

M I N U T E S

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSION (NICC)

SPECIAL MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

MONDAY
APRIL 18, 2005

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, VICE CHAIR BRIETIGAM,
COMMISSIONERS DIAZ, HANNA, D. NGUYEN, AND J.
NGUYEN

ABSENT: COMMISSIONER PRESTON

ALSO PRESENT: Kim Huy, Neighborhood Improvement Manager; Allison Mills, Senior Administrative Analyst; Thang Le, Administrative Analyst; Jessie Barkley, Senior Associate for P&D Consultants; Greg Brown, Project Manager; and Teresa Pomeroy, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Hanna led the Pledge of Allegiance.

APPROVAL OF MINUTES

Chair Silverberg moved to approve the Minutes from March 7, 2005, seconded by Vice Chair Brietigam and was carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, DIAZ, HANNA, J. NGUYEN, SILVERBERG

NOES: COMMISSIONERS: NONE

ABSENT: COMMISSIONERS: PRESTON

ABSTAIN: COMMISSIONERS: D. NGUYEN

COMMENTS ON THE FIVE YEAR CONSOLIDATED PLAN

Ms. Kim Huy explained that the Consolidated Plan provides a profile and assessment of the community development needs, the analysis of the local demographics housing market, inventory conditions, and inventory of existing affordable housing. The Plan also includes a housing and development strategy that outlines the jurisdictions available for community development resources, and identifies objectives and priorities over the next five years. There is also a one-year action plan that describes proposed programs, projects, activities, and addresses the objectives and priorities outlined in the strategy and contains a budget for the 2005/2006 fiscal year. Prior to finalizing the plan, the City is required to provide a 30-day public review and comment period, and on March 31st the Consolidated Plan was advertised in the Garden Grove Journal. To date no public comments have been received, and the comment period will end May 10, 2005. Ms. Huy stated that the Commission is being

asked to recommend adoption of the Five Year Consolidated Plan to City Council at the City Council meeting on May 10, 2005.

Staff provided a revised budget to the Commission and reviewed those revisions as follows: Due to HUD limits on the delivery of public service programs, which now includes graffiti, the Buena Clinton family resource center will be funded with the Buena Clinton redevelopment funds. RSG consulting and HOME administration together must be \$112,000 and in the original proposal that number was \$122,000. The additional \$10,000 will have to be reallocated towards multi-family acquisition rehab. Because of the changes to public service caps, and CDBG administration, funding was placed in the Brookhurst area sewer improvements.

Commissioner Diaz asked whether emergency funding is available for people living in mobile homes or trailers being displaced by the city's property acquisition. Ms. Huy explained that redevelopment funding is available for relocation when property has been acquired through a redevelopment project.

Vice Chair Brietigam asked about city hall west and noted that it is not being staffed as it was in the past and thought that should be reflected in the plan. Ms. Huy agreed that an amendment could be done to better reflect the usage of the building.

Commissioner Hanna asked whether there were proceeds available from a section 108 loan that was taken out in 1996, and how many more years of repayment after 2005. Ms. Huy responded that there is approximately 22 years left to pay and there are no more available funds from that loan. Commissioner Hanna noted that the plan states that since the year 2000, the City has attracted major retail stores and facilitated the construction of seven new hotels that are fully operational. She questioned staff about what specific major retail stores have been attracted. Ms. Huy responded that since 2000, there has been the installation of Home Depot, Office Max, and Costco. Commissioner Hanna noted that there is no breakdown in the draft for the 3.1 tax increment for the redevelopment agency that is used for low-income housing. And, the first time homebuyers program shows that it will benefit five families from the ADDI grant. Ms. Huy noted that with ADDI, set aside funding is also used to boost the amount available. Commissioner Hanna noted that the dollar amount is not shown in the plan and in order to give a critical review, she would like to see the dollar amount. Ms. Huy noted that there is a separate redevelopment budget and this information can be provided. Vice Chair Brietigam asked that he receive a copy as well.

Commissioner Hanna noted that the Plan states that vacancies in the Community Development Department have impacted the city's ability to implement the Consolidated Plan at full charge. She asked which programs have not been fully implemented and commented that she would hate to see a low-income person not have the full benefit of grants because of staffing problems. Ms. Huy stated that in the last three years there has not been a lot of marketing for the first time homebuyer loans and grants. There was also a change of staffing that left the department behind in meeting HUD obligations that address documenting and monitoring the loan programs. Commissioner Hanna noted that administrative costs do need to be covered; however, the amount shows \$656,000.00 for an aggregate total and she indicated that she would like to see an explicit breakdown.

Vice Chair Brietigam noted that he has seen the City promote programs using brochures and asked what will be done for marketing. Ms. Huy noted that staff is currently working on a brochure for Code Enforcement that will be in several languages. The first time homebuyer's program is occasionally advertised as stuffers that are mailed with the water bill and are also available as handouts in city hall. Also, brochures are mailed for the home improvement

rehabilitation program and senior grants. Commissioner Hanna suggested that the Register put in something about the programs that are available.

Commissioner Diaz indicated that with the purchase of the trailer park on Harbor Boulevard, the City has an obligation to assist people who will be displaced because of a redevelopment project. Ms. Huy agreed that the City is required by law to assist and relocate owners and tenants for property acquired through the Agency. However, the trailer park on Harbor Boulevard is being sold by the property owner who has offered to sell it to the City. As this is not an acquired property, the Agency is not obligated to pay relocation fees. However, staff is working with legal counsel and the property owner to determine the City's liability.

Commissioner Nguyen asked to see CDBG matching funds breakdown and whether the sub-recipients are required to have matching funds to qualify for grant money. Ms. Huy indicated that sub-recipients do need to provide matching funds, which can be money received from other sources or even volunteer hours. Commissioner Nguyen noted page 4 of the Funding Proposal worksheet, and asked whether only \$30,097 in ADDI funding would be received this year. Ms. Huy stated that would be what will be received in HUD funds; however, in the total overall budget there will be approximately \$90,000 due to an accumulation of two years funding that has not been dispersed. Commissioner Nguyen asked about the 13.5 million section 108 loan and asked if there were plans to move forward with the second phase on Harbor Boulevard. Ms. Huy noted that approximately \$1 million of HUD funding has been approved in order to acquire more property on Harbor Boulevard for the purpose of job creation for low to moderate households. Also, some redevelopment funding will be available in combination with negotiating with hotel operators in order to move the second phase forward.

With no further comments, Vice Chair Brietigam moved to transmit the draft Five Year Consolidated Plan to City Council, seconded by Commissioner Diaz, and was carried with the following vote:

AYES: COMMISSIONERS: BRIETIGAM, DIAZ, D. NGUYEN, J. NGUYEN, SILVERBERG
NOES: COMMISSIONERS: HANNA
ABSENT: COMMISSIONERS: PRESTON

Commissioner Hanna requested a cost breakdown for the 4.1 million dollar 20 percent tax increment.

PUBLIC COMMUNICATIONS

Mr. Kris Olson from Senior Meals and Services approached the Commission. He noted that the current presidential administration has targeted the elimination of CDBG funds and noted that social services is only one component of CDBG funds. There is a plan to move funding to the Commerce Department, which will impact redevelopment money for social programs that would include senior centers. This is a grave concern and affects many organizations that assist people. He expressed appreciation for the information provided in the Consolidated Plan, and in response to Commissioner Nguyen's question to staff about matching funds, Senior Meals and Services receives \$25,800 worth of volunteer hours, and \$140,305 donations from seniors. Staff for Senior Meals and Services believes that the older people in the community are an asset and should be treated with respect and kindness. Commissioner Diaz thanked Mr. Olson for his service.

COMMISSION/STAFF COMMUNICATIONS

Mr. Greg Brown from the City Manager's Department, Economic Development Division reviewed the status on the most current City projects. He stated that Green's Glass has a site under construction on the corner of Haster and Chapman. Los Sanchez restaurant will be relocating to Rockinghorse and Garden Grove Boulevard, and their current site on Harbor Boulevard will be replaced by The Sheraton Hotel by October 2005. There was a resolution of necessity that affects the former Costco site near Gilbert and Chapman; the Agency has affected to delay any action for this site in order to work with the property owners. There have been delays on the Brookhurst Triangle project, and if approved there could be up to 500 residential units and an undetermined amount of retail/commercial units. The Social Security Offices are willing to pay \$1.8 million for the city owned property located behind the Women's Club on Chapman Avenue and Gilbert Street. There will be a meeting with the residents of the Travel Country RV Park to discuss a timetable indicating that there is no urgency. There are eligibility requirements for relocation benefits and will take time to make those determinations for the residents.

Vice Chair Brietigam asked whether there is an over site for matching funds, and if there has been a situation with any of the sub recipients where there has been a shortage of matching funds. Ms. Huy noted that there is a monitoring program to calculate matching funds, and the programs are required to meet a minimum, which allows for some leniency for falling short of matching funds.

Commissioner Nguyen noted that there is one facility for adult day care and one for foster care and asked whether the City has control of these. Ms. Huy stated that the County manages these facilities; however, adult day care centers are required to have a business license and Conditional Use Permit approval.

Commissioner Diaz asked when HUD audited the City last. Ms. Huy stated that HUD audited about a year ago and it was positive. Commissioner Diaz asked for a copy of the audit or an executive summary, as he would like to see the past mistakes. Ms. Huy agreed to bring a copy of that at the next meeting in June. Ms. Huy stated that the Neighborhood and Conservation Commission might have an opportunity for a study session in conjunction with the Planning Commission to review housing needs and issues such as affordable housing.

ADJOURNMENT: The meeting was adjourned at 8:11 p.m.

TERESA POMEROY
Recording Secretary