

City of Anaheim  
201 S. Anaheim Blvd., Anaheim, CA 92805  
Housing & Community Development Commission  
TELECONFERENCE

<http://www.anaheim.net/185/Housing-Community-Development-Commission>

April 15, 2020

5:00 P.M.

## **SPECIAL NOTICE DURING COVID-19 PANDEMIC**

On March 4, 2020, Governor Newsom proclaimed a State of Emergency in California as a result of the threat of COVID-19. On March 17, 2020, Governor Newsom issued Executive Order N-29-20 (superseding the Brown Act-related provisions of Executive Order N-25-20 issued on March 12, 2020), which allows a local legislative body to hold public meetings via teleconferencing and to make public meetings accessible telephonically or otherwise electronically to all members of the public seeking to observe and to address the local legislative body. Pursuant to Executive Order N-29-20, please be advised that Housing & Community Development Commission members will participate in this meeting remotely.

**PUBLIC PARTICIPATION:** Pursuant to Executive Order N-29-20 and given the current health concerns, members of the public can access the meeting live on-line, with audio and limited video, at <http://www.anaheim.net/185/Housing-Community-Development-Commission>. In addition, members of the public can submit comments electronically for the Anaheim Housing and Community Development Commission consideration by sending them to [AHInfo@anaheim.net](mailto:AHInfo@anaheim.net). To ensure distribution to the Anaheim Housing and Community Development Commission prior to consideration of the agenda, please submit comments prior to 3:00 P.M. the day of the meeting. Those comments, as well as any comments received after 3:00 P.M., will be distributed to the Anaheim Housing and Community Development Commission members and will be made part of the official public record.

## **AGENDA**

### **I. CALL TO ORDER**

### **II. PUBLIC COMMENTS**

### **III. APPROVAL OF MINUTES**

1) February 19, 2020

### **IV. ACTION ITEMS**

CONTINUED

**V. INFORMATIONAL ITEMS**

- 1) CITY AND HOUSING AUTHORITY STAFF RESPONSE TO COVID-19 AND OFFICE CLOSURES – Grace Stepter
- 2) CORONAVIRUS AID, RELIEF, AND ECONOMIC SECURITY (CARES) ACT – Grace Stepter
- 3) GRANTS PROGRAMS FUNDING UPDATES – Mika Takayasu & Michelle Gallardo
- 4) MOTEL TENANTS AND HOMELESS OUTREACH UPDATES – Grace Stepter
- 5) AFFORDABLE HOUSING (EL VERANO, MANCHESTER, MATRIX) UPDATES – Andy Nogal

**VI. COMMISSIONERS REPORTS AND COMMENTS**

**VII. STAFF COMMENTS**

**VIII. ADJOURNMENT**



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NADIA MARTINEZ, SR. SECRETARY

POSTING STATEMENT: By Friday, April 10, 2020 by 5:00 p.m., a true and correct copy of this agenda was posted in the lobby of Anaheim West Tower, 201 S. Anaheim Blvd and online at the Agenda Center at [www.anaheimhousingprograms.com](http://www.anaheimhousingprograms.com).

**ACCESSIBILITY:** If requested, the agenda and backup materials will be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. Any person who requires a disability-related modification or accommodation, in order to observe and/or offer public comment may request such reasonable modification, accommodation, aid, or service by contacting the Community and Economic Development Department at 714-765-4300 ext. 4891 or via email to [AHInfo@anaheim.net](mailto:AHInfo@anaheim.net) no later than 8:00 AM on the day of the scheduled meeting.

***Any writings or documents provided to a majority of the Anaheim Housing and Community Development Commission regarding any item on this agenda (other than writings legally exempt from public disclosure) will be made available for public inspection by contacting the Community Development Department located at 201 S. Anaheim Blvd., Suite 1003, during regular business hours.***

**February 19, 2020**  
**Draft Minutes**  
**ANAHEIM HOUSING & COMMUNITY DEVELOPMENT COMMISSION MEETING**  
**AND PUBLIC HEARING**  
**LARGE CONFERENCE ROOM 10<sup>TH</sup> FLOOR**

**PRESENT:** Norma Kurtz, Claudia Perez, Linda Adair, Susan Anderson-Gohl, Amelia Castro, Rajni Chawla,

**ABSENT:** Adalgisa Tamayo, Tim Houchen, John Gatti

**PUBLIC:** Victoria Corbett, Kim Bushman,

<b>STAFF:</b>	Deputy Director	Grace Stepter
	Housing Authority Manager	Kerrin Cardwell
	Community Investment Manager	Andy Nogal
	Project Manager	Albert Ramirez
	Analyst	Mika Takayasu
	Management Assistant	Michelle Gallardo
	Senior Secretary	Nadia Martinez

**I. CALL TO ORDER:**

Chairperson Kurtz called the meeting to order at 5:08 p.m.

**II. PUBLIC COMMENTS:**

None.

**III. APPROVAL OF MINUTES:**

Vice-Chairperson Perez motioned to approve the minutes for the meeting on December 11, 2019 as drafted. Commissioner Adair seconded the motion. Motion carried (5-0). Commissioner Chawla was not present for the vote.

**IV. ACTION ITEMS:**

Michelle Gallardo requested that Chairperson Kurtz appoint two members of the Commission to participate in the review of submissions in response to the Request for Proposals for Fair Housing services. She stated that as recipients of Federal funds, the City is required to provide services to prevent discrimination in housing on the basis race, sex, color, sexual orientation, familial status or gender identification. She also stated that the City provides grant money to agencies to provide those services for Anaheim residents. In addition, she reported that the previous RFP resulted in a highly competitive process between two service providers in Anaheim, and that it was expected to be equally as competitive for the FY 2020-2021 funding period.

Chairperson Kurtz recommended the appointment of three Commissioners to participate in the review of the RFP submissions: Commissioner Kurtz, Commissioner Anderson-Gohl, and Commissioner Castro.

Kerrin Cardwell requested that the Housing & Community Development Commission review and, by motion, recommend approval of the Anaheim Housing Authority (AHA) FY 2020-2024 Five Year Plan and FY 2020-2021 Annual Plan to the Governing body of the Anaheim Housing Authority.

Ms. Cardwell explained that Section 511 of the Quality Housing and Work Responsibility Act of 1998 (“QHWRA”) created the Public Housing Agency (PHA) Plans, which consists a of a Five-Year Plan and an Annual Plan. The Five-Year Plan must be submitted to the Department of Housing and Urban Development (HUD) once every five years, while the Annual Plan covers each incremental year of the Five-Year Plan and is submitted on an annual basis. The last Five- Year PHA Plan was submitted and approved by HUD in 2015 for fiscal years 2015-2019. As required by the QHWRA, staff has prepared the Five-Year PHA Plan for Fiscal Years 2020-2024 and an Annual PHA Plan for Fiscal Year 2020-2021 for submittal to HUD.

PHA Plans advise HUD, Section 8 participants, and other members of the public about the PHA’s mission for serving the needs of low-income and very low-income families, and the PHA’s strategy for addressing those needs. The Five-Year Plan provides details about the PHA’s overall mission, and establishes the PHA’s goals and objectives for the next five years. The Annual Plan provides details about the PHA’s immediate operations, program participants, financial resources, and a progress report regarding its services for the previous fiscal year. The Five Year Plan and the Annual Plan must be consistent with the Five-Year and One-Year Consolidated Plan Documents covering the same planning time frame.

HUD provides PHAs with an electronic template to be used in preparing and submitting their PHA Plans. Where applicable, greater detail on the programs and services offered by Anaheim Housing Authority (“AHA”) is included in attachments to the electronic template.

As required by HUD, a Resident Advisory Board (RAB) – consisting entirely of Section 8 tenants – was formed to assist in the preparation and review of the PHA Plans. A meeting to receive input from the RAB was held on January 27, 2020. A summary of the RAB members’ input is included in the Five-Year and Annual PHA Plans. Drafts of the Five-Year and Annual PHA Plan drafts were made available for public comment for the mandated 45-day period commencing on December 27, 2019 and ending February 10, 2020. A public notice summarizing the purpose and content of the Annual PHA Plan was published in the December 27, 2019 issue of the Orange County Register.

After a brief question and answer session, two separate votes took place:

Commissioner Anderson-Gohl motioned to recommend approval of the FY 2020-2024 Administrative Plan to the Governing Board of the Anaheim Housing Authority. Commissioner Castro seconded the motion. Motion carried (6-0).

Commissioner Castro motioned to recommend approval of the FY 2020-2021 PHA Plan to the Governing Board of the Anaheim Housing Authority. Commissioner Adair seconded the motion. Motion carried (6-0).

**V. INFORMATIONAL ITEMS:**

Michelle Gallardo and Albert Ramirez provided an update on funding for grant programs. They informed the Commission that plans for allocating the funds are being drafted and that staff will be bringing a formal presentation and action item before the Commission in an upcoming meeting.

**VI. COMMISSIONER REPORTS AND COMMENTS:**

Commissioner Perez informed the Commission that she would be formally resigning.

**VII. STAFF COMMENTS:**

Mika Takayasu informed the Commission the Senior Safety Net Program was heard by Council on February 11, 2020 and was approved unanimously. The program will be implemented and go live on March 1, 2020.

Nadia Martinez asked Commissioner to confirm contact information by mail.

**VIII. ADJOURNMENT:**

Chairperson Kurtz adjourned the meeting at 5:51 p.m.

Respectfully submitted,

**Nadia Martinez**  
Secretary to Housing & Community Development Commission