 người ở Châu Phi;

giết chết 1,000 trẻ em dưới 15 tuổi, cũng liên quan đến biến đổi khí hậu và nạn phá rừng. Mpox có thể lây truyền qua quan hệ tình dục, hoặc tiếp xúc với động vật. Trường hợp đầu tiên mắc Mpox ở Hoa Kỳ được phát hiện vào tháng 11 năm ngoái tại vùng vịnh San Francisco. Trung Quốc tuyên bố vào ngày 9 tháng 1 rằng họ đã xác định được một chủng virus dễ lây lan hơn.

Cúm gia cầm qua virus H5N1 đang gia tăng đáng báo động ở các châu lục. Nó hiện diện ở các loài chim cả hoang dã lẫn gia cầm, ở động vật và hiện nay cũng có ở người. Đó là căn bệnh đặc thù ở Bắc Mỹ, đã trải qua hơn 3 năm bùng phát, đang mở rộng về số loài bị nhiễm, vùng địa lý, tác động kinh tế và an ninh lương thực.

Một điều quan trọng đáng lưu ý: nước Mỹ hiện nay không có hệ thống giám sát tốt đối với những người lao động có nguy cơ mắc bệnh. Họ là công nhân trong ngành bò sữa hay cộng nhân trong ngành gia cầm. Nhà nghiên cứu tin rằng số người mắc bệnh cúm gia cầm có thể được báo cáo không đầy đủ. Vì công nhân trong ngành bò sữa và gia cầm phần lớn là những người nhập cư. Họ có thể lo ngại việc báo cáo bệnh tật có thể làm lộ tình trạng di trú của họ, dẫn đến khả năng bị trục xuất. Không có hệ thống giám sát tốt, nếu virus tiếp tục tiến hóa và đột biến, nó sẽ có khả năng lây truyền từ người sang người.

Về Covid-19, các chuyên gia khuyên người dân nên tiếp tục chích ngừa Covid hằng năm, để tăng cường sức đề kháng của cơ thể chống lại virus biến thể mới, đồng thời làm giảm khả năng lây lan trong cộng đồng. (VB)

## THÔNG BÁO VỀ PHIÊN ĐIỀU TRẦN CÔNG KHAI

Bằng văn bản này, chúng tôi xin thông báo rằng CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE (GARDEN GROVE HOUSING AUTHORITY) sẽ tổ chức một Phiên Điều Trần Công Khai tại THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, vào ngày thứ Ba, 25 tháng Ba, 2025 lúc 6:30 chiều.

MỤC ĐÍCH CỦA PHIÊN ĐIỀU TRẦN là tạo cơ hội cho cư dân, các cơ quan công quyền, và những ai quan tâm đóng góp ý kiến cho Kế Hoạch Năm Năm (2025-2029) và Kế Hoạch Thường Niên của CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE cho Tài Khóa 2025-2029.

TẤT CẢ NHỮNG AI QUAN TÂM đều được mời đến tham dự Phiên Điều Trần nói trên và bày tỏ ý kiến của mình liên quan đến Kế Hoạch Năm Năm/Kế Hoạch Thường Niên.

Bản Kế Hoạch Năm Năm/Kế Hoạch Thường Niên của CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE sẽ có sẵn tại văn phòng Cơ Quan tại địa chỉ dưới đây vào ngày 28 tháng Hai, 2025 cho công chúng xem:

Garden Grove Housing Authority  
11277 Garden Grove Blvd., Ste. 100, Garden Grove, CA 92843

Giờ làm việc của Cơ Quan Trợ Cấp Gia Cư Garden Grove: thứ Hai đến thứ Năm 7:30 sáng đến 5:30 chiều. Văn phòng đóng cửa mỗi hai tuần vào ngày thứ Sáu. Ngày thứ Sáu làm việc mở cửa lúc 7:30 sáng, đóng cửa lúc 4:30 chiều.

NGÀY TỔ CHỨC PHIÊN ĐIỀU TRẦN: Thứ Ba, 25 tháng Ba, 2025 lúc 6:30 chiều  
ĐỊA ĐIỂM: Community Meeting Center  
11300 Stanford Avenue, Garden Grove, California 92840

Mọi ý kiến đóng góp bằng văn bản phải được nhận trước 12 giờ trưa, ngày 25 tháng Ba. Bất kỳ cá nhân hay tổ chức nào cũng có thể gởi văn bản đóng góp ý kiến cho Kế Hoạch Năm Năm/Kế Hoạch Thường Niên đến Văn Phòng Thư Ký Thành Phố, City Clerk’s office, tọa lạc tại 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

Theo Đạo Luật Người Mỹ Khuyết Tật (the Americans with Disabilities Act) và Luật của Tiểu Bang California, Ủy Ban Garden Grove Housing Authority Commission có chính sách giới thiệu các chương trình công cộng, các dịch vụ, và các buổi họp của Ủy Ban đến tất cả mọi người kể cả người khuyết tật. Nếu quý vị là người khuyết tật và cần thông tin hay tài liệu khác phù hợp cho quý vị hơn; hoặc quý vị cần bất kỳ một hình thức hỗ trợ nào khác, xin vui lòng liên lạc Cơ Quan Trợ Cấp Gia Cư Garden Grove với số điện thoại bên dưới. Thông báo trước về nhu cầu hỗ trợ trong khuôn khổ của thông báo này sẽ giúp Cơ Quan Trợ Cấp Gia Cư Garden Grove sắp xếp các phương cách hỗ trợ hợp lý nhằm đảm bảo quý vị có được đầy đủ thông tin.

Để biết thêm chi tiết hoặc cần trợ giúp, vui lòng liên lạc Cơ Quan Trợ Cấp Gia Cư Garden Grove ở số điện thoại 714-741-5150.

/s/ LIZ VASQUEZ, CMC

Thư Ký Thành Phố

NGÀY: 22 Tháng 1, 2025

THÔNG BÁO: 24 Tháng 1, 2025

## THÔNG BÁO VỀ PHIÊN ĐIỀU TRẦN CÔNG KHAI

Bằng văn bản này, chúng tôi xin thông báo rằng CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE (GARDEN GROVE HOUSING AUTHORITY) sẽ tổ chức một Phiên Điều Trần Công Khai tại THE COMMUNITY MEETING CENTER, 11300 Stanford Avenue, Garden Grove, California, vào ngày thứ Ba, 25 tháng Ba, 2025 lúc 6:30 chiều.

MỤC ĐÍCH CỦA PHIÊN ĐIỀU TRẦN là tạo cơ hội cho cư dân, các cơ quan công quyền, và những ai quan tâm đóng góp ý kiến cho Kế Hoạch Năm Năm (2025-2029) và Kế Hoạch Thường Niên của CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE cho Tài Khóa 2025-2029.

TẤT CẢ NHỮNG AI QUAN TÂM đều được mời đến tham dự Phiên Điều Trần nói trên và bày tỏ ý kiến của mình liên quan đến Kế Hoạch Năm Năm/Kế Hoạch Thường Niên.

Bản Kế Hoạch Năm Năm/Kế Hoạch Thường Niên của CƠ QUAN TRỢ CẤP GIA CƯ GARDEN GROVE sẽ có sẵn tại văn phòng Cơ Quan tại địa chỉ dưới đây vào ngày 28 tháng Hai, 2025 cho công chúng xem:

Garden Grove Housing Authority  
11277 Garden Grove Blvd, Ste. 100  
Garden Grove, CA 92843

Giờ làm việc của Cơ Quan Trợ Cấp Gia Cư Garden Grove: thứ Hai đến thứ Năm 7:30 sáng đến 5:30 chiều. Văn phòng đóng cửa mỗi hai tuần vào ngày thứ Sáu. Ngày thứ Sáu làm việc mở cửa lúc 7:30 sáng, đóng cửa lúc 4:30 chiều.

NGÀY TỔ CHỨC PHIÊN ĐIỀU TRẦN: Thứ Ba, 25 tháng Ba, 2025 lúc 6:30 chiều

ĐỊA ĐIỂM: Community Meeting Center  
11300 Stanford Avenue  
Garden Grove, California 92840

Mọi ý kiến đóng góp bằng văn bản phải được nhận trước 12 giờ trưa, ngày 25 tháng Ba. Bất kỳ cá nhân hay tổ chức nào cũng có thể gửi văn bản đóng góp ý kiến cho Kế Hoạch Năm Năm/Kế Hoạch Thường Niên đến Văn Phòng Thư Ký Thành Phố, City Clerk's office, tọa lạc tại 11222 Acacia Parkway, P.O. Box 3070, Garden Grove, CA 92840.

Theo Đạo Luật Người Mỹ Khuyết Tật (the Americans with Disabilities Act) và Luật của Tiểu Bang California, Ủy Ban Garden Grove Housing Authority Commission có chính sách giới thiệu các chương trình công cộng, các dịch vụ, và các buổi họp của Ủy Ban đến tất cả mọi người kể cả người khuyết tật. Nếu quý vị là người khuyết tật và cần thông tin hay tài liệu khác phù hợp cho quý vị hơn; hoặc quý vị cần bất kỳ một hình thức hỗ trợ nào khác, xin vui lòng liên lạc Cơ Quan Trợ Cấp Gia Cư Garden Grove với số điện thoại bên dưới. Thông báo trước về nhu cầu hỗ trợ trong khuôn khổ của thông báo này sẽ giúp Cơ Quan Trợ Cấp Gia Cư Garden Grove sắp xếp các phương cách hỗ trợ hợp lý nhằm đảm bảo quý vị có được đầy đủ thông tin.

Để biết thêm chi tiết hoặc cần trợ giúp, vui lòng liên lạc Cơ Quan Trợ Cấp Gia Cư Garden Grove ở số điện thoại 714-741-5150.

/s/ LIZ VASQUEZ, CMC

Thư Ký Thành Phố

NGÀY: 22 Tháng 1, 2025

THÔNG BÁO: 24 Tháng 1, 2025

## **Attachment D**

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

## **ATTACHMENT A**

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

On March 7, 2013, President Obama signed the Violence Against Women Reauthorization Act of 2013 (VAWA 2013) into law. VAWA 2013 expands applicability of the VAWA protections to HUD programs beyond HUD's public housing program and HUD's tenant-based and project-based Section 8 programs, and provides additional protections. 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 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 who 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 or, 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 leases, 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 may 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. A "Notice of Occupancy Rights under the Violence Against Women Act" will be provided at the time a person applies for housing, when an applicant is denied assistance or admission, when a person is admitted as a tenant of a housing unit, and when a tenant is threatened with eviction or termination of housing benefits.

## **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 "Notice of Occupancy Rights under the Violence Against Women Act" form.

## **IX. 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. The GGHA will comply with the HUD adopted model emergency transfer plan.



# Attachment E

## Accomplishments



# **GARDEN GROVE HOUSING AUTHORITY**

## **5-YEAR PERFORMANCE REPORT (2020–2024)**

### **HUD STRATEGIC GOAL: INCREASE AVAILABILITY OF DECENT, SAFE AND AFFORDABLE HOUSING**

#### **1) PHA Goal - Expand the supply of assisted housing**

##### **Accomplishment #1:**

- In June 2024, the Garden Grove Housing Authority (GGHA) was notified by HUD of a projected shortfall in Housing Assistant Payment (HAP) funds due to unforeseen increasing rent cost in all cities in Orange County and had applied for HUD set-aside funding. The Consolidated Appropriations Act, 2024 provides up to \$200 million for the HAP Set-aside for PHAs experiencing shortfall, HUD also applies funding offset to a number of PHAs' HAP renewal funding allocations based on the excess amounts in PHAs' HAP reserves. For several months, GGHA worked with the HUD shortfall team to discuss ways of cutting expenses, and was able to obtain an additional \$1,400,000 from the HUD shortfall set-aside funds to avoid terminating families from the program. By taking immediate action to address the shortfall and reassess financial strategies, the Housing Authority can continue to fulfill its mission of providing affordable housing to those in need.

##### **Accomplishment #2:**

- The Housing Authority's successful utilization of 100% of its allocated funding for each calendar year has led to tangible benefits for the community, including the expansion of affordable housing, enhanced living conditions, and improved tenant support services. As we move into the next fiscal year, the Housing Authority will continue to focus on financial efficiency, leveraging available resources to address housing challenges and further strengthen our community.

##### **Accomplishment #3:**

- In November 2020, the Housing Authority received an award of seventy-five (75) Mainstream Vouchers under PIH Notice 2020-22 pursuant to the Coronavirus Aid, Relief, and Economic Security Act (CARES Act). The CARES Act authorizes HUD to make previously appropriated funding available for Mainstream

vouchers on a non-competitive basis in order to help Public Housing Authorities (PHAs) prevent, prepare for, and respond to COVID-19 in their communities. HUD encourages PHAs to work with their community partners to apply for and use additional Mainstream vouchers as part of an overall community housing plan. Our current lease-up rate for the mainstream program is 96%.

#### **Accomplishment #4:**

- In May 2021, the Housing Authority received an award of one hundred seventeen (117) Emergency Housing Vouchers. Eligibility for these EHVs is limited to 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 and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability. The Emergency Housing Voucher (EHV) program provides a significant opportunity for PHAs, Continuums of Care, and Victim Service Providers to develop collaborative partnerships and strategies that effectively address the needs of vulnerable populations in their communities. Our current lease-up rate for the EHV program is 85%.

## **2) PHA Goal - Improve the quality of assisted housing**

#### **Accomplishment #5:**

- In 2024, the inspection staff received in-depth training on new HUD NSPIRE (National Standards for the Physical Inspection of Real Estate) guidelines since the changes impact how physical inspections of housing units are conducted, reported, and evaluated. Numerous meetings were conducted to discuss updated standards for inspecting properties, such as changes in what is inspected, how it is evaluated, and new focus areas. All team members are expected to attend periodic HUD webinars and refresher training sessions to ensure the team is up-to-date with any future changes or refinements to NSPIRE.

New inspection staff has completed formal Housing Quality Standards training and received certifications after rigorous testing. Rental units do not receive funding from the program unless they meet Housing Quality Standards and local building codes. Inspection staff also received training on negotiation, since they are required to have this skill set when approving rents.

In addition, the Inspection staff has assisted the Neighborhood Improvement Division with Housing Quality Standards inspections for its HOME-assisted projects and First-time Homebuyers Program.

**Accomplishment #6:**

- In 2024, staff received training led by Nan McKay and Associates on the Housing Opportunity Through Modernization Act (HOTMA) regulatory changes. HOTMA, which was enacted in 2016, made significant changes to the housing choice voucher program and public housing, including eligibility, income limits, and more. Staff also received resources such as training manuals, written HUD guidelines, and links to HUD's official materials on HOTMA. All team members are up-to-date with the latest regulations, policies, and procedures related to Section 8 programs to be better equipped to implement HOTMA's provisions and comply with the regulations.

**Accomplishment #7:**

- The supervisory staff received management training on NSPIRE and HOTMA by Nan McKay and Associates, Fair Housing Protections and a series of HR and Compliance training. Our senior staff received training the Family Self-Sufficiency (FSS) Program and FSS Service Coordination and Grants. They also completed Fair Housing webinars and Anti-Harassment Training.

Additionally, HUD-sponsored refresher webinars were made available, with trainings such as: the Public and Indian Information Center (PIC) system, Voucher Management System (VMS), Enterprise Income Verification (EIV), HOTMA and NSPIRE Regulatory Updates, Voucher Utilization and Financial Management.

**Accomplishment #8:**

- The Housing Authority offers Direct Deposit to over 95% of its landlords, eliminating the need to print, mail, and track paper checks, which reduces administrative costs for our agency. Direct deposit ensures that payments are made on time by reducing the likelihood of delays that can occur with checks in the mail. Offering direct deposit to landlords is a modern, efficient, and secure payment method that streamlines operations for both landlords and Garden Grove Housing Authority. It reduces administrative costs, improves cash flow, enhances security, and

increases owner satisfaction. Additionally, it fosters transparency and simplifies record-keeping for both parties.

**Accomplishment #9:**

- The Housing Authority is required to report electronically via HUD Secure System on all clients receiving subsidies on a continual basis throughout the years. Agencies must meet a 98% reporting threshold in order to receive funding for administrative costs. The Garden Grove Housing Authority exceeded the reporting rate requirement.

**Accomplishment #10:**

- The Section 8 Management Assessment Program (SEMAP) measures PHA management performance in 14 key areas of the Section 8 tenant-based assistance programs. Housing agencies are assessed annually on 14 SEMAP indicators in order to determine performance. SEMAP is a combination of self-audit of a random sampling of files and monthly electronic reporting the Housing Authority is required to submit to HUD. The Housing Authority has consistently maintained a SEMAP score of a "High Performing Agency" in FY 23 and FY 24.

**Accomplishment #11:**

- The Housing Authority continued implementing the biennial inspections policy to streamline administrative procedures, as suggested by HUD. By conducting inspections every two years instead of annually, the housing authority can save on inspection-related costs, including inspector fees, staff time, and administrative overhead. Biennial inspections give property managers or owners the opportunity to identify maintenance needs in advance, allowing them to plan for significant repairs or upgrades over time.

**3) PHA goal - Increase assisted housing choices**

**Accomplishment #12:**

- In collaboration with Anaheim and Orange County Housing Authorities, GGHA is party to a Memorandum of Agreement (MOA), which fosters interjurisdictional mobility and eliminates complex portability procedures for those moving from one local jurisdiction to another. Under Mobility, each PHA retained their tenants if they moved within the County and contracted the

inspection duties to the appropriate jurisdiction. PHAs were only billed for out-of-jurisdiction inspections, which proved more cost effective and provided expanded housing choices for voucher tenants.

**Accomplishment #13:**

- The Santa Ana Housing Authority previously participated in the Mobility Agreement. However, in 2009 they chose to terminate their participation. Santa Ana's decision resulted in transitioning its out-of-jurisdiction clients to Portability. Under Portability our agency is required to fully service their clients i.e., determine ongoing income eligibility, conduct Housing Quality inspections, ensure compliance of tenant obligations and make rent payments to the landlords. Santa Ana then transfers 80% of their Administrative Fees and 100% of the Housing Assistance Payment to Garden Grove in order to reimburse our agency for services rendered to their clients. Currently under the Portability guidelines, the GGHA administers the Voucher Program for more than 300 of Santa Ana's clients, who live in Garden Grove. The GGHA is earning approximately \$34,000 per month in Administrative Fees from Santa Ana Housing Authority.

At every housing briefing for new tenants to the program or when processing moves for existing tenants, staff made sure tenants are aware of the Portability and Mobility programs. The Portability and Mobility programs allow Garden Grove voucher holders to lease units outside of the Garden Grove Housing Authority jurisdiction.

**Accomplishment #14:**

- GGHA conducted outreach efforts to potential voucher landlords. Provided easy access to program information to landlords on the GGHA website and offered a listing service for vacant rental units. The GGHA is an ongoing member of the Apartment Association of Orange County, which provides opportunities to market the program to property owners.

**4) PHA Goal - Concentrate on efforts to improve specific management functions:**

**Accomplishment #15:**



- The GGHA regularly updated and revised its Administrative Plan to reflect the latest rules, laws, and guidance from HUD. Revisions also included language responding to new HUD policies on changes in Mainstream and Emergency Voucher programs, inspection and eligibility criteria and updated PHA discretions. The Administrative Plan is also available online and in electronic form for easy access, and convenient for staff to research by using key words.

#### **Accomplishment #16:**

- The Housing Authority is using Housing Pro system from MRI Software to administer the Section 8 Housing Assistance Program and transmit tenant data to HUD Secure System. We had upgraded to the latest version to automate administrative tasks, reduce the burden of staff and minimize the risk of human error. Inspector staff has been equipped with newer model of iPads, the mobile-friendly devices allow for digital inspection checklists that ensure inspectors follow a consistent process every time , helping to maintain thoroughness and reduce the risk of overlooking critical issues.

#### **Accomplishment #17:**

- The Housing Authority utilized SmartVault as a secure file sharing software provider to share and exchange confidential tenant data between local housing authorities to streamline portability and mobility process. Documents stored in SmartVault are encrypted and cloud-based, ensuring that sensitive tenant information and housing authority data are secure from unauthorized access. The system provides easy access to documents, enhances collaboration, and ensures that critical information is protected and accessible at all times.

#### **Accomplishment #18:**

- GGHA quickly adapted to the COVID-19 situation by implementing new procedures and workflows to mitigate any potential disruptions to service. We were able to remain operational and accessible during the COVID-19 pandemic, distinguishing us as the only housing agency open to the public in our area. By adopting comprehensive safety measures, offering in-person assistance, and swiftly adapting our workflows, we ensured that our elderly clients received the care and support they needed throughout this difficult period. Our

ability to provide uninterrupted, face-to-face services has been essential in building trust and maintaining the well-being of our most vulnerable population.

**Accomplishment #19:**

- In 2021, GGHA purged the waiting list to remove outdated, duplicate and inactive applications, this process helped the housing authority maintain a more accurate and streamlined waitlist. With fewer applicants to manage, housing authority staff can process new applicants more efficiently, reducing delays in moving eligible tenants into available housing units. Over the course of five years, GGHA pulled over 1,400 applications from the waiting list for Initial Qualification process.

**HUD STRATEGIC GOAL: IMPROVE COMMUNITY QUALITY OF LIFE AND ECONOMIC VITALITY**

**Accomplishment #20:**

- The Housing Authority continued to work closely with the Building Division and included some building codes as part of the Housing Quality Standards and encouraged landlords to make unit improvements when negotiating rent increases.

**Accomplishment #21:**

- The GGHA executed a Memorandum of Understanding with local homeless shelters, Thomas House Family Shelter and Interval House, a domestic violence shelter. The Housing Authority gives preference to homeless families referred by these shelters to assist in their transition from temporary, emergency shelter to permanent housing. GGHA received 21 Special Admission referrals from the two shelters and we obtained 100% leased-up rate for these families.

**Accomplishment #22:**

- In partnership with American Family Housing and Stuart Apartments, Garden Grove established its first permanent supportive housing development. Eight homes in this community were set aside for the most vulnerable residents such as those with physical and mental disabilities or experiencing homelessness, and were supported by the mainstream vouchers provided from the Housing Authority.

GGHA also continued to assist 52 families at the Grove Park Apartments under the Project-based Program.

## **HUD STRATEGIC GOAL: PROMOTE SELF-SUFFICIENCY AND ASSIST DEVELOPMENT OF FAMILIES AND INDIVIDUALS**

### **Accomplishment #23:**

- In the past five years, GGHA applied for the Family Self-Sufficiency (FSS) grant and received FSS Coordinator funding each year. Participation in GGHA's FSS program is currently 144% higher than required by HUD. Since 2020, GGHA has graduated 15 from the FSS program and disbursed more than \$245,000 in escrow funds to said households. Eight of the graduate households left the Housing Choice Voucher program and moved into unsubsidized housing. Approximately 16% of the household participating in the FSS program are those in the EHV and Mainstream programs. GGHA maintains 61 Housing Choice Voucher households participating in the FSS program.

## **HUD STRATEGIC GOAL: ENSURE EQUAL OPPORTUNITY IN HOUSING FOR ALL AMERICANS**

### **Accomplishment #24:**

- The GGHA continued promoting Equal Opportunity in Housing through landlord education and referrals to the Fair Housing Foundation. The Fair Housing Foundation conducted staff training sessions on laws governing lease terminations specific to the Section 8 Program. The Fair Housing Foundation also provided legal services to Section 8 participants who were referred to them.

### **Accomplishment #25:**

- In August 2023, GGHA partnered with the housing authorities of Orange County, Anaheim and Santa Ana to present information about Housing Choice Vouchers (Section 8) and Affordable Housing Resources at the Housing Authority Forum. Participants were able to ask questions and learn about how to apply for new housing opportunities.

In December 2024, in collaboration with other local housing authorities, GGHA participated and presented housing program overview at the Commission To End Homelessness meeting. GGHA continues to maintain partnerships with the housing service navigators to provide wraparound services for tenants of the Mainstream and Emergency Housing Voucher programs.



# **Attachment F**

## **Garden Grove Housing Authority Organizational Chart**

# GARDEN GROVE HOUSING AUTHORITY

## Organizational Chart

