

March 6, 2019
Draft Minutes
ANAHEIM HOUSING & COMMUNITY DEVELOPMENT COMMISSION MEETING
Large Conference Room 10th Floor

PRESENT: Orlando Perez, John Gatti, Norma Kurtz, Linda Adair, Susan Anderson-Gohl,
Ada Tamayo, Timothy Houchen

ABSENT: Excused

PUBLIC: None

STAFF: Deputy Director Grace Stepter
Staff Analyst Andrea Raez
Senior Secretary Nadia Martinez

I. CALL TO ORDER:

Vice-Chairman Perez called the meeting and Public Hearing to order at 5:02 p.m.

II. PUBLIC COMMENTS:

None.

III. APPROVAL OF MINUTES:

Commissioner Houchen moved to approve the meeting minutes of September 19, 2018 as drafted. Commissioner Tamayo seconded the motion. Motion carried (5-0). Commissioners Kurtz and Commissioner Anderson-Gohl arrived after the vote.

IV. ACTION ITEMS:

Andrea Raez requested that the HCDC review and, by motion, approve the revisions to the AHA Annual Public Housing Agency Plan ("Plan"). She explained that PHA Plans are required by the Department of Housing and Urban Development ("HUD) to inform HUD, Section 8 participants, and other members of the public about the PHA's mission for serving the needs of low and very low-income families. She also explained that the Annual Plan provides details about the PHA's immediate operations; program participants; programs and services; PHA's strategy for addressing operations; residents' concerns and needs.

Additionally, she informed the Commission that 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 Plan. The meeting to receive input from the RAB was held on February 4, 2019. Additionally, she stated that the draft Plan was made available for public comment for the mandated 45-day period commencing on January 14, 2019. She informed the Commission that a public notice summarizing the purpose and contents of the Annual PHA Plan was published in the January 14, 2019 issue of the Orange County Register.

After a brief discussion period, Commissioner Anderson-Gohl motioned to approve the revisions to the Plan as drafted. Commissioner Kurtz seconded the motion. (Motion carried 7-0)

Andre Raez requested that the HCDC review and, by motion, approve the revisions to the Section 8 Housing Choice Voucher Administrative Plan (“Plan”). She explained that the AHA is required by the HUD to maintain a Plan that complies with federal regulations for administering the Section 8 Housing Choice Voucher Program. She specifically provided feedback from the RAB and outlined the details of the proposed revisions:

- Policy regarding the Special Needs Population Preference
- Policy regarding expenses that exceed household income
- Policy regarding family member receiving income on behalf of beneficiary not in the family
- Policy regarding recurring personal loans
- Policy regarding addition of family members during the initial term of a lease
- Policy regarding the commitment of 50% of new admission vouchers to assist Anaheim-based homeless families
- Policy regarding right-sizing

After a brief discussion period, Commissioner Kurtz motioned to approve the revisions to the Section 8 Housing Choice Voucher Administrative Plan as modified (to exclude the policy regarding personal loans – Chapter 6-I.K.) Commissioner Adair seconded the motion. (Motion carried 7-0)

V. INFORMATIONAL ITEMS:

Grace Stepter provided a brief overview of an informational staff report going before Counsel on March 19, 2019 regarding policies implemented and under consideration across the state to mitigate housing affordability. She also informed the Commission that the Community and Economic Development Department would provide a report about efforts to address homelessness. Additionally, she informed the Commission that the Planning and Community & Economic Development Departments would report progress, policy and procedures, and targets met, related to the Housing Element.

Nadia Martinez informed the Commission that the City Clerk is actively seeking and accepting applications for a Section 8 Program participant to serve on the HCDC.

VI. COMMISSIONER REPORTS AND COMMENTS:

Commissioner Gatti asked about potential funding issues resulting from the halt in plans to develop the high-speed rail.

Commissioner Perez inquired about new appointees to the Commission.

Commissioner Kurtz requested information about available dwelling units and vacancies in the Platinum Triangle.

VII. STAFF COMMENTS:

None.

VIII. ADJOURNMENT:

Vice-Chair Commissioner Perez adjourned the meeting at 6:27 p.m.

Respectfully submitted,

Nadia Martinez

Secretary to Housing & Community Development Commission