

MINUTES - SPECIAL MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber  
11300 Stanford Avenue

Monday, February 4, 2019

CALL TO ORDER: 6:30 P.M.

ROLL CALL:

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

Absent: Brietigam, Ramirez

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

PLEDGE OF ALLEGIANCE: Led by Vice Chair McIntosh.

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Commissioner Blackmun and seconded by Commissioner Crawford, to receive and file the Minutes, with one amendment, from the December 3, 2018 Meeting. The motion carried by a 5-0-2 vote as follows:

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

MATTERS FROM STAFF:

PUBLIC HEARING FOR FISCAL YEAR 2019-20 ACTION PLAN: The staff report dated February 4, 2019 was introduced. Staff stated that the approximately \$4.3 million in HUD funds available during 2019-20, consisting of unexpended prior year's funds and new entitlement grants, would address a wide range of Garden Grove housing and community development needs such as Affordable Housing Improvement and Rehabilitation, Emergency Service Grants (ESG), Public Services, Economic Development, Public Improvement, Program Planning and Administration for CDBG (Community Development Block Grant), HOME, ESG, and Fair Housing. Staff also mentioned that the Citizen Participation requirements had been met.

Commissioner Crawford asked if the Brookhurst Triangle had low-income housing. Staff responded that Phase Two would have approximately 60 affordable housing units.

Vice Chair McIntosh suggested a good promotion for the City would be to share the process for hiring low-income employees. Staff responded that once a business received a loan the owner was obligated to hire a low-income resident, who must first income qualify by filling out an income self-certification form. Reporting out required the business to prove funds were being spent on eligible items or goods called 'working capital'. Businesses then had funds for other items in exchange for hiring the employee. Any marketing to hire was provided by the business owner with the City checking the candidate's income. Any permitted and licensed business could apply, though new businesses or those that tended to sell items benefited most from the program.

Commissioner Pham asked if the City collaborated with workforce development programs. Staff responded not at this time.

Vice Chair McIntosh suggested the hiring information would also be good to share on City posts.

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

It was moved by Commissioner Serrano and seconded by Commissioner Blackmun, to accept staff's recommendation to transmit the Fiscal Year 2019-20 Action Plan and comments to City Council. The motion carried by a 5-0-2 vote as follows:

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

COMMENTS REGARDING 2018 ANNUAL PROGRESS REPORT OF HOUSING ELEMENT:

The staff report dated February 4, 2019 was introduced. Staff stated that the City was in year six of the eight-year Housing Element period and that as determined by the Southern California Association of Government (SCAG), Garden Grove's fair share allocation of new housing units during the eight-year period was 747. Staff added that the Annual Progress Report (APR) included the City's progress in addressing the Regional Housing Need Allocation (RHNA) for extremely low, very low, low, moderate, and above-moderate households.

Vice Chair McIntosh expressed his concerns regarding the future of low-income housing especially with funding being problematic. He suggested Willowick as a potential future site. Staff explained that most affordable housing was through acquisition and rehabilitation, such as a developer rehabbing an older apartment complex and renting the units at an affordable rate. With the rehabbing being expensive and the City acquiring only approximately half a million per year in funds, the time frame would be four to five years to acquire enough funds for a

project. The City reaches out to developers, however, developers may build elsewhere.

Commissioner Crawford asked for the location of the Wesley and Brookhurst Triangle units on the low-income charts. Staff explained that the current 180 Brookhurst Triangle units were fair market and that Phase Two would be low-income. Wesley units were counted in 2017 and of the 47 units, 13 were very-low-income and 33 were low-income. Any moderate-incomes were ADU's or second units.

It was moved by Commissioner Crawford and seconded by Commissioner Pham, to accept staff's recommendation to transmit the Housing Element Update to the Planning Commission. The motion carried by a 4-1-2 vote as follows:

Ayes: (4) Blackmun, Crawford, Pham, Serrano  
Noes: (1) McIntosh  
Absent: (2) Brietigam, Ramirez

MATTERS FROM COMMISSIONERS: Commissioner Pham mentioned that he belonged to the Viet Rainbow of Orange County (VROC) organization, which fights for Viet culture LGBT visibility in participating the TET parade. He invited all to march in the 5<sup>th</sup> annual Little Saigon Lunar Year Parade this Saturday, February 9th at 10:00 a.m. meeting at the Korean Presbyterian Church, and also, to visit a display on the progression of protests, advocacy work, and past parade images following the parade at the Viet Bao newspaper gallery on Moran Street in Little Saigon.

Staff stated that the Regular Meeting of March 4, 2019 would be cancelled.

ADJOURNMENT: The meeting was adjourned at 7:05 p.m.

The next Regular Meeting of the Neighborhood Improvement and Conservation Commission will be held Monday, June 3, 2019, at 6:30 p.m., at the Community Meeting Center, Council Chamber, 11300 Stanford Avenue.

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JUDITH MOORE  
RECORDING SECRETARY