

MINUTES - REGULAR MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber  
11300 Stanford Avenue

Monday, March 7, 2022

CALL TO ORDER: 6:35 P.M.

ROLL CALL:

COMMISSIONER BLACKMUN  
COMMISSIONER CRAWFORD  
COMMISSIONER GONZALEZ  
COMMISSIONER HANSEN  
COMMISSIONER RUBIN  
COMMISSIONER TRAN  
COMMISSIONER WILLIAMS

Absent: Tran

ALSO PRESENT: Greg Blodgett, Economic Development Manager; Monica Covarrubias, Sr. Project Planner; James Eggart, Assistant City Attorney; Timothy Throne, Program Specialist; Chris Chung, Urban Planner; Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Commissioner Gonzalez.

New Commissioner Rosalyn Rubin introduced herself.

ORAL COMMUNICATIONS – PUBLIC: None.

SELECTION OF CHAIR: Commissioner Blackmun nominated Commissioner Williams as Chair, seconded by Commissioner Hansen. The motion carried with a 6-0 vote as follows:

Ayes: (6) Blackmun, Crawford, Gonzalez, Hansen, Rubin, Williams  
Noes: (0) None  
Absent: (1) Tran

Commissioner Williams assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Commissioner Crawford nominated Commissioner Gonzalez as Vice Chair, seconded by Commissioner Blackmun. The motion carried with a 6-0 vote as follows:

Ayes: (6) Blackmun, Crawford, Gonzalez, Hansen, Rubin, Williams  
Noes: (0) None  
Absent: (1) Tran

MINUTES: It was moved by Commissioner Crawford and seconded by Chair Williams, to receive and file the Minutes from the September 13, 2021 Meeting. The motion carried by a 5-0 vote as follows:

Ayes: (5) Blackmun, Crawford, Gonzalez, Rubin, Williams  
Noes: (0) None  
Abstain: (1) Hanssen  
Absent: (1) Tran

REVIEW OF THE 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.

MATTERS FROM STAFF:

NICC OVERVIEW: Staff presented a Housing and Urban Development (HUD) overview which focused on the allocation of available Federal funds for various programs including: Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), Emergency Solutions Grant (ESG), CARES Act Funding, Community Development Block Grant-Corona Virus (CDBG-CV), Emergency Solutions Grant-Corona Virus (ESG-CV), Citizen Participation Plan, 5-Year Consolidated Plan (ConPlan), Annual Action Plan (AAP), and the Consolidated Annual Performance and Evaluation Report (CAPER). Staff noted that some allocations were yet to be fully expended, while others were approaching their deadlines and may be extended.

2021 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR): The staff report dated March 7, 2022 was introduced. Staff provided the Commission the opportunity for engagement, discussion, and input on the City's progress in implementing the Housing Element, of which a brief summary follows:

The Regional Housing Needs Assessment (RHNA) is mandated by State Housing Law as part of the periodic process of updating local Housing Elements of General Plans. The RHNA quantifies the housing need, for all income levels, within each jurisdiction. Consistent with the State Housing Element laws, it must be analyzed and updated on a regular basis. The current Housing Element covers an 8-year period from January 1, 2014 to December 30, 2021.

The City is required by the State to prepare an Annual Progress Report (APR) on the status of the Housing Element in order to monitor progress in addressing housing needs and goals. The APR includes information on the City's progress in addressing its Regional Housing Need Allocation (RHNA), which includes the number of new units constructed for low and very low income households; the number of units rehabilitated by the City and made available to extremely low, very low, and low income households; the number of units permitted by the City for moderate and above moderate income households; the status of programs listed in the Housing Element, and the status of tasks under the Local Early Action Planning (LEAP) State grant program.

As determined by the Southern California Association of Government (SCAG), Garden Grove's fair share allocation of new housing units during the current 8-year period is 747 units. The City is currently in planning year eight (8) of the 8-year period. For the 2021 reporting year, the City permitted (building permit issued) 288 (above-moderate) housing units. Based on the cumulative housing data from the eight (8) reporting years (2014-2021), the City has permitted a total of 1214 units. The breakdown (income levels) of the housing units can be found in Table B of the attached 2021 Housing Element Annual Progress Report.

Staff recommended that the NICC:

- Review and issue comments regarding the 2021 Housing Element Annual Progress Report, and;
- Recommend its transmittal to the City Council.

It was moved by Commissioner Hanssen and seconded by Vice Chair Gonzalez, to accept staff's recommendation to transmit the Housing Element Update to the City Council. The motion carried by a 6-0 vote as follows:

Ayes: (6) Blackmun, Crawford, Gonzalez, Hanssen, Rubin, Williams  
Noes: (0) None  
Absent: (1) Tran

PUBLIC HEARING – FY 2022-23 ANNUAL ACTION PLAN FOR THE USE OF HOUSING AND URBAN DEVELOPMENT (HUD) FUNDS: The U.S. Department of Housing and Urban Development (HUD) requires a public hearing be conducted prior to the approval of the FY 2022-23 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, 2022. Each year's Action Plan must address the Priority Objectives adopted by the City Council in 2020 for the 5-Year Consolidated Plan for the use of HUD Funds. The Draft FY 2022-23 Action Plan is available on the City's webpage for public review until March 22, 2022 ([ggcity.org/neighborhood-improvement/reports](http://ggcity.org/neighborhood-improvement/reports)).

Approximately \$5.6 million in HUD funds will be available during FY 2022-23. This budget includes approximately \$2.5 million of carryover, or previously unallocated HUD funds from prior years' entitlement allocations, and a new entitlement allocation of \$3 million in HUD funds.

Program plans and funding recommendations for FY 2022-23 are based upon the Priority Objectives and input received during the public comment period on community and housing development needs conducted during the preparation of the 2020-2025 Consolidated Plan. During FY 2022-23, HUD funds will address a wide range of Garden Grove housing and community development needs as follows: Public Services, Public Facilities and Infrastructure, Owner Occupied Housing Rehabilitation, Economic Development, Affordable Housing, Emergency Solutions Grant, and Administration.

Staff noted that all HUD citizen participation requirements had been met for HUD's 30-day minimum public comment period.

The proposed FY 2022-23 Action Plan will allow the City to access \$3 million in new entitlement grants from HUD and an estimated \$2.5 million in unexpended previous year's funds. The allocation of HUD funds effectively leverages competitive grants and the City's General Funds. Funds will be included as part of the upcoming biennial budget for FY 2022-23.

Staff was asked to clarify the difference in allocation of funds for Meals on Wheels vs. the Senior Center. Staff explained that the two services were a partnership with more funds allocated for the Senior Center to cover other resources such as certified case management personnel, well-checks, socializing services and in-person, as well as take-home meals. Staff added that combined services include assisting seniors with home-delivered meals and well-checks, along with referrals for the Be Well OC mobile-unit. Be Well OC provides services to the community at large for mental health crisis and intervention, as well as offering assistance to school students in crisis.

In regard to the 17 affordable housing units at the Valley View Senior Villa, the tenants have a two-year term and must find other housing at the end of 24 months. Currently, two sets of tenants found housing on their own, others may qualify and transition to the Senior Brook Village apartments, and those who do not qualify, will receive housing assistance from the City.

Staff also mentioned that in the Buena Clinton neighborhood, eight (8) available apartment units may be occupied by homeless families with vouchers by the end of March, and exterior rehabilitation of the units could be conducted while the tenants are in place.

Staff was asked to explain why the Special Needs allocation was "\$0". Staff stated that the Special Needs listing was included as a default category from HUD to be used as needed. The City tries to remain less restrictive with allocations to be available to all, however, a special needs case would not be turned away. The City's Housing Authority utilizes some Section 8 vouchers for people with disabilities.

Chair Williams opened the Public Hearing to receive comments. The Be Well OC phone number was offered as (714) 741-5704, after which the Public Hearing was closed.

It was moved by Commissioner Crawford and seconded by Commissioner Hanssen, to accept staff's recommendation to transmit the draft Fiscal Year 2022-23 Action Plan, along with any public comments, and an updated staff report, to City Council for adoption. The motion carried by a 6-0 vote as follows:

Ayes: (6) Blackmun, Crawford, Gonzalez, Hanssen, Rubin, Williams  
Noes: (0) None  
Absent: (1) Tran

MATTERS FROM COMMISSIONERS: None.

ADJOURNMENT: The meeting was adjourned at 7:35 p.m.

The next Meeting of the Neighborhood Improvement and Conservation Commission will be held Monday, June 6, 2022, at 6:30 p.m., in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

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Judy Moore  
Recording Secretary