



MINUTES

NEIGHBORHOOD IMPROVEMENT
AND CONSERVATION COMMISSION

REGULAR MEETING

MONDAY, SEPTEMBER 8, 2025

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CA 92840

REGULAR SESSION - 6:30 P.M. - COUNCIL CHAMBERS

CALL TO ORDER: The meeting was called to order by Commissioner Rubin at 6:31

ROLL CALL: COMMISSIONER de la O
COMMISSIONER JUNG
COMMISSIONER KESTER
COMMISSIONER PAREDES
COMMISSIONER PAYNE
COMMISSIONER RUBIN
COMMISSIONER TACKNEY

ABSENT: Commissioner de la O

ALSO PRESENT: Timothy Throne, Project Manager; Dana Yang, Program Specialist; and Svetlana Moure, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Commissioner Payne

A. ORAL COMMUNICATIONS - PUBLIC: None

B. APPROVAL OF MINUTES: Commissioner Paredes moved to receive and file the Minutes from the April 14, 2025, meeting and Commissioner Kester moved to second. The motion was carried by a 6-0 vote as follows:

Ayes: 6 Jung, Kester, Paredes, Payne, Rubin, Tackney
Noes: 0
Absent: 1 de la O

C. MATTERS FROM STAFF:

1. PUBLIC HEARING: – FY 2024-25 CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT BY PROGRAM SPECIALIST, DANA YANG

A 24-25 CAPER Summary was handed out to the commissioners.

The purpose of tonight's report is twofold:

1. To conduct a Public Hearing regarding the City's FY 2024–25 Consolidated Annual Performance and Evaluation Report, or CAPER.
2. To transmit the report to City Council for review and submission to HUD.

DISCUSSION

- The CAPER outlines how the City carried out the projects and activities approved in the FY 24–25 Annual Action Plan.
- During this fiscal year, the City used Federal funding to:
 - Expand and preserve affordable housing opportunities.
 - Improve low-income neighborhoods through public infrastructure.
 - Assist special needs groups, including seniors, homeless individuals, and those at risk of homelessness.
- The City assisted approximately 18,035 low-income individuals through various programs and services. Highlights include the following:
 - Created and retained 18 jobs, provided assistance to 12 childcare businesses, and assisted 108 families access childcare through the Boost Program;
 - Provided 24 businesses with technical assistance and assisted 2 businesses with expansion loans through the MicroBiz Program;
 - Through the HEART Program, offered rental assistance and wraparound services to 24 homeless or at-risk households;
 - Assisted 3,100 low-income resident through infrastructure development;
 - Assisted 20 low-income residents through the Home Repair Program;
 - Assisted 7,478 individuals with fair housing services.
 - Through the Special Resource Team, provided outreach to 6,055 homeless individuals—resulting in 1,053 service referrals and 67 street exits.

- The City expended an additional \$134,839.28 in CARES Act and HOME-ARP funding in 24-25 to develop and expand programs in response to the Coronavirus.

ESG Accomplishments are included in the CAPER and allowed the City to:

- With ESG funds, the City served another 180 homeless individuals through street outreach, prevention, rapid rehousing, and emergency shelter services.

Public Participation

- A public notice was published in English, Spanish, and Vietnamese announcing the comment period from August 22 through September 23, 2025.
- All public comments received will be included in the final CAPER submission to HUD.

RECOMMENDATION

- Staff recommends that the NICC hold a Public Hearing to receive comments on the CAPER, and recommend its transmission to City Council.

This concludes my report and I am available to answer any questions the commission may have.

Commissioner Jung asked about the heart program which helped 24 households with at-risk systems. Will that funding be sustained in the upcoming Action Plan?

Staff –Yes, that program will be continuing through the new FY 25-26.

It was moved by Commissioner Paredes to approve and seconded by Commissioner Payne to accept Staff’s recommendation to transmit the FY24-25 CAPER, along with any public comments to City Council for adoption. The motion was carried by a 6-0 vote as follows:

Ayes: 6 Jung, Kester, Paredes, Payne, Rubin, Tackney
 Noes: 0
 Absent: 1 de la O

D. MATTERS FROM COMMISSIONERS:

Chair Rubin opened the Matters from the Commissioners.

Commissioner Paredes stated that at the last meeting we talked about the possibility of the issues on the Federal level. Is there a follow up or a status of

future funding? Similar to what Commissioner Jung mentioned, will all the programs continue to be funded in the same manner?

Staff stated that we saw status quo levels of funding and funding didn't fluctuate too much. I don't know the exact figures, but we only fluctuated within a few thousand dollars from past fiscal year. Moving into FY 26-27, it is difficult at this stage to know what this administration is going to do next, but for FY 25-26 we have around 3 million for the Home, ESG as well as CDBG funds. We are in the clear for this year. We are on watch for the next fiscal year as usual. It is a cycle, so in April or May we will get news on allocations for the next fiscal year. We will be presenting our Action Plan in the next March NICC meeting in 2026, and we will have more information at that time.

Commissioner Kester asked if there is a contingency plan for any changes.

Staff stated that our plan is to keep our eyes open for funding—there are a lot of State and local funding sources that we can tap into, so whenever an opportunity becomes available, we will fill that gap before there is a significant cut or loss in funding. Therefore, we will already have funding to supplement what was lost.

Commissioner Payne asked if Affordable Housing funds were 100% allocated for rental assistance or do some of these funds go toward the down payment assistance that the City offers.

Staff responded, the funds are mainly for low-income rental assistance and for those who are at-risk for homelessness. We have a separate funding for the First-Time Home Buyer Program which is funded through our CalHome and PLHA funds.

Staff stated that the CalHome funds are reuse funds. As the old loans that we issued 30 years ago are getting repaid, that is when we deposit them into a reuse account and we can use them on additional home-buyers funds. Approximately 10 years ago there were over 1 million funds in this account so we began to use the reuse funds for first-time home buyer or rehabilitation activities.

Commissioner Jung asked how many households had been assisted this year.

Staff replied we went into escrow with possibly 6 or 7 loans. The program was revamped late last year, and once that was done it allowed for a higher number of loans. It now allows \$110,000 for the low-income and \$50,000 for moderate-income, so now that it allows a higher threshold, we have received many more applicants. I believe we closed on our 7th loan and we are about to close on our 8th. We are constantly contacted by lenders and applicants because it is such a popular program. But the program has been closed for now so that we do not run out of funds. We will be looking for new funding in hopes to open the program up again.

Staff also noted that we recently submitted an application to the State. We are expecting to hear something by the end of September.

E. ADJOURNMENT: The meeting was adjourned at 6:47.

The next Meeting of the Neighborhood Improvement and Conservation Commission will be a Regular Meeting on **Monday, December 1, 2025**, at 6:30 p.m., in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.