

PHA Plans

Streamlined Annual Version

U.S. Department of Housing and
Urban Development
Office of Public and Indian
Housing

OMB No. 2577-0226
(exp. 05/31/2006)

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937 that introduced 5-year and annual PHA Plans. The full PHA plan provides 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 and strategies for serving the needs of low-income and very low-income families. This form allows eligible PHAs to make a streamlined annual Plan submission to HUD consistent with HUD's efforts to provide regulatory relief for certain types of PHAs. Public reporting burden for this information collection is estimated to average 11.7 hours 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.

Privacy Act Notice. The United States Department of Housing and Urban Development, Federal Housing Administration, 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. Information in PHA plans is publicly available.

Streamlined Annual PHA Plan

for Fiscal Year: 2006

PHA Name: Garden Grove Housing Authority

NOTE: This PHA Plan template (HUD-50075-SA) is to be completed in accordance with instructions contained in previous Notices PIH 99-33 (HA), 99-51 (HA), 2000-22 (HA), 2000-36 (HA), 2000-43 (HA), 2001-4 (HA), 2001-26 (HA), 2003-7 (HA), and any related notices HUD may subsequently issue.

Streamlined Annual PHA Plan Agency Identification

PHA Name: Garden Grove Housing Authority

PHA Number: CA102

PHA Fiscal Year Beginning: (mm/yyyy) 07/2006

PHA Programs Administered:

Public Housing and Section 8
 Number of public housing units:
 Number of S8 units:

Section 8 Only
 Number of S8 units: 2333

Public Housing Only
 Number of public housing units:

PHA Consortia: (check box if submitting a joint PHA Plan and complete table)

Participating PHAs	PHA Code	Program(s) Included in the Consortium	Programs Not in the Consortium	# of Units Each Program
Participating PHA 1:				
Participating PHA 2:				
Participating PHA 3:				

PHA Plan Contact Information:

Name: Mary Ann Hamamura
 TDD:

Phone: (714) 741-5150

Email (if available):

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting:
 (select all that apply)

PHA's main administrative office
 PHA's development management offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plan revised policies or program changes (including attachments) are available for public review and inspection.
 Yes
 No.

If yes, select all that apply:

Main administrative office of the PHA
 PHA development management offices
 Main administrative office of the local, county or State government
 Public library
 PHA website
 Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

Main business office of the PHA
 PHA development management offices
 Other (list below)

Streamlined Annual PHA Plan
Fiscal Year 2006
[24 CFR Part 903.12(c)]

Table of Contents

[24 CFR 903.7(r)]

Provide a table of contents for the Plan, including applicable additional requirements, and a list of supporting documents available for public inspection.

A. PHA PLAN COMPONENTS

- 1. Site-Based Waiting List Policies
903.7(b)(2) Policies on Eligibility, Selection, and Admissions
- 2. Capital Improvement Needs
903.7(g) Statement of Capital Improvements Needed
- 3. Section 8(y) Homeownership
903.7(k)(1)(i) Statement of Homeownership Programs
- 4. Project-Based Voucher Programs
- 5. PHA Statement of Consistency with Consolidated Plan. Complete only if PHA has changed any policies, programs, or plan components from its last Annual Plan.
- 6. Supporting Documents Available for Review
- 7. Capital Fund Program and Capital Fund Program Replacement Housing Factor, Annual Statement/Performance and Evaluation Report
- 8. Capital Fund Program 5-Year Action Plan

B. SEPARATE HARD COPY SUBMISSIONS TO LOCAL HUD FIELD OFFICE

Form HUD-50076, PHA Certifications of Compliance with the PHA Plans and Related Regulations: Board Resolution to Accompany the Streamlined Annual Plan identifying policies or programs the PHA has revised since submission of its last Annual Plan, and including Civil Rights certifications and assurances the changed policies were presented to the Resident Advisory Board for review and comment, approved by the PHA governing board, and made available for review and inspection at the PHA's principal office;

For PHAs Applying for Formula Capital Fund Program (CFP) Grants:

Form HUD-50070, Certification for a Drug-Free Workplace;

Form HUD-50071, Certification of Payments to Influence Federal Transactions; and

Form SF-LLL & SF-LLL a, Disclosure of Lobbying Activities.

1. Site-Based Waiting Lists (Eligibility, Selection, Admissions Policies)

[24 CFR Part 903.12(c), 903.7(b)(2)]

Exemptions: Section 8 only PHAs are not required to complete this component.

GGHA is a Section 8 only PHA, therefore this section is not applicable.

A. Site-Based Waiting Lists-Previous Year

1. Has the PHA operated one or more site-based waiting lists in the previous year? If yes, complete the following table; if not skip to B.

Site-Based Waiting Lists				
Development Information: (Name, number, location)	Date Initiated	Initial mix of Racial, Ethnic or Disability Demographics	Current mix of Racial, Ethnic or Disability Demographics since Initiation of SBWL	Percent change between initial and current mix of Racial, Ethnic, or Disability demographics

2. What is the number of site based waiting list developments to which families may apply at one time?
3. How many unit offers may an applicant turn down before being removed from the site-based waiting list?
4. Yes No: Is the PHA the subject of any pending fair housing complaint by HUD or any court order or settlement agreement? If yes, describe the order, agreement or complaint and describe how use of a site-based waiting list will not violate or be inconsistent with the order, agreement or complaint below:

B. Site-Based Waiting Lists – Coming Year

If the PHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to next component.

1. How many site-based waiting lists will the PHA operate in the coming year?
2. Yes No: Are any or all of the PHA’s site-based waiting lists new for the upcoming year (that is, they are not part of a previously-HUD-approved site based waiting list plan)?
If yes, how many lists?

3. Yes No: May families be on more than one list simultaneously
If yes, how many lists?
4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?
- PHA main administrative office
 - All PHA development management offices
 - Management offices at developments with site-based waiting lists
 - At the development to which they would like to apply
 - Other (list below)

2. Capital Improvement Needs

[24 CFR Part 903.12 (c), 903.7 (g)]

Exemptions: Section 8 only PHAs are not required to complete this component. GGHA is a Section 8 only PHA, therefore this section is not applicable

A. Capital Fund Program

1. Yes No Does the PHA plan to participate in the Capital Fund Program in the upcoming year? If yes, complete items 7 and 8 of this template (Capital Fund Program tables). If no, skip to B.
2. Yes No: Does the PHA propose to use any portion of its CFP funds to repay debt incurred to finance capital improvements? If so, the PHA must identify in its annual and 5-year capital plans the development(s) where such improvements will be made and show both how the proceeds of the financing will be used and the amount of the annual payments required to service the debt. (Note that separate HUD approval is required for such financing activities.).

B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability: All PHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

1. Yes No: Has the PHA received a HOPE VI revitalization grant? (if no, skip to #3; if yes, provide responses to the items on the chart located on the next page, copying and completing as many times as necessary).
2. Status of HOPE VI revitalization grant(s):

HOPE VI Revitalization Grant Status	
a. Development Name:	
b. Development Number:	
c. Status of Grant:	
<input type="checkbox"/>	Revitalization Plan under development
<input type="checkbox"/>	Revitalization Plan submitted, pending approval
<input type="checkbox"/>	Revitalization Plan approved
<input type="checkbox"/>	Activities pursuant to an approved Revitalization Plan underway

3. Yes No: Does the PHA expect to apply for a HOPE VI Revitalization grant in the Plan year?
If yes, list development name(s) below:

4. Yes No: Will the PHA be engaging in any mixed-finance development activities for public housing in the Plan year? If yes, list developments or activities below:

5. Yes No: Will the PHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement? If yes, list developments or activities below:

3. Section 8 Tenant Based Assistance--Section 8(y) Homeownership Program
(if applicable) [24 CFR Part 903.12(c), 903.7(k)(1)(i)]

1. Yes No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If "No", skip to the next component; if "yes", complete each program description below (copy and complete questions for each program identified.)

2. Program Description:

a. Size of Program

Yes No: Will the PHA limit the number of families participating in the Section 8 homeownership option?

If the answer to the question above was yes, what is the maximum number of participants this fiscal year?

b. PHA-established eligibility criteria

Yes No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?
If yes, list criteria:

c. What actions will the PHA undertake to implement the program this year (list)?

3. Capacity of the PHA to Administer a Section 8 Homeownership Program:

The PHA has demonstrated its capacity to administer the program by (select all that apply):

- Establishing a minimum homeowner downpayment requirement of at least 3 percent of purchase price and requiring that at least 1 percent of the purchase price comes from the family's resources.
- Requiring that financing for purchase of a home under its Section 8 homeownership will be provided, insured or guaranteed by the state or Federal government; comply with secondary mortgage market underwriting requirements; or comply with generally accepted private sector underwriting standards.
- Partnering with a qualified agency or agencies to administer the program (list name(s) and years of experience below):
- Demonstrating that it has other relevant experience (list experience below):

4. Use of the Project-Based Voucher Program

Intent to Use Project-Based Assistance

Yes No: Does the PHA plan to "project-base" any tenant-based Section 8 vouchers in the coming year? If the answer is "no," go to the next component. If yes, answer the following questions.

1. Yes No: Are there circumstances indicating that the project basing of the units, rather than tenant-basing of the same amount of assistance is an appropriate option? If yes, check which circumstances apply:
 - low utilization rate for vouchers due to lack of suitable rental units
 - access to neighborhoods outside of high poverty areas
 - other (describe below):
2. Indicate the number of units and general location of units (e.g. eligible census tracts or smaller areas within eligible census tracts):

5. PHA Statement of Consistency with the Consolidated Plan

[24 CFR Part 903.15]

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary) only if the PHA has provided a certification listing program or policy changes from its last Annual Plan submission.

1. Consolidated Plan jurisdiction: **City of Garden Grove**

2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)

- The PHA has based its statement of needs of families on its waiting lists on the needs expressed in the Consolidated Plan/s.
- The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
- The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
- Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
- Other: (list below) **as evidenced in the Consolidated Plan:**
Goal 2 (page 4-9) Increase the opportunities for Low and Moderate Income Households to Participate in Homeownership Programs. The GGHA has signed an MOU with the City of Garden Grove in order to give Section 8 tenants homebuyer assistance through the "Coming Home to Garden Grove" Program.

Goal 4 (page 4-11) Provide Rental Assistance to Extremely Low and Low Income Renters to alleviate Rental Cost Burden. The GGHA currently gives preference to Extremely Low Income families on the waiting list for Section 8 Rental Assistance.

Goal 5 (page 4-12) Evaluate and Reduce Lead-Based Paint Hazards. The City of Garden Grove administers a Lead-based Paint Abatement Program and the GGHA also requires owners to address Lead-based Paint as a part of the HQS inspection.

Goal 6 (page 4-14) Address the needs of Homeless individuals and those at risk of Homelessness. The City of Garden Grove commits ESG funding to several emergency shelter agencies. The GGHA currently has an MOU with three shelters to give priority to families referred by these agencies.

Goal 7 (page 4-15) Continue to Implement Fair Housing Laws by Providing Funding to Further Fair Housing. The City of Garden Grove commits CDBG funding to the Fair Housing Council of Orange County. The GGHA refers discrimination complaints to the Fair Housing Council to ensure that tenants receive information on their housing rights.

3. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: **see above**

6. Supporting Documents Available for Review for Streamlined Annual PHA Plans

PHAs are to indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Standard Annual, Standard Five-Year, and Streamlined Five-Year/Annual Plans;</i>	5 Year and Annual Plans
X	<i>PHA Certifications of Compliance with the PHA Plans and Related Regulations and Board Resolution to Accompany the Streamlined Annual Plan</i>	Streamlined Annual Plans
X	<i>Certification by State or Local Official of PHA Plan Consistency with Consolidated Plan.</i>	5 Year and standard Annual Plans
X	Fair Housing Documentation Supporting Fair Housing Certifications: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions’ initiatives to affirmatively further fair housing that require the PHA’s involvement. (included in Admin Plan)	5 Year and Annual Plans
X	Housing Needs Statement of the Consolidated Plan for the jurisdiction(s) in which the PHA is located and any additional backup data to support statement of housing needs for families on the PHA’s public housing and Section 8 tenant-based waiting lists.	Annual Plan: Housing Needs
	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources
	Public Housing Admissions and (Continued) Occupancy Policy (A&O/ACOP), which includes the Tenant Selection and Assignment Plan [TSAP] and the Site-Based Waiting List Procedure.	Annual Plan: Eligibility, Selection, and Admissions Policies
	Deconcentration Income Analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
	Any policy governing occupancy of Police Officers and Over-Income Tenants in Public Housing. <input type="checkbox"/> Check here if included in the public housing A&O Policy.	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public housing rent determination policies, including the method for setting public housing flat rents. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
	Schedule of flat rents offered at each public housing development. <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies (if included in plan, not necessary as a supporting document) and written analysis of Section 8 payment standard policies. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Rent Determination
	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation).	Annual Plan: Operations and Maintenance
	Results of latest Public Housing Assessment System (PHAS) Assessment (or other applicable assessment).	Annual Plan: Management and Operations
	Follow-up Plan to Results of the PHAS Resident Satisfaction Survey (if necessary)	Annual Plan: Operations and Maintenance and Community Service & Self-

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Related Plan Component
		Sufficiency
X	Results of latest Section 8 Management Assessment System (SEMAP)	Annual Plan: Management and Operations
X	Any policies governing any Section 8 special housing types <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan	Annual Plan: Operations and Maintenance
	Public housing grievance procedures <input type="checkbox"/> Check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
	Section 8 informal review and hearing procedures. <input checked="" type="checkbox"/> Check here if included in Section 8 Administrative Plan.	Annual Plan: Grievance Procedures
	The Capital Fund/Comprehensive Grant Program Annual Statement /Performance and Evaluation Report for any active grant year.	Annual Plan: Capital Needs
	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grants.	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans, or any other approved proposal for development of public housing.	Annual Plan: Capital Needs
	Self-evaluation, Needs Assessment and Transition Plan required by regulations implementing Section 504 of the Rehabilitation Act and the Americans with Disabilities Act. See PIH Notice 99-52 (HA).	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing.	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans).	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act, Section 22 of the US Housing Act of 1937, or Section 33 of the US Housing Act of 1937.	Annual Plan: Conversion of Public Housing
	Documentation for required Initial Assessment and any additional information required by HUD for Voluntary Conversion.	Annual Plan: Voluntary Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans.	Annual Plan: Homeownership
	Policies governing any Section 8 Homeownership program (Section _____ of the Section 8 Administrative Plan)	Annual Plan: Homeownership
	Public Housing Community Service Policy/Programs <input type="checkbox"/> Check here if included in Public Housing A & O Policy	Annual Plan: Community Service & Self-Sufficiency
	Cooperative agreement between the PHA and the TANF agency and between the PHA and local employment and training service agencies.	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan(s) for public housing and/or Section 8. (Included in Admin Plan	Annual Plan: Community Service & Self-Sufficiency
	Section 3 documentation required by 24 CFR Part 135, Subpart E for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports for public housing.	Annual Plan: Community Service & Self-Sufficiency
	Policy on Ownership of Pets in Public Housing Family Developments (as required by regulation at 24 CFR Part 960, Subpart G). <input type="checkbox"/> Check here if included in the public housing A & O Policy.	Annual Plan: Pet Policy
X	The results of the most recent fiscal year audit of the PHA conducted under the Single Audit Act as implemented by OMB Circular A-133, the results of that audit and the PHA's response to any findings.	Annual Plan: Annual Audit
	Other supporting documents (optional) (list individually; use as many lines as necessary)	(specify as needed)
	Consortium agreement(s) and for Consortium Joint PHA Plans <u>Only</u> : Certification that consortium agreement is in compliance with 24 CFR Part 943 pursuant to an opinion of counsel on file and available for inspection.	Joint Annual PHA Plan for Consortia: Agency Identification and Annual Management and Operations

7. Capital Fund Program Annual Statement/Performance and Evaluation Report and Replacement Housing Factor – Not applicable – GGHA is a Section 8 only PHA

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name:		Grant Type and Number Capital Fund Program Grant No: Replacement Housing Factor Grant No:			Federal FY of Grant:
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/ Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input type="checkbox"/> Performance and Evaluation Report for Period Ending: <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total non-CFP Funds				
2	1406 Operations				
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment—Nonexpendable				
12	1470 Nondwelling Structures				
13	1475 Nondwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)				
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

8. Capital Fund Program Five-Year Action Plan – Not Applicable- GGHA is a Section 8 only PHA

Capital Fund Program Five-Year Action Plan					
Part I: Summary					
PHA Name				<input type="checkbox"/> Original 5-Year Plan <input type="checkbox"/> Revision No:	
Development Number/Name/HA-Wide	Year 1	Work Statement for Year 2 FFY Grant: PHA FY:	Work Statement for Year 3 FFY Grant: PHA FY:	Work Statement for Year 4 FFY Grant: PHA FY:	Work Statement for Year 5 FFY Grant: PHA FY:
	Annual Statement				
CFP Funds Listed for 5-year planning					
Replacement Housing Factor Funds					

8. Capital Fund Program Five-Year Action Plan – Not Applicable- GGHA is a Section 8 only PHA

Capital Fund Program Five-Year Action Plan						
Part II: Supporting Pages—Work Activities						
Activities for Year 1	Activities for Year : ____ FFY Grant: PHA FY:			Activities for Year: ____ FFY Grant: PHA FY:		
	Development Name/Number	Major Work Categories	Estimated Cost	Development Name/Number	Major Work Categories	Estimated Cost
See						
Annual						
Statement						
Total CFP Estimated Cost			\$			\$

Attachment E

ACCOMPLISHMENTS FY 2005-2006

HUD Strategic Goal: Increase availability of decent, safe and affordable housing

1) PHA Goal: Expand the supply of assisted housing

Accomplishment

The Garden Grove Housing Authority strives to maintain 100% lease-up in order to maximize the funding received and address the lengthy waiting list. Turnover is anticipated and new Vouchers are issued in anticipation of tenants dropping from program. The Authority intends to respond to any appropriate Notice of Funding announcements, which come available in the future. During the current fiscal year, no Notices of Funding became available; therefore the Garden Grove Housing Authority was not able to apply for any additional funding to expand its program. The Housing Authority successfully converted 103 units from the Section 8 Moderate Rehabilitation Program (project-based) to Section 8 Housing Choice Voucher Program (Tenant-based). The owner of these units chose not to renew the Mod Rehab contract; therefore the Housing Authority requested and received replacement vouchers to assist these tenants.

2) PHA Goal: Improve the quality of assisted housing

Accomplishment:

The inspection staff has completed formal Housing Quality Standards training and received certifications after rigorous testing. Inspectors receive ongoing support in local codes from the City of Garden Grove Building Department. Rental units do not receive funding from the program unless they meet Housing Quality Standards and local building codes. The eligibility staff received formal training on Rent Calculation and Occupancy in order to ensure consistency and increase accuracy. Senior eligibility staff attended HUD-sponsored RHIP (Rental Housing Integrity Improvement Program) training on rent calculation in order to reduce errors and maximize federal dollars.

Accomplishment:

The Housing Authority completed the required SEMAP self-audit and received confirmation from HUD that its rating was 100% based on 14 performance indicators. This score places the Housing Authority in the "High Performing" category.

Accomplishment:

New software was purchased and installed to consolidate data under one source. Inspection, Eligibility, Family Self-sufficiency, Payment and PIC transmission data are now consolidated under specialized Section 8 software. Staff

accessibility to tenant/landlord information has been improved and the day-to-day operation has been streamlined.

Accomplishment:

The Garden Grove Housing Authority has completed a project to barcode each file. The barcode is used to track the file through eligibility, inspection and leasing. Since much staff time had been used in the past to locate a file, the new system has alleviated this problem and streamlined the processing of each family. This administrative innovation won a National Award of Merit from (NAHRO) the National Association of Housing & Redevelopment Officials, this summer.

3) PHA goal: Increase assisted housing choices

Accomplishment:

Continued Mobility agreement with the three other housing agencies in the County in order to give participants maximum housing choice. The four housing agencies in Orange County received a Leadership Award from the Orange County Community Housing Corporation; the Affordable Housing Clearinghouse; and the Kennedy Commission for its collaboration efforts.

Accomplishment:

The Fair Market Rent (FMR) was approved by HUD at the 50th percentile, therefore the Housing Authority is using 90% of the higher FMR, as it's Payment Standard. Although it is the desire of the Housing Authority to use 100% of the published FMR as its payment standard, in order to give tenants a broader choice of housing, funding constraints prevented this from occurring this past year. Exemptions above the current payment standard were granted on a case-by-case basis to provide "reasonable accommodation" for disabled families.

HUD Strategic Goal: Improve community quality of life and economic vitality

Accomplishment:

Continued to include building codes as part of the Housing Quality Standards and encouraged landlords to make unit improvements when negotiating rent increases

Accomplishment:

The Garden Grove Housing Authority partnered with the FOCUS Collaborative (Family Opportunities Creating Unity and Support), whose mission is "to create healthier communities by advocating for and with families and providing services, resources, and information that will enable all to become healthier, stronger, and more successful" The Collaborative provides services at the Magnolia Park and Buena Clinton Resource Centers which are located in the City of Garden Grove. The Centers provide parenting, family safety and health education classes, counseling, and after-school recreation and enrichment.

Accomplishment:

The Garden Grove Housing Authority executed a Memorandum of Understanding with two homeless shelters, Thomas House and the Shelter for the Homeless. The Authority gives preference to homeless families referred by the shelters to assist in their transition from temporary, emergency shelter to permanent housing.

Accomplishment:

The Garden Grove Housing Authority accepted twenty-two families referred by Operation OC (a collaborative set up to assist victims of the Katrina disaster). Seven families who were displaced and homeless, are now in permanent housing, using Section 8 Vouchers.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

Accomplishment:

The Garden Grove Housing Authority continues to administer the Family Self-Sufficiency Program and increased the number of families enrolled. During the year the Housing Authority increased the total of enrollees (for the life of the program) from 239 to 262. Of the total, 56 families have completed their goals and 36 have achieved self-sufficiency. Five families went on to purchase homes.

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

Accomplishment:

Continued promoting Equal Opportunity in Housing through landlord education and referrals to the Fair Housing Council. The Fair Housing Council conducted a staff training session on laws governing lease terminations specific to the Section 8 Program.

Accomplishment:

The Garden Grove Housing Authority executed a Memorandum of Understanding with Community Housing Resources, Inc. in order to promote and support persons with developmental disabilities in obtaining and maintaining Section 8 Voucher assistance.

Accomplishment:

Participated in outreach activities involving the Vietnamese and Hispanic population. Bi-lingual staff went out to community groups to explain and promote the Housing Voucher Program. Hiring practices reflect sensitivity to the ethnicity of the population, to provide adequate bi-lingual capacity. Eligibility interviews, briefing sessions and inspections are conducted in English, Vietnamese or Spanish (the two major non-English languages spoken in the agency's client base) whenever possible so that tenants are able to access the program fully.

Attachment B

RESIDENT ADVISORY BOARD COMMENTS

The Garden Grove Housing Authority's Resident Advisory Board had an opportunity to review the Draft 2006 - 2007 Annual Plan. The Board was requested to provide the Authority with comments by February 28, 2006

The Resident Advisory Board is comprised of the following members:

- Otty Schaffer – Section 8 Participant
- Charles Binh Ta – Section 8 Participant
- James O'Connor – Section 8 Participant
- Lydia Rodriguez – Section 8 Participant
- Elsa Avalos – Section 8 Participant

Below is a summary of the comments received:

- *"Every topic in the Annual plan FY2006 is complete and clear"*
- *"I find everything in order and have no comments or suggestions"*

Response: Thank you for your comments

- Site-based Waiting Lists – Previous Year (Section A, #2 & #3, Page 4)
 - "How many site-based waiting lists?"
 - "How many unit offers may an applicant turn down?"

Response: These questions are in reference to Housing Authorities who administer Public Housing (housing which is owned by the Housing Authority). The Garden Grove Housing Authority does not have Public Housing; therefore it is not required to complete this component of the Plan. It maintains a wait list of 4500 families for Section 8 Housing Choice Vouchers, and is not accepting new applications.

- Site-based Waiting List – Coming Year (Section B, #1 & #3, Page 4, 5)
 - "How many site-based waiting lists?"
 - "May families be on more than one list?"

Response: The Garden Grove Housing Authority is not required to complete this component of the Plan since it does not administer Public Housing.

- HOPE AND Public Housing Development (Part B, page 5)
 - "What is the status of the HOPE VI and Public Housing Development?"

Response: The Garden Grove Housing Authority does not participate in these grants since they apply to Public Housing.

Attachment A

**Garden Grove Housing Authority
Organizational Chart**

