

M I N U T E S

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSION (NICC)

REGULAR MEETING

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

MONDAY
SEPTEMBER 10, 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, VICE CHAIR HANNA,
COMMISSIONERS BAINTO, BRAGGINS, HOROWITZ AND
NGUYEN

ABSENT: COMMISSIONER FREER

ALSO PRESENT: Allison Mills, Senior Project Manager; Mike Austin, Building Inspector Supervisor; Patti Petruzzelli, Code Enforcement Officer; Tom Ferch, Administrative Analyst; and Nancy Ragen, Recording Secretary.

PLEDGE OF ALLEGIANCE

Commissioner Bainto led the Pledge of Allegiance.

APPROVAL OF MINUTES

Commissioner Braggins moved to approve the Minutes from June 4, 2007, seconded by Vice Chair Hanna, and was carried with the following vote:

AYES: COMMISSIONERS: SILVERBERG, HANNA, BAINTO, BRAGGINS, HOROWITZ
NOES: COMMISSIONERS: NONE
ABSENT: COMMISSIONERS: FREER
ABSTAIN: COMMISSIONERS: NGUYEN

PUBLIC COMMUNICATION

None.

MATTERS FROM STAFF

Overview of Substandard Housing Abatement Program

Mr. Austin gave a power point presentation on the city's substandard housing abatement program. He gave an overview of some of the substandard housing categories: inadequate sanitation, lack of hot and cold running water, light ventilation, space dimensions and garage conversions.

Mr. Austin also reviewed the abatement process and explained that the city's intent is to create safe housing and to give the residents the opportunity to remedy the situation by submitting plans, getting approvals and permits.

In reply to Commissioner Nguyen's question regarding educating the residents about the building division's functions and approachability, staff replied that building staff help the

homeowners with the process of saving the structure, submitting plans, getting them through the permit process and to do it the proper and safe way.

Update of Public Nuisance Cases

Ms. Petruzzelli gave an update, via a power point presentation, on a few of the cases that were brought before the NIC Commission. She indicated that the city received compliance on some of the cases.

Commissioner Braggins asked if there was a volunteer type service available to help these homeowners clear out the vegetation and paint their homes. Staff noted one particular case receiving volunteer assistance.

Consolidated Annual Performance and Evaluation Report (CAPER)

Staff stated that the City receives three types of funds from HUD; that to continue to receive the funds, the City must submit a CAPER each September for the previous year; that CAPER is an ongoing plan for Housing and Urban Development (HUD) funds through a citizen participation process; that the five-year consolidated plan for housing and development identifies the priority housing, homeless and social service needs; that staff recommends an action plan of projects and budget allocations to address needs in the consolidated plan; that the NIC Commission reviews the action plan before City Council adopts the plan; that after the action plan is approved, contracts are executed, projects are implemented, and funds are expended according to that plan; that at the end of the year a CAPER is used to measure the progress and that progress is reported; that this year's CAPER covers the second year of the five-year period; that the CAPER allows citizens a venue for public comment for 16 days; that the City is not required to adopt the CAPER, however, the CAPER is submitted to HUD; that the NIC Commission may submit a report to City Council to be heard on September 25, 2007; that in 2006, the City received \$3.9 million in HUD funds; that Community Development Block Grant (CDBG) funds are used to address housing, social service and neighborhood improvement needs of low and moderate income household and neighborhoods; that Home Investment Partnership Act Program (HOME) funds are used to expand the supply of decent and affordable housing for low and very low-income households; and that emergency service grants address the needs of the homeless or those at-risk of homelessness.

Vice Chair Hanna inquired if there were any areas that the City did not meet their goals.

Staff replied that the city's goal for 2006/07 was to rehabilitate a total of 30 single-family units. A total of 7 homes were rehabilitated this year, primarily because the senior grant program, at HUD's request, was not available for about nine months of the year.

Staff also stated that the 1st time homebuyer program's 5-year goal is to assist 25, 1st time homebuyers and the annual goal is to assist 5 each year. It's been difficult to meet those goals because of the high cost of housing and with the income requirements, making it difficult to find qualified buyers that can purchase the homes.

Introduction of New Neighborhood Improvement Staff Member

Tom Ferch, Administrative Analyst, was introduced. Mr. Ferch will be in charge of overseeing the 1st time homebuyers program, senior grant program, and the city's mobile home grant program.

Overview of Rehabilitation Loans and Grants

Mr. Ferch reviewed the 1st time homebuyers program, specifically the American Dream Downpayment Initiative (ADDI) loan. The cap on the ADDI loan for a single-family home is

\$546,250 and \$362,790 for condominiums. Civic Center Home Loans and Realty is the program administrator and they are providing training classes for those who qualify for a loan, and the applicants are required to take this training. The city has received a \$600,000 grant from the state (CALHOME) and a portion of that will be used for 1st time homebuyers loans. There is a website available specific to the program, comehometogardengrove.org.

Through the senior rehabilitation grant programs, \$5,000 grants are offered to qualified seniors. HUD qualifications are based on income and the grants are provided for exterior work on the home, health and safety, and accessibility issues.

Mobile home grants are available to any resident who own a mobile home in Garden Grove. The qualifications are a little higher and it's not for seniors only. A mobile home owner can receive up to \$5,000 for exterior work, health and safety issues also.

MATTERS FROM COMMISSIONERS

Chair Silverberg recommended having a study session with staff and NIC commissioners to review the CAPER report before the meeting, so that he has a better understanding of it and will be prepared.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m.

NANCY J. RAGEN
Recording Secretary