

**NOTICE OF PUBLIC HEARING
GARDEN GROVE CITY COUNCIL**

**PUBLIC COMMENT PERIOD ON PROPOSED PERMANENT LOCAL
HOUSING ALLOCATION PROGRAM APPLICATION AND ASSOCIATED 5-
YEAR PLAN**

NOTICE IS HEREBY GIVEN that the City of Garden Grove (City) intends to submit an application for the Permanent Local Housing Allocation (PLHA) Grant Program, which requires the inclusion of a Plan outlining the intended use of Program funds over a 5-year period (FY 2019-2023).

Opportunity for Public Review and Comment

From May 3, 2024 through May 14, 2024, the draft Plan will be available for public review on the City's Neighborhood Improvement website at <https://ggcity.org/neighborhood-improvement/reports>.

The Economic Development and Housing Department will accept written and verbal comments until 3:00 p.m. on May 14, 2024. Please direct any questions or comments to Timothy Throne, at (714) 741-5144 or via email at timothyt@ggcity.org. The public is also invited to participate in a Public Hearing before the City Council on May 14, 2024, at 6:30 p.m., where the City Council will consider adopting the draft Plan. The City Council meets in the Community Meeting Center, located at 11300 Stanford Avenue Garden Grove, CA.

/s/ Teresa Pomeroy
City Clerk

Date:
Publication Date: 5/3/24

**AVISO DE AUDIENCIA PÚBLICA
CIUDAD DE GARDEN GROVE
CONCEJO MUNICIPAL**

**PERÍODO DE COMENTARIOS PÚBLICOS SOBRE LA SOLICITUD PROPUESTA
DEL PROGRAMA DE ASIGNACIÓN DE VIVIENDA LOCAL PERMANENTE Y EL
PLAN ASOCIADO DE 5 AÑOS**

SE AVISA que la Ciudad de Garden Grove (Ciudad) tiene la intención de presentar una solicitud para el Programa de Subvenciones de Asignación de Vivienda Local Permanente (PLHA), que requiere la inclusión de un Plan que describa el uso previsto de los fondos del Programa durante un período de 5 años. (Año fiscal 2019-2023).

Oportunidad de revisión y comentarios públicos

Desde el 3 de mayo de 2024 hasta el 14 de mayo de 2024, el borrador del Plan estará disponible para revisión pública en el sitio web de la página de Mejoramiento de Vecindarios de la Ciudad en <https://ggcity.org/neighborhood-improvement/reports>.

El Departamento de Vivienda y Desarrollo Económico aceptará comentarios escritos y verbales hasta las 3:00 p.m. el 14 de mayo de 2024. Dirija cualquier pregunta o comentario a Monica Covarrubias, al (714) 741-5788 o por correo electrónico a monicac@ggcity.org. El público también está invitado a participar en una audiencia pública ante el Concejo Municipal el 14 de mayo de 2024, a las 6:30 p. m. donde considerarán adoptar el Plan. El Concejo Municipal se reúne en el Centro de Reuniones Comunitarias, ubicado en 11300 Stanford Avenue, Garden Grove, CA.

/f/ Teresa Pomeroy
Secretaria de la Municipalidad

Fecha:
Fecha de publicación: 3/5/24

**THÔNG BÁO PHIÊN ĐIỀU TRẦN CÔNG KHAI
HỘI ĐỒNG THÀNH PHỐ GARDEN GROVE**

**CƠ HỘI ĐỂ CÔNG CHÚNG ĐÓNG GÓP Ý KIẾN VỀ CHƯƠNG TRÌNH
PHÂN CHIA NHÀ Ở VÀ DỰ ÁN KẾ HOẠCH 5 NĂM**

THÔNG BÁO NÀY CHO BIẾT Thành phố Garden Grove (Thành phố) dự định nộp đơn đăng ký Chương trình Hỗ trợ Phân phối Nhà ở Cố định tại Địa phương (PLHA), trong đó yêu cầu đưa vào Kế hoạch phác thảo việc sử dụng chương trình quỹ hỗ trợ trong thời gian 5 năm (Niên khóa tài chính 2019-2023).

Cơ Hội cho Công Chúng Xem Duyệt và Góp Ý

Từ ngày 3 tháng Năm, 2024 đến ngày 14 tháng Năm, 2024, bản Kế hoạch phác thảo sẽ có sẵn để tham khảo công khai trên trang web Neighborhood Improvement tại <https://ggcity.org/index.php/neighborhood-improvement/reports>

Ban Phát triển Kinh tế và Nhà ở sẽ tiếp nhận góp ý kiến bằng văn bản và lời nói cho đến 3:00 giờ chiều ngày 14 tháng Năm, 2024. Vui lòng gửi mọi câu hỏi hoặc nhận xét đến ông Timothy Throne theo số (714) 741-5144 hoặc qua email tại timothyt@ggcity.org. Công chúng cũng được mời tham dự Phiên Điều Trần Công Khai trước Hội đồng Thành phố vào ngày 14 tháng Năm, 2024, lúc 6:30 chiều, nơi Hội đồng Thành phố sẽ xem xét và thông qua dự án Kế hoạch. Phiên họp thường lệ của Hội đồng Thành phố diễn ra tại Trung tâm Họp Cộng đồng (Community Meeting Center), địa chỉ 11300 Stanford Avenue Garden Grove, CA.

/s/ Teresa Pomeroy
Thư Ký Thành Phố

Ngày:
Ngày công bố: 3/5/24

Local Government Formula Allocation

Rev. 03/18/24

This streamlined application form is limited to Applicants who applied for and received an award from the 2020, 2021, and/or 2022 Formula Allocation NOFA.

Did Applicant receive an award from the 2020, 2021, and/or 2022 NOFA Formula Allocation?	Yes
Which NOFA year(s) are you applying for with this application?	2021 - 2023
Eligible Applicant Type:	Entitlement
Local Government Recipient of PLHA Formula Allocation:	Garden Grove
2020 PLHA Formula Allocation Amount:	\$0
2021 PLHA Formula Allocation Amount:	\$1,700,794
2022 PLHA Formula Allocation Amount:	\$852,442
Allowable Local Admin (5%):	\$0.00
Allowable Local Admin (5%):	\$85,039.00
Allowable Local Admin (5%):	\$42,622.00
Admin requested?	Yes
Admin requested?	Yes
Admin requested?	Yes

Instructions: If the Local Government Recipient of the PLHA Formula Allocation delegated its PLHA formula allocation to another Local Government in its 2020 application, the Applicant (for which information is required below) continues to be the administering Local Government, which received the award. The PLHA award will be made to the Applicant (upon meeting threshold requirements) and the Applicant is responsible for meeting all program requirements throughout the term of the Standard Agreement.

Eligible Applicants §300

§300(a) and (b) Eligible Applicants for the Entitlement and Non-Entitlement formula component described in Section §100(b)(1) and (2) are limited to the metropolitan cities and urban counties allocated a grant for the federal fiscal year 2017 pursuant to the federal CDBG formula specified in 42 USC, Section §5306 and Non-entitlement local governments.

Applicant:	City of Garden Grove						
Address:	11222 Acacia Pkwy						
City:	Garden Grove	State:	CA	Zip:	92840	County:	Orange
Auth Rep Name:	Lisa L. Kim	Title:	City Manager	Auth Rep. Email:	citymanager@ggcity.org	Phone:	714-741-5100
Address:	11222 Acacia Pkwy			City:	Garden Grove	State:	CA
Contact Name:	Timothy Throne	Title:	Senior Program Specialist	Contact Email:	timothyt@ggcity.org	Contact Phone:	(714) 741-5144
Address:	11222 Acacia Pkwy			City:	Garden Grove	State:	CA
				Zip Code:	92840		

Threshold Requirements

§302(a) Housing Element compliance: Applicant and Delegating Local Government's if applicable Housing Element was adopted by the Local Government's governing body by the application submittal date and subsequently determined to be in substantial compliance with state Housing Element Law pursuant to Government Code Section 65585.	Yes		
§302(b) Applicant and Delegating Local Government have submitted the current or prior year's Annual Progress Report to the Department of Housing and Community Development pursuant to Government Code Section 65400.	Yes		
§302(c)(2) Applicant certifies that submission of the application was authorized by the governing board of the Applicant.	Yes		
File Name: Application and Plan Adoption Reso	§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content. PLHA webpage for Application and Plan Adoption Resolution Document	Uploaded to HCD?	Yes
§300(e) Applicant does not have uncommitted PLHA funds greater than permitted by Section 300(e).	Yes		
§503(b) Applicant has submitted the PLHA Annual Report by July 31 (if applying <u>before</u> July 31), or has submitted the PLHA Annual Report due by July 31 (if applying <u>on or after</u> July 31).	Yes		
§302(c)(8) If a program income reuse plan was not submitted with the 2020 application, has Applicant attached a program income reuse plan describing how repaid loans and/or accrued interest will be reused for eligible activities specified in Section 301?	N/A		
File Name: Reuse Plan	Program Income Reuse Plan describing how repaid loans or accrued interest will be used for eligible activities in Section 301.	Uploaded to HCD?	N/A

Certifications

On behalf of the entity identified below, I certify that: The information, statements and attachments included in this application are, to the best of my knowledge and belief, true and correct and I possess the legal authority to submit this application on behalf of the entity identified in the signature block.

Lisa L. Kim	City Manager		
Authorized Representative Printed Name	Title	Signature	Date

§302(c)(4) Plan

Rev. 03/18/24

§302(c)(4)(A) Describe the manner in which allocated funds will be used for eligible activities.

City of Garden Grove plans to amend their five year plan as follows:

1. Remove funds from Activity 4 and redistribute to two activities: Activity 1 and Activity 9.
2. Adjust percentage of funds allocated to Activity 1 and 9.
3. CY 2020 Amendment - Shift the remaining funds from Activity 4 to Activity 9.
4. Increase income level served for Activity 9 to 120%.
5. Increase income level served for Activity 1 to 80%.

§302(c)(4)(B) Provide a description of the way the Local government will prioritize investments that increase the supply of housing for households with incomes at or below 60 percent of Area Median Income (AMI).

The City of Garden Grove plans to use Activity 1 funds for households with incomes at or below 80% of Area Median Income.

§302(c)(4)(C) Provide a description of how the Plan is consistent with the programs set forth in the Local Government's Housing Element.

The City of Garden Grove's 2021-2029 Housing Element includes 18 Programs, six (6) of which are consistent with the activities contained herein. The applicable Programs are: Program 3: Multi-Family Acquisition and Rehabilitation, Program 4: Affordable Housing Construction; Program 6: Home Ownership Assistance, Program 7: Preservation of Affordable Rental Housing, Program 12: Mixed Use Development, and Program 13: Special Needs Housing. All PLHA Grant funds received will be used for purposes that further the priority goals identified in the City's State-approved Housing Element.

Activities Detail (Activities Detail (Must make a selection on Formula Allocation Application worksheet under Eligible Activities, §301))

§301(a)(1) The predevelopment, development, acquisition, rehabilitation, and preservation of multifamily, residential live-work, rental housing that is affordable to extremely low-, very low-, low-, or moderate-income households, including necessary Operating subsidies.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for each proposed Affordable Rental Housing Activity.

The City of Garden Grove will utilize PLHA grant funds to develop multi-family rental housing targeted to households earning incomes at or below 80% of Area Median Income.

Complete the table below for each proposed Affordable Rental Housing Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2020	2021	2022	2023											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Affordable Rental Housing Activity	75%	75%	85%	85%											
§302(c)(4)(E)(ii) Area Median Income Level Served	80%	80%	80%	80%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2021, 2022 only	2801	2801	2801	2801											11204
§302(c)(4)(E)(ii) Projected Number of Households Served	28	28	28	28											112
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Affordable Rental Housing Activity (55 years required for rental housing projects)	55 Years														

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City of Garden Grove released a Request for Proposals for affordable and permanent supportive housing developers in December 2023 . This RFP process identified 3 developers that the City is working with to identify specific sites for affordable housing. The City anticipates identifying a project site and negotiating with these developers over the next year to identify a PLHA eligible project.

§301(a)(9) Homeownership opportunities, including, but not limited to, down payment assistance.

§302(c)(4)(E)(i) Provide a detailed and complete description of how allocated funds will be used for the proposed Activity.

Enter Percentage of Funds Allocated for Affordable Owner-occupied Workforce Housing (AOWH)

15%

The City will use PLHA funds for a first time homebuyer program that provides downpayment assistance loans of up to \$50,000 to households earning at or below 120% of Area Median Income. This is a continuation of a program using CalHome Reuse funds for nine loans over the past two years. Since our CalHome Reuse funds are spent, the PLHA funds allows for the continuation of this assistance program.

Complete the table below for each proposed Activity to be funded with 2020-2023 PLHA allocations. If a single Activity will be assisting households at more than one level of Area Median Income, please list the Activity as many times as needed to capture all of the AMI levels that will be assisted, but only show the percentage of annual funding allocated to the Activity one time (to avoid double counting).

Funding Allocation Year	2020	2021	2022	2023											
Type of Homeowner Assistance	Down Payment Assistance	Down Payment Assistance	Down Payment Assistance	Home Buyer Assistance											
§302(c)(4)(E)(i) Percentage of Funds Allocated for the Proposed Activity	20%	20%	10%	10%											
§302(c)(4)(E)(ii) Area Median Income Level Served	120%	120%	120%	120%											TOTAL
§302(c)(4)(E)(ii) Unmet share of the RHNA at the AMI Level Note: complete for years 2020, 2021, 2022 only	3211	3211	3211	3211											12844
§302(c)(4)(E)(ii) Projected Number of Households Served	6	9	2	2											19
§302(c)(4)(E)(iv) Period of Affordability for the Proposed Activity	N/A	N/A	N/A	N/A											

§302(c)(4)(E)(iii) A description of major steps/actions and a proposed schedule for the implementation and completion of the Activity.

The City currently administers an HCD-approved first time homebuyer program with loan servicing, reuse account, and homebuyer education. The City is ready to begin administering the program as soon as funds are approved. The City received approval from HCD for no period of affordability on the proposed project. See attached HCD approval.

File Name:	Plan Adoption Reso	§302(c)(4)(D) Evidence that the Plan was authorized and adopted by resolution by the Local jurisdiction and that the public had an adequate opportunity to review and comment on its content.	Uploaded to HCD?	Yes
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