



MINUTES

NEIGHBORHOOD IMPROVEMENT  
AND CONSERVATION COMMISSION

REGULAR MEETING

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MONDAY, MARCH 4, 2024

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CA 92840

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

CALL TO ORDER: 6:30 P.M.

ROLL CALL: COMMISSIONER BELL  
COMMISSIONER BLACKMUN  
COMMISSIONER DE LA O  
COMMISSIONER KEARNEY  
COMMISSIONER KESTER  
COMMISSIONER RUBIN  
COMMISSIONER TRAN

ALSO PRESENT: James Eggart, Assistant City Attorney; Ursula Luna-Reynosa, Director; Monica Covarrubias, Sr. Project Manager; Timothy Throne, Sr. Program Specialist; Dana Yang, Program Specialist; Svetlana Moure, Recording Secretary

PLEDGE OF ALLEGIANCE: Led by Chair de la O

Staff took a moment to introduce Ursula Luna-Reynosa, Director of Economic Development & Housing Department. The Director commended the Commissioners for their time and commitment to the community.

ORAL COMMUNICATIONS – PUBLIC: None

SELECTION OF CHAIR: Commissioner Blackmun nominated Commissioner de la O as chair, seconded by Commissioner Kearny. The motion carried with 7-0 votes as follows:

Ayes: (7) Bell, Blackmun, de la O, Kearny, Kester, Rubin, Tran  
Noes: (0)  
Absent: (0)

Commissioner de la O assumed the duties of Chair.

SELECTION OF VICE CHAIR: Commissioner Blackmun nominated Kay Kearny as Vice Chair and Commissioner Rubin seconded the motion. The motion was carried with 7-0 votes as follows:

Ayes: (7) Bell, Blackmun, de la O, Kearny, Kester, Rubin, Tran  
Noes: (0)  
Absent: (0)

Commissioner Kearny assumed the duties of Vice Chair.

MINUTES: Commissioner Kearny moved to receive and file the Minutes from the September 11, 2023, meeting minutes and Chair de la O moved to second. The motion was carried by a 7-0 vote as follows:

Ayes: (7) Bell, Blackmun, de la O, Kearny, Kester, Rubin, Tran  
Noes: (0)  
Absent: (0)

REVIEW OF CODE OF ETHICS/ BROWN ACT: After a brief summary by staff, the Commission acknowledged the Code of Ethics and the Brown Act governing the Neighborhood Improvement and Conservation Commission.

PUBLIC HEARING – FY 2024-25 ANNUAL ACTION PLAN FOR THE USE OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDS: Staff introduced the Annual Action Plan and reviewed the background and requirements. The U.S. Department of Housing and Urban Development (HUD) requires a public hearing be conducted prior to the approval of the FY 2024-25 Annual Action Plan to receive and utilize HUD grants. The City must submit an Annual Action Plan to HUD forty-five (45) days prior to the start of the fiscal year, or by May 15, 2024. Each year's Action Plan must address the Priority Objectives adopted by the City Council on June 23, 2020, for the 5-Year Consolidated Plan for the use of HUD funds. The Draft FY 2024-25 Action Plan is available on the City's webpage for public review until April 9, 2024 ([ggcity.org/neighborhood-improvement/reports](http://ggcity.org/neighborhood-improvement/reports)).

HUD has not yet announced the City's FY 24-25 grant allocations, and the budgets and projections in the draft Action Plan are subject to change once the allocations are announced. Once the grant allocations are announced by HUD, City Staff will use the budget breakdown that is provided in Appendix D of the draft Action Plan to adjust the funding levels for each program.

Approximately \$2.75 million in HUD funds will be available during FY 24-25, which includes approximately \$15,526 of carryover ESG funds, as follows:

HUD Funds	FY 2024-25 Allocation	Prior Year Carryover	Total Funding
CDBG	\$1,832,741	\$0	\$1,832,741
HOME	\$737,254	\$0	\$737,254
ESG	\$169,786	\$15,526	\$185,312
Total	\$2,739,781	\$15,526	\$2,755,307

During FY 24-25, HUD funds will address a wide range of housing and community development needs in Garden Grove, including the following:

1. Public Services

- Funding in the CDBG public service category is strictly limited by HUD to 15% of the total allocation, or approximately **\$277,603** for FY 24-25.
- Public service programs for FY 24-25 include:
  - *Special Resource Team* – Funded at **\$110,000** to assist **200** homeless individuals with essential services and referrals to emergency shelter.
  - *Senior Center Services* – Funded at **\$147,603** to assist **300** seniors.
  - *Meals on Wheels Program* – Funded at **\$20,000** to assist **190** individuals.

2. Public Facilities and Infrastructure

- **\$800,000** in CDBG funds is recommended for the Monroe Street Rehabilitation Project, which is projected to assist **2,335** individuals with infrastructure development.

3. Owner Occupied Housing Rehabilitation

- **\$135,000** in CDBG funds will be allocated to Habitat for Humanity of Orange County to complete **20** rehabilitation projects for single-family homeowners in Garden Grove.

4. Economic Development

- **\$250,000** in CDBG funds is recommended for economic development activities.
- Staff recommends funding the Boost Program **\$100,000**, which is anticipated to assist **12** childcare agencies in Garden Grove to build their capacity and expand operations.
- Additionally, City Staff is working to develop a business assistance program in FY 24-25 that is focused on providing technical assistance and capital

funding to eligible Garden Grove businesses for capacity building and expansion efforts.

- The City is allocating **\$150,000** to this pilot program and City Staff will undergo a Request for Proposals process to select a qualified agency.
- It is anticipated that this program will be operational in Fall 2024.

5. Affordable Housing

- Staff recommends allocating **\$250,000** in HOME funds to continue tenant-based rental assistance through the HEART Program administered by Interval House.

6. Emergency Solutions Grant

- City Staff conducted an Emergency Solutions Grant Request for Proposals in January 2024, to solicited proposals from qualified homeless service providers for homeless services next fiscal year.
- Proposed funding levels and projections for each eligible activity include the following:

**a) Street Outreach**

Fund Volunteers of America of Los Angeles (VOALA) **\$50,000** to assist **40** homeless individuals with street outreach and essential services.

**b) Emergency Shelter**

Fund Interval House and Illumination Foundation a combined **\$51,000** to assist **30** homeless individuals with shelter and essential services.

**c) Rapid Rehousing**

Fund VOALA **\$31,485** to assist **4** homeless households with rental assistance and essential services.

**d) Homeless Prevention**

Fund Mercy House **\$35,000** to assist **24** individuals who are at-risk of homelessness with rental assistance and essential services.

**e) Homeless Management Information System**

Fund 211 Orange County **\$5,094** to manage the County's Coordinated Entry System and Homeless Management Information System.

7. Administration

- Approximately **\$456,596** in CDBG, HOME, and ESG funds is recommended for staff and material costs for program management, project development

and monitoring, public communication, HUD reporting, and financial administration.

All HUD citizen participation requirements have been met. Public notices regarding the draft Action Plan were published on February 23, 2024, in local English, Spanish, and Vietnamese language newspapers.

The allocation of HUD funds effectively leverages competitive grants and the City's General Funds. Funds will be included as part of the budget for FY 24-25.

In response to a Commissioner's questions, Staff stated that the address for Interval House is kept confidential because it is a domestic violence shelter. Illumination Foundation operates out of Fullerton.

In regard to feeding the homeless, a Request for Proposal (RFP) from organizations who can feed all ages, not just seniors, can be considered for FY 25-26. For now, Staff can put together a list of food pantry type resources to be posted on the Garden Grove City website.

In response to a Commissioner's request for more visuals at the meeting, Staff replied that they will follow-up with a PowerPoint for future meetings.

Regarding the difference between 2020, and what to forecast for the future, Staff responded that we experienced COVID-19 right at the onset of the Consolidated Plan and had already created the plan when COVID-19 happened. Having that experience with the CARES Act and the American Rescue Plan was good and helped staff better understand the needs of the community and how to plan for the future.

The CDBG map shows 66% of the community are low income individuals that can benefit from the programs.

Chair de la O declared the public hearing open.

Spectators: none

With no testimony from the audience, Chair de la O closed the public hearing.

It was moved by Chair de la O, seconded by Commissioner Rubin that: The Draft FY 24-25 Action Plan be transmitted to the City Council for their consideration and adoption. The motion carried by a 7-0 vote as follows:

Ayes: (7) Bell, Blackmun, de la O, Kearny, Kester, Rubin, Tran  
Noes: (0)  
Absent (0)

MATTERS FROM COMMISSIONERS: Commissioner Kearny works for an agency that has a client who works with the County and City of Honolulu EMS. They have a

commissioner, who is over EMS and is responsible for the homeless population. They have a unique program where they provide an ID card for every homeless person that they encounter. So that when a team member approaches a homeless person who has an ID card, all of their data and history should be available to the team. The County and City of Honolulu would like to do a presentation to our County.

Staff responded that the County of Orange has shown interest in meeting with the County and City of Honolulu as well. Staff will schedule a meeting.

In response to a Commissioner's question, "Do we see the homeless population consistently staying in the City or moving to other cities?" Staff stated that the population is transient and they move around often, and their needs are often changing. The City has made monumental strides providing outreach to the homeless population with Be Well and the Street Medicine Program.

In response to a Commissioner's question regarding how the 99999 Restaurant received Jobs 1<sup>st</sup> loan funding, Staff replied that 99999 Restaurant submitted an application for the program, and in exchange for funds, they created 2 jobs. The employees were trained and developed to be part of the restaurant. The funds are eventually paid back to the City and the process is repeated.

Staff also mentioned that the homeless point in time count took place. The count has not been made public yet. However, for the City of Garden Grove, the numbers have gone down.

ADJOURNMENT: The meeting was adjourned at 7:11 P.M. The next Regular Meeting of the Neighborhood Improvement and Conservation Commission is scheduled for **Monday, June 3, 2024**, at 6:30 p.m., in the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

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Svetlana Moure  
Recording Secretary