

MINUTES

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND  
CONSERVATION COMMISSION (NICC)

SPECIAL MEETING

COMMUNITY MEETING CENTER  
11300 STANFORD AVENUE  
GARDEN GROVE, CALIFORNIA

MONDAY  
APRIL 2, 2007

CALL TO ORDER: The regular session of the NICC Commission was called to order at 7:00 p.m. in the Council Chamber of the Community Meeting Center.

PRESENT: CHAIR SILVERBERG, COMMISSIONERS BAINTO, BEARD,  
BRAGGINS, FREER, AND HANNA  
ABSENT: COMMISSIONER J. NGUYEN

ALSO PRESENT: Allison Mills, Project Manager; MaryAnn Hamamura, Deputy  
Community Development Director; Grant Raupp, Administrative  
Analyst; and Nancy Ragen, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Hanna led the Pledge of Allegiance.

APPROVAL OF MINUTES

Commissioner Hanna moved to approve the Minutes from December 4, 2006, seconded by  
Chair Silverberg, and was carried with the following vote:

AYES: COMMISSIONERS: HANNA, SILVERBERG  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: J. NGUYEN  
ABSTAIN: COMMISSIONERS: BAINTO, BEARD, BRAGGINS, FREER

SELECTION OF CHAIR AND VICE CHAIR FOR 2007 TERM

Commissioner Beard moved to elect Chair Silverberg as Chair, seconded by Commissioner  
Hanna, and was carried with the following vote:

AYES: COMMISSIONERS: BAINTO, BEARD, BRAGGINS, FREER, HANNA,  
SILVERBERG  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: J. NGUYEN

Commissioner Braggins moved to elect Commissioner Hanna as Vice Chair, seconded by  
Chair Silverberg, and was carried with the following vote:

AYES: COMMISSIONERS: BAINTO, BEARD, BRAGGINS, FREER, HANNA,  
SILVERBERG  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: J. NGUYEN

PUBLIC COMMUNICATION

None.

## MATTERS FROM STAFF

### Overview of Federally Funded Neighborhood Improvement Programs and Requirements

Ms. Mills provided background about HUD programs, requirements and the process the Commissioners will go through and act on those HUD programs.

Ms. Biason, Director of Fund Development of the Legal Aid Society of Orange County, approached the Commission. She asked that the Commission revise the action plan and approve funding in the amount of \$4,920 to expand its I-CAN E-file outreach program, a kiosk and web-based program which allows lower income people and tax payers to learn how to navigate their way through a computerized and very simple software program; to file their income taxes at no cost and, if they are eligible for EITC (Earned Income Tax Credit), are able to claim it right on the spot.

Ms. Biason distributed application copies to the Commissioners for their reference and explained that the Legal Aid Society's purpose is to let more people in the City of Garden Grove know that they may be eligible for EITC; that for every \$1 an EITC tax payer receives, \$1.50 is reinvested back into the community and can be used towards buying a house or finding a better place to live.

In response to Vice Chair Hanna's question, Ms. Mills stated that this request does fall under the Public Services cap of the CDBG allocation.

Commissioner Bainto commented that in reviewing the spreadsheet submitted by Ms. Biason on the proposed budget, it looks as if the majority of the money requested is going to help pay for another staff member and fringe benefits of the salary.

Ms. Biason stated that they do have an EITC Coordinator and part of that job is to coordinate the events that they have, so to that extent it's paying for a staff member. The purpose of the coordinator is to really let the communities know about this program, taking hours in terms of coordinating the site and working with community partners and community resources so that people will come to an event and may serve as many as possible. Ms. Biason invited the commissioners to come to their location in Santa Ana for a website demonstration.

Chair Silverberg requested to move on to public hearing item 4.b. and asked staff if Ms. Biason would be allowed to continue her presentation under that item.

Ms. Mills stated that the testimony given can be considered in conjunction with public hearing item 4b, and that others in the audience wanted to speak on that item as well.

### Public Hearing for Draft 2007-08 Housing and Community Development Action Plan

Ms. Allison Mills, Project Manager, reviewed the staff report and recommended that the Neighborhood Improvement and Conservation Commission transmit the Draft 2007-08 Action Plan to City Council.

Commissioner Beard asked if the outreach program was included when the proposals were reviewed. Ms. Mills stated that it was; and because of the funding level and the competitiveness of the funds, it was decided to fund those priorities that were listed high in the consolidated plan.

Commissioner Braggins asked if the anticipated HUD resources for FY 2007-08 is a summary where all the funds will go, and Ms. Mills stated that it is more of an overview of the actual funding sources.

In reply to Commissioner Bainto's question regarding the Economic Development Harbor Boulevard improvements funds, Ms. Mills stated that there is a master plan and these funds will be used to acquire properties; at this point in time there are no properties that are actually identified for the use of HUD funds, but if this funding level is ultimately approved by Council it will make the funds available for when those properties are to be purchased by the agency.

Chair Silverberg opened the public hearing to receive testimony.

Ms. Elvia Ruiz, representing Interval House, approached the Commission. She stated that she and her two young daughters became clients of Interval House 26 years before and because of that assistance, she is a college graduate, homeowner, and the Latino Program Director at Interval House helping other victims of domestic violence from Garden Grove. She is very thankful to be associated with Interval House, and she commented that she has seen many lives change for the better over the years and became emotional as she shared a recent tragic event about an Interval House client.

Ms. Mary Ann Lam Bui, representing Interval House, approached the Commission. She stated that she came to Interval House 27 years ago and today she is the Asian Program Director at Interval House. Interval House is the only shelter in Orange County with Vietnamese and Korean speaking staff. She commented on the Police Department's continued support assisting victims of domestic violence.

Ms. Sharon Wie, representing Interval House, approached the Commission. She stated that Interval House has been serving the Garden Grove residents for 28 years and is the only domestic violence shelter in the city and domestic violence provider for the Garden Grove Focus collaborative, which is located at Magnolia Park; helped start the Buena Clinton neighborhood coalition that is going through major renovation plans to expand; are requesting funds to be able to serve 500 women and children from the City of Garden Grove; working closely with many of the schools and teachers and through the school district community outreach efforts, have done a lot of work with their Latino and Asian students. She stated that they have received a lot of referrals from the Police Department, an active partner in terms of solving domestic violence crimes in this community, especially within the immigrant communities. She invited the Commission to come to Interval House for a tour.

There being no comments, the public portion of the hearing was closed.

Vice Chair Hanna commented that the legal aid program sounded really nice, but with the limited amount of grants that are available right now and the three public services programs that are funded, she doesn't see where they could cut one of those programs to be able to provide that. Vice Chair Hanna further stated that she wanted staff to consider them in the future if there was an increase in grants because it is a great program, but would not want to cut one of the other programs.

Commissioner Beard agreed with Vice Chair Hanna and stated that the current dollars are directed toward the public services programs.

Vice Chair Hanna moved to transmit the 2007-08 Draft Action Plan and citizen comments to City Council, seconded by Commissioner Bainto and was carried with the following vote:

AYES: COMMISSIONERS: BAINTO, BEARD, BRAGGINS, FREER, HANNA,  
SILVERBERG  
NOES: COMMISSIONERS: NONE  
ABSENT: COMMISSIONERS: J. NGUYEN

#### Overview of Housing Element

Mr. Grant, Administrative Analyst, provided a power point presentation on the Housing Element; giving an overview and explaining the purpose of the housing element, the RENA (Regional Housing Need Assessment) numbers, and looking at the tentative timeline.

Commissioner Beard inquired about any further projections besides the 20-year projection that was given, and staff said it did not go beyond these projections and were never asked to address that.

Commissioner Beard asked staff if NICC would be a part of the review and public hearing process. Staff stated this Commission would not have an active role, but it would be brought as an informational item in the fall of this year.

Vice Chair Hanna asked where the projected growth of the city would be, and staff replied that it would be in the Brookhurst Triangle.

#### CalHome Application

Ms. Mills stated that Neighborhood Improvement is currently in the process of updating and changing the first time homebuyer program; once that program gets completely redesigned, it will be brought before the Commission as an informational item. Ms. Mills stated that the city is in the process of applying for a CalHome grant and Mr. Grant will give a brief overview of the grant and what it can be used for.

Mr. Grant explained that the CalHome funding actually comes from Proposition 1C and that the city is asking for \$600,000 for the 1st time homebuyer program as well as the homeowner rehabilitation program. These are for individuals that make 80% or less of the county median income and are given deferred 30-year loans with a maximum of \$40,000. The application is due on April 18 and when funding is received, will be able to give 10 to 15 homeowner rehabilitation loans.

Commissioner Freer asked if there were any safeguards to make sure that the loan is actually used for the home. Ms. Mills stated that before any rehabilitation work is started, a building inspector will meet with the homeowner and discuss what type of work needs to be done to the home; check if there are any life, health or other safety issues involved.

Vice Chair Hanna asked if more first time homebuyers would be able to qualify for a loan through the CalHome program. Ms. Mills replied that this program would be beneficial to more people in our community.

#### STAFF COMMUNICATION

##### Acknowledge 2007 Meeting Dates

Staff provided the Neighborhood Improvement and Conservation Commission meeting dates for 2007 as follows: Monday, June 4, 2007; Monday, September 10, 2007; Monday, December 3, 2007; and the possibility of a special meeting in August.

COMMISSION COMMUNICATION

Vice Chair Hanna welcomed the new Commissioners; Commissioners Bainto, Freer and Braggins each expressed their pleasure to meet everyone.

In response to Commissioner Beard's question regarding energy conservation, Ms. Mills stated that the Commissioners will be informed regarding seminars and training opportunities if anyone is interested in attending.

ADJOURNMENT

The meeting was adjourned at 8:15 p.m. to June 4, 2007.

NANCY J. RAGEN  
Recording Secretary