

MINUTES

GARDEN GROVE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSION (NICC)

And
PLANNING COMMISSION

STUDY SESSION

COMMUNITY MEETING CENTER
11300 STANFORD AVENUE
GARDEN GROVE, CALIFORNIA

THURSDAY
OCTOBER 18, 2012

CALL TO ORDER: A Special Joint Meeting of the NICC Commission and the Planning Commission was called to order at 6:34 p.m. in the Founders Room of the Community Meeting Center.

PRESENT: CHAIR HANNA; COMMISSIONERS FREER, MILLER,
POPE, RUBIN

ABSENT: COMMISSIONERS FOSTER, KILL

PRESENT: CHAIR BUI; COMMISSIONERS BRIETIGAM, DOVINH,
LAZENBY, PAK, SILVA

ABSENT: VICE CHAIR CABRAL

ALSO PRESENT: Susan Emery, Community Development Director; James Eggart, City Attorney; Karl Hill, Planning Services Manager; Allison Mills, Neighborhood Improvement Manager; Monica Covarrubias, Senior Program Specialist; Laura Stetson, Hogle-Ireland, Inc.; Genevieve Sharrow, Hogle-Ireland, Inc.; Judy Moore, Recording Secretary; and Ameenah Abu-Hamdiyyah, Recording Secretary.

Chair Bui joined the meeting at 6:40 pm.

Commissioner Dovich joined the meeting at 6:47 pm.

ORAL COMMUNICATIONS – PUBLIC

None.

STAFF PRESENTATION ON GARDEN GROVE 2014-2021 HOUSING ELEMENT UPDATE

Genevieve Sharrow, Hogle-Ireland, Inc., gave a power point presentation on the Garden Grove 2014-2021 Housing Element Update. She commented on the four different sections of the Housing Element Content: Needs Assessment, Constraints, Resources, and Housing Plan.

Needs Assessment includes an analysis of housing and demographic trends, and special needs group such as the disabled, elderly, homeless and large families.

Constraints section covers constraints to housing developments such as governmental, land use regulations; market constraints, labor and construction costs; and environmental constraints, seismic hazard or sensitive habitat.

The Resources section looks at the financial, administrative staff, and department resources the city has in implementing its housing programs.

Based on these three sections, a draft Housing Plan is developed, which not only assesses how the City has done in the housing programs in the previous housing element cycle, but the Plan also sets the policies and programs for the next four or eight year cycle.

As compared to previous cycles, the intent of the goals, policies and implementation programs has remained the same in the 2014-2021 Housing Element Plan. Completed programs have been removed such as the emergency shelter zoning and mixed-use development standards. Some programs have been modified to address new state laws such as SB 812, which pertains to development disabilities. Objectives have been modified to coincide with expected funding levels and the Consolidated Plan. And, the Redevelopment Agency has been removed as a potential resource.

PUBLIC COMMENTS ON GARDEN GROVE 2008-2014 HOUSING ELEMENT UPDATE

None.

COMMISSION COMMENTS ON GARDEN GROVE 2008-2014 HOUSING ELEMENT UPDATE

Commissioner Silva asked what the numbers were for disabled designated properties in the established default density and if they were all HUD Section 8. Staff was not sure of the actual number but those that were disabled-designated had to be according to Building Code. Staff added that affordable housing was not restricted to Section 8 but had various income sources.

Commissioner Pak asked why the Regional Housing Needs Assessment (RHNA) for Garden Grove was 747, while that of Westminster was two, and noted that the du/acre of 30/acre was high. Staff responded that the RHNA is based on land use and population. In addition, there was no vacancy credit for Garden Grove.

Commissioner Pak commented on senior housing and gave Acacia Senior Housing as an example that had a waiting list of seven years. Staff mentioned that there were three relatively new senior housing projects in Garden Grove.

Commissioner Pak was interested in knowing how a city acquires a housing authority. Staff noted that a city with a housing authority has more autonomy. The Garden Grove Housing Authority has kept land purchased using Redevelopment funds. These properties can be assembled and sold. Chair Hanna inquired if the property bought for the fire station was still under Neighborhood Improvement. Staff confirmed that it was.

Commissioner Lazenby added that the City benefited from the presence of the Housing Authority after the loss of Redevelopment funds, as it is now the landlord of the properties bought by the Housing Authority. Staff noted that it was not the City's intent to be a landlord. Commissioner Lazenby noted that nevertheless the acquisition was better than the properties going to the County.

Commissioners Rubin and Freer inquired about the role of Code Enforcement with regards to derelict properties and those in disrepair. Staff noted that three departments get involved with such properties; Code Enforcement, Building Services, and the Police

Department. Staff added that there were grants for senior citizens to help cover the costs of home repair.

Commissioner Pak asked what the penalty would be if the Housing Element Draft did not pass. Staff responded that the penalty would put the next review at four years and not eight, and lower receivable funds. In general it is advisable to have a good legal plan. Commissioner Brietigam asked if the four-year cycle penalty was indefinite. Staff responded that the penalty would be in place until all the issues were sorted out and that they would have to be adopted within a certain timeframe.

Staff commented that the City is actually in a good position to be certified and was on a good path. Policies had to be looked into and the process was slow. And, that the developmental needs of special needs groups had been added to the already present policies.

Commissioner Pak requested a copy of the presentation.

ADJOURNMENT

The meeting was adjourned at 7:15 p.m.

AMEENAH ABU-HAMDIYYAH
Recording Secretary