

MINUTES - REGULAR MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber
11300 Stanford Avenue

Monday, March 5, 2018

CALL TO ORDER: 6:36 P.M.

ROLL CALL:

CHAIR RAMIREZ
VICE CHAIR MCINTOSH
COMMISSIONER BLACKMUN
COMMISSIONER BRIETIGAM
COMMISSIONER CRAWFORD
COMMISSIONER PHAM
COMMISSIONER SERRANO

Absent: Brietigam, Pham

Commissioner Pham joined the meeting at 6:47 p.m.

ALSO PRESENT: Allison Wilson, Neighborhood Improvement Manager; Nate Robbins, Senior Program Specialist; Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Commissioner Blackmun.

SELECTION OF CHAIR AND VICE CHAIR: Commissioner Blackmun nominated Commissioner Ramirez to continue as Chair, seconded by Commissioner McIntosh. The motion carried with a 5-0-2 vote as follows:

Ayes: (5) Blackmun, Crawford, McIntosh, Ramirez, Serrano
Noes: (0) None
Absent: (2) Brietigam, Pham

Commissioner Crawford nominated Commissioner McIntosh to continue as Vice Chair, seconded by Commissioner Blackmun. The motion carried with a 5-0-2 vote as follows:

Ayes: (5) Blackmun, Crawford, McIntosh, Ramirez, Serrano
Noes: (0) None
Absent: (2) Brietigam, Pham

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Vice Chair McIntosh and seconded by Commissioner Blackmun, to receive and file the Minutes from the December 4, 2017 Meeting. The motion carried by a 5-0-2 vote as follows:

Ayes: (5) Blackmun, Crawford, McIntosh, Ramirez, Serrano
Noes: (0) None
Absent: (2) Brietigam, Pham

MATTERS FROM STAFF:

PUBLIC HEARING FOR FISCAL YEAR 2018-19 ACTION PLAN: The staff report dated March 5, 2018 was introduced.

Commissioner Blackmun asked staff to break down the CDBG (Community Development Block Grant) Administration allocation. Staff explained that the CDBG Administrative budget was 20 percent of the annual CDBG allocation and was used to cover uses such as staff salaries, attorney time, materials, printing, mailing, and anything related to the administration of the program.

Commissioner Blackmun then asked for an update on public infrastructure projects. Staff responded that projects in low-income areas were for street maintenance, sidewalks, and sewers, etc. and were typically funded by the General Fund, though some projects could be offset by CDBG funds to maximize City funds to use elsewhere.

Commissioner Blackmun then asked how much of the Action Plan was standardized year after year. Staff replied that the Action Plan was derived from the 5-year Consolidated Plan and each year the plan was similar.

Vice Chair McIntosh asked staff to explain the \$150,000 program for the creation of six jobs or six businesses. Staff explained that Garden Grove had a Small Business Assistance Loan Program that offered \$25,000 loans to Garden Grove businesses. In return, the business was required to ensure one, new job was created for a low-income Garden Grove resident. Though one job was the minimum requirement, new businesses taking advantage of the program may create more than one job. The \$25,000 loan, with interest, was repaid to the City, enabling the City to offer more loans. The loan information was disseminated through the Small Business Association, the SBCD, and various Chambers. Brochures were located at the Business License and Building & Safety counters. The businesses must be in Garden Grove and the person(s) hired must be from Garden Grove and qualify as low-income individuals.

Vice Chair McIntosh inquired about funds directed toward the Westhaven Park Fire Department. Staff responded that the Fire Department line item was a carryover from years ago for a proposed Fire Department on Harbor Boulevard. Of the five parcels required to build the Harbor station, the middle parcel could not be acquired, however, HUD funds were expended for one of the five parcels. The line item would remain in the Action Plan until a decision on the property could be reached. The City would retain the property and in the next Action Plan year, the

General Fund would repay the CDBG line of credit with the CDBG funds to be directed to the La Bonita storm drain.

Vice Chair McIntosh referred to the Home Improvement grants and commented that the 62 years of age or older requirement was discriminatory against low-income homeowners of all ages.

Chair Ramirez asked staff to explain the 80% of area median income. Staff responded that income varied with household size, for example, one person was about \$56,000 and two people were approximately \$63,000 and so on. For low-income areas, 51% of the households had income at or below 80% of the area median income. The 51% listed was HUD's requirement to use CDBG funds in a certain neighborhood. Almost 79% of the City of Garden Grove was low-income.

Commissioner Serrano referred to neighborhood infrastructures and asked how they were prioritized. Staff replied that staff worked with Public Works and relied on their expertise for the five-year capital improvement plan for updating and restructuring neighborhoods. Serrano then asked, if prior to finalizing the Action Plan, the Commission could view a list of the priorities to see what capital improvements were upcoming in their districts.

Vice Chair McIntosh agreed and suggested an on-line poll.

Chair Ramirez opened the public hearing and seeing no one present to comment, closed the public hearing.

It was moved by Commissioner Serrano and seconded by Vice Chair McIntosh, to accept staff's recommendation to transmit the Fiscal Year 2018-19 Action Plan and comments to City Council. The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Blackmun, Crawford, McIntosh, Pham, Ramirez, Serrano
Noes: (0) None
Absent: (1) Brietigam

COMMENTS REGARDING 2017 ANNUAL PROGRESS REPORT OF HOUSING ELEMENT:
The staff report dated March 5, 2018 was introduced.

Commissioner Crawford asked for the definition of new housing units, if they included, for example, a new house constructed on the same lot where a house had been demolished. Staff replied yes, and referred to Table A.3, which indicated that second units, such as Accessory Dwelling Units (ADU's) were included. The State assumption was that if a second unit could be built, the income was 'moderate', and if a new house could be built, the income was 'above moderate'.

Vice Chair McIntosh asked if any of the Housing Element's 465 required low-income units would come from the Brookhurst Triangle.

Staff explained that the Housing Element Needs Assessment identified City areas for potential housing development as well as current housing stock and current

population, which determined the 747 number for the 8-year period. That number was then adjusted per income using percentages. 282 units had been made available over the last five years with 77 additional rehabilitated units, at 10632 Bolsa Avenue, to be added to next year's report, in addition to any ADU units. Also, the Brookhurst Triangle low-income rental units and the affordable senior housing development (formerly Galleria) had potential to be added, which would more than satisfy the 747 requirement. Staff then clarified that HUD units counted toward the Housing Element, however, all units were not HUD funded and that HUD oversees the Action Plan, while the Housing Element was governed by the State.

Commissioner Serrano asked if the City would be fined if the housing numbers were not met. Staff replied that there were no repercussions and that the City only had to show that systems were in place to accommodate such numbers. Other factors may not allow the City to produce the affordable housing as it was market driven.

It was moved by Commissioner Crawford and seconded by Vice Chair McIntosh, to accept staff's recommendation to transmit the Housing Element Update to the Planning Commission. The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Blackmun, Crawford, McIntosh, Pham, Ramirez, Serrano
Noes: (0) None
Absent: (1) Brietigam

MATTERS FROM COMMISSIONERS: Commissioner Blackmun asked if the NICC was a part of the Continuum of Care program for housing. Staff responded that NICC would not be involved, however, several staff were beginning to attend the coordination meetings.

In regard to the homeless issue, Commissioner Crawford asked if a representative from City Net could provide an update at the next meeting as the only difference she has seen in the last year was that the homeless were migrating to Main Street and other local areas. Staff added that the Illumination Foundation was also paid to do street outreach services and could update also.

It was moved by Commissioner Crawford and seconded by Commissioner Blackmun, to request that both City Net and Illumination Foundation report out at the next NICC meeting in regard to the needs of the homeless. The motion carried by a 6-0-1 vote as follows:

Ayes: (6) Blackmun, Crawford, McIntosh, Pham, Ramirez, Serrano
Noes: (0) None
Absent: (1) Brietigam

Commissioner Pham mentioned that the 31st Annual HIV/Aids on the Frontline Conference was slated for Wednesday, April 25, 2018 from 8:00 a.m. to 5:00 p.m. at the UC Irvine Campus.

Commissioner Serrano asked for Public Works to provide a presentation on how the Capital Improvement Program was established and how projects were prioritized in

the City, so that Commissioners could be advocates for their districts. Staff added that the NICC could provide input and recommendations on prioritizing projects with those comments going to City Council.

It was moved by Commissioner Serrano and seconded by Vice Chair McIntosh, to request Public Works to give a presentation on Capital Improvements and how they were prioritized and funded. The motion carried by a 5-1-1 vote as follows:

Ayes: (5) Crawford, McIntosh, Pham, Ramirez, Serrano
Noes: (1) Blackmun
Absent: (1) Brietigam

ADJOURNMENT: The meeting was adjourned at 7:38 p.m.

The next Regular Meeting of the Neighborhood Improvement and Conservation Commission will be held Monday, June 4, 2018, at 6:30 p.m., at the Community Meeting Center, Council Chamber, 11300 Stanford Avenue.