

## AGENDA



Garden Grove Housing Authority

Tuesday, May 26, 2026

6:30 PM

Community Meeting Center  
11300 Stanford Avenue  
Garden Grove, California 92840

**Yesenia Muñeton**

Chair

**Cindy Tran**

Vice Chair

**Ariana Arestegui**

Commissioner

**Carol Beckles**

Commissioner

**George S. Brietigam**

Commissioner

**Joe DoVinh**

Commissioner

**Stephanie Klopfenstein**

Commissioner

**Phillip Nguyen**

Commissioner

**Tan Nguyen**

Commissioner

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**Meeting Assistance:** Any person requiring auxiliary aids and services, due to a disability, to address the Commission, should contact the City Clerk's Office 72 hours prior to the meeting to arrange for accommodations. Phone: (714) 741-5040.

**Agenda Item Descriptions:** Are intended to give a brief, general description of the item. The Housing Authority may take legislative action deemed appropriate with respect to the item and is not limited to the recommended action indicated in staff reports or the agenda.

**Documents/Writings:** Any revised or additional documents/writings related to an item on the agenda distributed to all or a majority of the Commissioners within 72 hours of a meeting, are made available for public inspection at the same time (1) in the City Clerk's Office at 11222 Acacia Parkway, Garden Grove, CA 92840, during normal business hours; (2) on the City's website as an attachment to the Housing Authority meeting agenda; and (3) at the Council Chamber at the time of the meeting.

**Public Comments:** Members of the public who attend the meeting in-person and would like to address the Housing Authority are requested to complete a pink speaker card indicating their name and address, and identifying the subject matter they wish to address. This card should be given to the Secretary/City Clerk before the meeting begins. General comments are made during "Oral Communications" and should be limited to matters under consideration and/or what the Housing Authority Commissioners have jurisdiction over. Persons wishing to address the Housing Authority regarding a Public Hearing matter will be called to the podium at the time the matter is being considered.

**Manner of Addressing the Housing Authority:** After being called by the Chair, you may approach the podium, it is requested that you state your name for the record, and proceed to address the Commissioners. All remarks and questions should be addressed to the Housing Authority as a whole and not to individual Commissioners or staff members. Any person making impertinent, slanderous, or profane remarks or who becomes boisterous while addressing the Commissioners shall be called to order by the Chair. If such conduct continues, the Chair may order the person barred from addressing the Commissioners any further during that meeting.

**Time Limitation:** When any group of persons wishes to address the Commissioners on the same subject matter, the Chair may request a spokesperson be chosen to represent the group, so as to avoid unnecessary repetition. At the Commission's discretion, a limit on the total amount of time for public comments during Oral Communications and/or a further limit on the time allotted to each speaker during Oral Communications may be set.

**PLEASE SILENCE YOUR CELL PHONES DURING THE MEETING.**

AGENDA

Open Session

6:30 PM

ROLL CALL: COMMISSIONER ARESTEGUI, COMMISSIONER BECKLES, COMMISSIONER BRIETIGAM, COMMISSIONER DOVINH, COMMISSIONER KLOPFENSTEIN, COMMISSIONER P. NGUYEN, COMMISSIONER T. NGUYEN, VICE CHAIR TRAN, CHAIR MUÑETON

ORAL COMMUNICATIONS

CONSENT ITEMS (CONSENT ITEMS WILL BE ACTED ON SIMULTANEOUSLY WITH ONE MOTION UNLESS SEPARATE DISCUSSION AND/OR ACTION IS REQUESTED BY A COMMISSIONER.)

1. Receive and file the Housing Authority Status Report for April 2026.  
(Action Item)  
*[Item 189/2026]*
2. Receive and file the minutes from the meeting held on April 28, 2026.  
(Action Item)  
*[Item 205/2026]*

ITEMS FOR CONSIDERATION

3. Adoption of a Resolution amending the Fiscal Year 2026-27 Housing Authority Budget. (Action Item)  
*[Item 209/2026]*

MATTERS FROM CHAIR, COMMISSIONERS AND DIRECTOR

ADJOURNMENT

The next Regular Meeting is scheduled for Tuesday, June 23, 2026, at 5:30 p.m. in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California, 92840.

**Garden Grove Housing Authority**  
**INTER-DEPARTMENT MEMORANDUM**

To: Lisa L. Kim  
Dept: Director

From: Ursula Luna-Reynosa  
Dept: Economic Development and Housing  
Date: 5/26/2026

Subject: Receive and file the Housing Authority Status Report for April 2026.  
(Action Item)

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**OBJECTIVE**

For the Housing Authority Commissioners to receive and file the April 2026 Housing Authority Status Report.

**BACKGROUND**

The Housing Choice Voucher (“HCV”) Program (also known as Section 8 housing) (the “Program”) provides rental assistance to low-income households in the United States. The Program is administered by public housing agencies (in Garden Grove by the Garden Grove Housing Authority) under the oversight of the Department of Housing and Urban Development (“HUD”). Eligible persons for the program include low-income families, senior citizens, and those with disabilities.

Under the Program, a qualified participant pays a portion of his/her adjusted household income for rent. The remainder of the rent is paid directly to the participating landlord by the City's Housing Authority, utilizing funds received from HUD. The units rented under the Program are inspected on a biennial basis to ensure that they are decent, safe, sanitary, and have no code violations.

Each year, the Garden Grove Housing Authority is allocated a certain amount of funding from HUD, based on the allocation approved by Congress. HUD allocated 2,362 HCV vouchers and approximately \$43M in funding for 2025. 2,153 HCV vouchers are currently being supported. The Housing Authority’s per unit cost can increase if either; 1) market rents increase or 2) participants’ incomes decrease. Since the funding allocation stays stagnant, if either of the two aforementioned situations occurs, the number of participants that can be supported through the Program declines. This is why we are only supporting 2,153 vouchers while we have an allocation of 2,362.

To mitigate the COVID-19 pandemic, Garden Grove received additional HCVs as well as other Special Program Vouchers (SPVs). The below charts summarize the extra vouchers (in addition to the annual allocation) by amount, year allocated, and description.

**Voucher Allocation for the Special Program Voucher (SPV)**

<b>Voucher Type</b>	<b>Vouchers Allocated</b>	<b>Year Allocated</b>	<b>Description</b>
Mainstream Voucher (MS5)	75	2020	The Garden Grove Housing Authority was awarded 75 new Mainstream vouchers and funding from HUD, as authorized by the Coronavirus Aid, Relief and Economic Security Act. The Mainstream vouchers are provided to help respond to coronavirus related housing needs in the community.
Emergency Housing Vouchers (EHV)	102	2026	The Garden Grove Housing Authority was awarded 117 Emergency Housing Vouchers (EHVs) and funding from HUD, as authorized by the American Rescue Plan Act of 2021. The EHVs are provided to help assist individuals and families who are (1) homeless, (2) at risk of homelessness, (3) fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking, or (4) recently homeless. The initial award amount is \$1,744,368 with the effective date July 1, 2021. To ensure that the EHVs assist families who are most in need, the Housing Authority will work with community partners to determine the best use and targeting for the vouchers along with other resources available in the community.

Program Eligibility Process: All participants of the Program must be income eligible and a waiting list (“Waiting List”) is established as demand for the vouchers exceeds supply. Garden Grove’s Waiting List was established in 2010 with approximately 17,000 applications. As of April 30, 2026, there are 1,134 applications remaining, with roughly 300 having one of the following local preferences. Local preferences are used to select families from the Waiting List. Among applicants with equal preference status, the waiting list is organized by date and time.

The Housing Authority uses the following Local Preference priority system:

- A. First Preference – Residency (Living or working in the City of Garden Grove)
- B. Second Preference – U.S. Veteran Status
- C. Third Preference – Domestic Violence

**INITIAL QUALIFICATION (IQ) INTERVIEWS:** When an applicant is next on the Waiting List, they have an Initial Qualifying (IQ) interview where their eligibility is verified. On a monthly basis, eligibility staff conduct IQ interviews to see if applicants qualify from the following categories:

- A. Section 8 Waiting List
- B. Project Based Vouchers
- C. Referred by a Garden Grove Homeless Shelter
- D. Incoming Portability
- E. Mainstream Vouchers

## DISCUSSION

The following is a status report for the month of April:

<b>Eligibility Status</b>	<b>Total</b>	<b>Description</b>
IQ Interviews	1	Interviews where program eligibility is verified.
Housing Briefings	0	HUD-required briefing conducted for eligible applicant families (eligibility determined by IQ interview).
Vouchers Issued	0	Number of vouchers issued at housing briefing meeting. Upon issuance of a voucher, participant has 2-4 months to secure a housing unit.
New Admissions	3	Newly admitted to the program (secured both voucher and housing unit).
Re-certifications	220	Participants are re-certified for eligibility at least annually and their portion of the rent adjusted according to their current income.
Interims	169	Interim changes in income or contract rent which necessitates an adjustment to their portion of the rent.
Moves	10	Tenants currently participating in the program that desire to move and were briefed on move procedures.
Termination	24	The Housing Authority replaces families who terminate from the program as a part of normal turnover.

**UNIT INSPECTIONS:** All units that are leased under the Program must pass an initial Housing Quality Standards ("HQS") inspection before the HAP contract is signed and must pass a biennial HQS inspection to continue to receive rental assistance payments. HQS inspections determine that the unit is decent, safe and sanitary, and has passed City building codes. While HUD does not require the units to pass City building codes, the Garden Grove Housing Authority has made a policy decision to include this higher standard.

<b>Inspection Status</b>	<b>Total</b>	<b>Description</b>
New Lease Inspections	21	Initial inspection conducted to determine if the unit and property meet HQS; document the current condition of the unit to assist in future evaluations and use to determine rent-reasonableness and comparable rent.

Annual/Biennial Inspections	193	Inspections conducted in accordance with HQS, not less than biennially, as required by HUD.
Re-inspections	196	Re-inspections conducted on units that failed their first inspection.
Special Inspections	2	Inspections conducted based on notifications from the tenants, owners, or third parties (such as neighbors or public officials).
Quality Control Inspections	10	Inspections conducted by a supervisor, or other qualified person, required by HUD, to ensure that field staff is in compliance with inspection requirements.

FAMILY SELF-SUFFICIENCY PROGRAM (FSS): FSS is a voluntary program that assists families to become economically independent. In Garden Grove, FSS is administered by the Garden Grove Housing Authority and funded by HUD. The FSS program enables voucher participants to enter into contracts making available support services such as education, training, and career development. Services such as childcare, job training, and financial literacy may be provided. An escrow savings account is provided that increases as participants' earning increase.

Status of FSS participants this month: Four potential FSS participants interviewed for the month of April. There was no FSS contracts enrolled and no FSS contracts terminated. Thirteen update meetings occurred via phone and email with FSS participants. There are a total of 468 families who have signed contracts for the FSS program. 75 contracts are active.

150 families completed their FSS goals and seventy-two are now self-sufficient and no longer need housing assistance. Eight families have purchased houses. There are 59 escrow accounts. 43 escrow accounts are active with monthly deposits.

The Housing Authority paid a total of \$1,413,478.69 in escrow funds to tenants who have completed their contract obligations. Each graduate that successfully completes his or her family obligations on the contract after October 21, 1998 reduces the minimum program size. The original mandatory program size of 140 is now reduced to 0.

#### FINANCIAL IMPACT

None.

#### RECOMMENDATION

It is recommended that the Housing Authority Commissioners:

- Receive and file the April 2026 Housing Authority Status Report.

By: Thyana Phi, Housing Authority Division Manager

#### ATTACHMENT(S)

1. April HA Statistical Report

**GARDEN GROVE HOUSING AUTHORITY**  
**"STATISTICAL REPORT"**  
**April 2026**

<b>I. <u>LEASED FAMILIES</u></b>	<b><u>NUMBER</u></b>		<b><u>FAMILIES</u></b>			
Total Participating Families:	2638		100%			
Elderly:	1818		69%			
Disabled:	774		29%			
Female Head of Household:	1555		59%			
Employed:	930		35%			

  

<b>II. <u>UNITS UNDER LEASE</u></b>	<b><u>UNITS LEASED</u></b>	<b><u>TOTAL UNITS ALLOCATED</u></b>	<b><u>% LEASED</u></b>	<b><u>PORT IN ADMINISTERED</u></b>
HCV	2153	2362	91%	327
EHV	87	102	85%	
Mainstream	71	75	95%	

  

<b>III. <u>CURRENT PAYMENT STANDARD</u></b>	<b><u>1-BEDROOM</u></b>	<b><u>2-BEDROOM</u></b>	<b><u>3-BEDROOM</u></b>	<b><u>4-BEDROOM</u></b>	<b><u>5-BEDROOM</u></b>
	\$2,499	\$2,945	\$3,998	\$4,774	\$5,490

  

<b>IV. <u>RENTS AND INCOME</u></b>	<b><u>VOUCHERS</u></b>
Average HAP Payment:	\$1,706
Average Tenant Rent:	\$524
Average Contract Rent:	\$2,279
Average Annual Income:	\$24,415
Hard to House:	12

  

<b>V. <u>TOTAL NUMBER OF UNITS LEASED BY BEDROOM SIZE</u></b>	<b><u>1-BEDROOM</u></b>	<b><u>2-BEDROOM</u></b>	<b><u>3-BEDROOM</u></b>	<b><u>4+BEDROOM</u></b>	<b><u>MOBILE HOME</u></b>	<b><u>TOTAL</u></b>
	1746	693	159	25	15	2638

  

<b>VI. <u>NEW ADMISSION BY UNIT SIZE</u></b>	<b><u>0-BEDROOM</u></b>	<b><u>1-BEDROOM</u></b>	<b><u>2-BEDROOM</u></b>	<b><u>3-BEDROOM</u></b>	<b><u>4+BEDROOM</u></b>	<b><u>MOBILE HOME</u></b>	<b><u>TOTAL</u></b>
	0	0	1	2	0	0	3

**Garden Grove Housing Authority**  
**INTER-DEPARTMENT MEMORANDUM**

To: Lisa L. Kim  
Dept: Director

From: Lizabeth Vasquez  
Dept: City Clerk  
Date: 5/26/2026

Subject: Receive and file the minutes from the meeting held on April 28, 2026.  
(Action Item)

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OBJECTIVE

For the Housing Authority to receive and file minutes from the meeting held on April 28, 2026.

BACKGROUND/DISCUSSION

Attached are the minutes from the meeting held on April 28, 2026, recommended to be received and filed as submitted or amended.

FINANCIAL IMPACT

There is no financial impact.

RECOMMENDATION

It is recommended that the Housing Authority:

- Receive and file the minutes from the meeting held on April 28, 2026.

ATTACHMENT(S)

1. Minutes - Housing Authority 4/28/2026

MINUTES

GARDEN GROVE HOUSING AUTHORITY

Special Meeting

Tuesday, April 28, 2026

Community Meeting Center

11300 Stanford Avenue, Garden Grove, CA 92840

CONVENE MEETING

At 6:33 p.m., Chair Muñeton convened the meeting in the Council Chamber.

ROLL CALL      PRESENT:      (7)      Commissioners Arestegui, Brietigam, DoVinh, Klopfenstein, P. Nguyen, Vice Chair Tran, Chair Muñeton

ABSENT:      (2)      Commissioners Beckles and T. Nguyen

ORAL COMMUNICATIONS

Speakers: None.

RECEIVE AND FILE THE HOUSING AUTHORITY STATUS REPORT FOR MARCH 2026 (F: H-117.2)

It was moved by Commissioner Brietigam, seconded by Commissioner Klopfenstein that:

The March 2026 Housing Authority Status Report, be received and filed.

The motion carried by a 7-0-2 vote as follows:

Ayes:      (7)      Arestegui, Brietigam, DoVinh, Klopfenstein, P. Nguyen, Tran, Muñeton  
Noes:      (0)      None  
Absent:    (2)      Beckles, T. Nguyen

RECEIVE AND FILE THE MINUTES FROM THE MEETING HELD ON FEBRUARY 24, 2026 AND APRIL 14, 2026 (F: VAULT)

It was moved by Commissioner Brietigam, seconded by Commissioner Klopfenstein that:

The minutes from the meetings held on February 24, 2026 and April 14, 2026, be received and filed.

The motion carried by a 7-0-2 vote as follows:

Ayes: (7) Arestegui, Brietigam, DoVinh, Klopfenstein,  
P. Nguyen, Tran, Muñeton  
Noes: (0) None  
Absent: (2) Beckles, T. Nguyen

ADJOURNMENT

At 6:35 p.m., Chair Muñeton adjourned the meeting. The next Regular Housing Authority Meeting is scheduled for Tuesday, May 26, 2026, at 5:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, California.

Lizabeth Vasquez  
Secretary

**Garden Grove Housing Authority**  
**INTER-DEPARTMENT MEMORANDUM**

To: Lisa L. Kim  
Dept: Director

From: Patricia Song  
Dept: Finance  
Date: 5/26/2026

Subject: Adoption of a Resolution amending Fiscal Year 2026-27 Housing Authority Budget. (Action Item)

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**OBJECTIVE**

For the Garden Grove Housing Authority (the Authority) to adopt a resolution amending the Housing Authority’s adopted biennial budget for Fiscal Year (FY) 2026-27.

**BACKGROUND**

The Garden Grove Housing Authority (the Authority) was established to address the City’s growing need for affordable housing and to ensure that safe, decent, and sanitary housing is available to low-income individuals and families residing in Garden Grove. Acting under the authority granted by the California Housing Authorities Law, the Authority is responsible for developing, managing, and administering a variety of affordable housing programs aimed at improving housing stability and quality of life for vulnerable populations in the community.

The Authority’s mission is carried out through several federally funded housing assistance programs, with the Housing Choice Voucher (HCV) Program – commonly known as Section 8 – being its largest. In this capacity, the Authority facilitates rental assistance to income-eligible households by working with private landlords to provide access to affordable housing throughout the City.

To promote strategic planning and operational efficiency, the Authority adopts a biennial budget cycle, which aligns with the City of Garden Grove’s overall budgeting process. This two-year approach allows for improved long-term planning, continuity of service delivery, and effective allocation of limited resources across programs and administrative functions.

On June 10, 2025, the Authority adopted its biennial budget for FY 2025-26 and FY 2026-27. During the first year of the two-year budget cycle, changes in revenue sources and expenditure requirements occurred. As a result, the Authority conducted a mid-cycle budget review and developed amendments to the FY 2026-27 budget for various funds and programs to better align available resources with operational and program needs.

DISCUSSION

The proposed Amended FY 2026-27 Budget for the Authority totals \$52.3 million, representing an increase of \$0.8 million from the originally adopted budget.

The increase reflects several adjustments, including an increase of \$544,484 in administrative overhead resulting from the implementation of the citywide Cost Allocation Plan (CAP), additional California Public Employees' Retirement System Unfunded Actuarial Liability (UAL) costs totaling \$90,725, and other supplemental requests totaling \$157,090.

A summary of the proposed amendments to the Authority’s adopted FY 2026-27 budget is provided below:

	<b>Housing Authority</b>	
<b>Adopted Budget - FY2026-27</b>		<b>\$ 51,503,879</b>
<b>Proposed Mid-Cycle Amendments:</b>		
CalPERS Unfunded Actuarial Liabilities		90,725
Cost Allocation Plan Implementation		544,484
Supplemental Requests		
Council Chamber Security Enhancement	137,500	
Contractual and Operating Cost Increase	16,000	
General Election Additional Funding	3,590	157,090
<b>Total Proposed Mid-cycle Amendments</b>		<b>792,299</b>
<b>Proposed Amended Budget - FY2026-27</b>		<b><u>\$ 52,296,178</u></b>

FINANCIAL IMPACT

The amended FY 2026-27 budget for the Authority reflects a net increase of \$0.8 million, resulting in a total proposed budget of \$52.3 million. The proposed amended budget continues to support the Authority’s operational goals, maintain service levels, and advance program objectives in the upcoming fiscal year.

RECOMMENDATION

It is recommended that the Garden Grove Housing Authority Board:

- Adopt the Resolution of the Garden Grove Housing Authority Amending the Adopted Biennial Budget for Fiscal Year 2026-27.

ATTACHMENT(S)

- Resolution of the Garden Grove Housing Authority Amending the Adopted Biennial Budget for Fiscal Year 2026-27

GARDEN GROVE HOUSING AUTHORITY

RESOLUTION NO.

A RESOLUTION OF THE GARDEN GROVE HOUSING AUTHORITY AMENDING THE BUDGET FOR FISCAL YEAR 2026-27

WHEREAS, the Garden Grove Housing Authority adopted a two-year budget on June 10, 2025, for Fiscal Year 2025-26 and Fiscal Year 2026-27; and

WHEREAS, it is necessary to amend the adopted budget for Fiscal Year 2026-27 for adjustments in Housing Authority expenditures.

NOW, THEREFORE, BE IT RESOLVED that the Director is hereby authorized to expend in accordance with Section 34200, et seq., of the Health and Safety Code of the State of California on behalf of the Garden Grove Housing Authority an amount of \$52,296,178 for Fiscal Year 2026-27 from new appropriations and reserved fund balances for the planned activities shown below:

<u>Expenditures</u>	<u>Adopted FY 2026-27</u>	<u>Amended FY 2026-27</u>
Administration	\$ 4,518,579	\$ 5,310,878
Housing Assistance Program Portability	4,765,000	4,765,000
Housing Assistance Payments	<u>42,220,300</u>	<u>42,220,300</u>
 TOTAL EXPENDITURES	 <u>\$ 51,503,879</u>	 <u>\$ 52,296,178</u>

BE IT FURTHER RESOLVED by the Garden Grove Housing Authority that the total of \$52,155,088 for Fiscal Year 2026-27, which the Director is authorized to expend in accordance with the laws of the State of California, shall be appropriated from the following funds for the Fiscal Year 2026-27.

<u>Funding</u>	<u>Adopted FY 2026-27</u>	<u>Amended FY 2026-27</u>
Housing Authority - Sec8 Admin (681)	\$ 4,518,579	\$ 5,310,878
Housing Authority (682)	<u>46,985,300</u>	<u>46,985,300</u>
	 <u>\$ 51,503,879</u>	 <u>\$ 52,296,178</u>

Adopted this 26<sup>th</sup> day of May 2026.

ATTEST:

/s/ \_\_\_\_\_  
CHAIR

/s/ LIZABETH VASQUEZ  
SECRETARY

STATE OF CALIFORNIA    )  
COUNTY OF ORANGE    )  SS:  
CITY OF GARDEN GROVE  )

I, LIZABETH VASQUEZ, Secretary of the Garden Grove Housing Authority, do hereby certify that the foregoing Resolution was duly adopted by the Garden Grove Housing Authority at a meeting held on the 26<sup>th</sup> day of May 2026, by the following vote:

/s/ LIZABETH VASQUEZ  
SECRETARY