

MINUTES - REGULAR MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber
11300 Stanford Avenue

Monday, March 1, 2021

CALL TO ORDER: 6:35 P.M.

ROLL CALL:

COMMISSIONER BLACKMUN
COMMISSIONER CHAVIRA
COMMISSIONER CRAWFORD
COMMISSIONER GONZALEZ
COMMISSIONER HANSEN
COMMISSIONER TRAN
COMMISSIONER WILLIAMS

Absent: None.

ALSO PRESENT: Greg Blodgett, Economic Development Manager; James Eggart, Assistant City Attorney; Nate Robbins, Senior Program Specialist; Lee Marino, Planning Manager; Chris Chung, Planner; Judy Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Commissioner Blackmun.

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Commissioner Blackmun and seconded by Commissioner Crawford, to receive and file the Minutes from the December 7, 2020 Meeting. The motion carried by a 3-0 vote with four Commissioners abstaining as follows:

Ayes: (3) Blackmun, Crawford, Hansen
Noes: (0) None
Abstain: (4) Chavira, Gonzalez, Tran, Williams

Commissioner Blackmun led a round of introductions of new and returning Commissioners.

SELECTION OF CHAIR: Commissioner Blackmun nominated Commissioner Crawford as Chair, seconded by Commissioner Hansen. The motion carried with a 7-0 vote as follows:

Ayes: (7) Blackmun, Chavira, Crawford, Gonzalez, Hansen, Tran,
Williams
Noes: (0) None

Commissioner Crawford assumed the duties of Chair.

SELECTION OF VICE CHAIR:

Chair Crawford nominated Commissioner Hanssen as Vice Chair, seconded by Commissioner Gonzalez. The motion carried with a 7-0 vote as follows:

Ayes: (7) Blackmun, Chavira, Crawford, Gonzalez, Hanssen, Tran,
Williams
Noes: (0) None

REVIEW OF THE CODE OF ETHICS: Along with a brief summary by staff, the Commission reviewed and acknowledged the Code of Ethics governing the Neighborhood Improvement and Conservation Commission.

BROWN ACT: Staff presented an outline of the Brown Act to the 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, 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 directed the Commissioners to the Comprehensive Strategic Plan to address homelessness (pages 6 and 7) for an outline of how the funds were allocated and spent.

2020 HOUSING ELEMENT ANNUAL PROGRESS REPORT (APR): The staff report dated March 1, 2021 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 seven (7) of the 8-year period. For the 2020 reporting year, the City permitted (building permit issued) 287 (above-moderate) housing units. Based on the cumulative housing data from the seven (7) reporting years (2014-2020), the City has permitted a total of 926 units. The breakdown (income levels) of the housing units can be found in Table B of the attached 2020 Housing Element Annual Progress Report.

Staff recommended that the NICC:

- Review and issue comments regarding the 2020 Housing Element Annual Progress Report, and;
- Recommend its transmittal to the City Council.

In response to Commissioner's questions, staff explained that Accessory Dwelling Units (ADU's) were included in the 'above-moderate' count of units; the plan tracks year by year with the RHNA count currently above the required 747 units, with numbers exceeding in the 'moderate' category, while not exceeding in other income categories; the most effective tool for developers bringing affordable housing to the City is the 'Density Bonus', which works with 'incentives'; the City is required to only 'plan' for the RHNA number of units, and not required to build; if a planned RHNA site is carried over for two terms and is not developed, the third carry-over would allow developer's ministerial approval by right without discretion; and SCG is working with HCD on a new method of tracking and determining how an ADU could qualify as affordable housing.

It was moved by Vice Chair Hanssen and seconded by Chair Crawford, to accept staff's recommendation to transmit the Housing Element Update to the City Council. The motion carried by a 7-0 vote as follows:

Ayes: (7) Blackmun, Chavira, Crawford, Gonzalez, Hanssen, Tran,
Williams
Noes: (0) None

COMPREHENSIVE STRATEGIC PLAN TO ADDRESS HOMELESSNESS (CSPAH): Staff gave a brief summary of CSPAH, which was developed, then approved by City Council on January 26, 2021. The CSPAH would present a preliminary roadmap to address the potential short-term and long-term impacts of COVID on homelessness, and initiate community outreach efforts via the GG Coalition to End Homelessness, while further exploring programs and solutions to end homelessness in GG. Staff directed Commissioners to review the following pages of the document for specifics:

Pages 6 & 7 – Current Efforts as it relates to funding
Pages 8-15 – Current Efforts as it relates to activities

Pages 21-27 - Future Goals and Actions - Community Engagement and Education, Expand homelessness prevention, Enhance Data Tracking and Outreach, Explore Emergency Housing, Increase affordable/supportive housing

In response to Commissioner's questions, staff noted that a simple community outreach survey would be on the City's website, however, a more comprehensive survey would debut in the weeks to come; the Police Department's SRT team provides the enforced homelessness outreach when needed, while City Net, a non-profit funded by the City, provides similar, non-enforced outreach by connecting individuals to resources with the goal of finding the homeless housing; the HEART allocation expenditure covers two years with only half spent each year; all of the information presented can be found on the City's website in a downloadable format, along with a generic comment portal available for the draft version of the CSPAH plan.

MATTERS FROM COMMISSIONERS: Chair Crawford asked for a future update on Code Enforcement; Commissioner Blackmun asked for an update on the Box meal program, to which staff responded the Food Pantry and Box meal programs during the pandemic had ended; Commissioner Gonzalez asked how the outreach staff's Personal Protective Equipment (PPE) was funded. Staff replied that the \$30,000 listed was not used for PPE and would be reprogrammed, while the City received other funds to provide PPE; Vice Chair Hanssen asked for an update on the blighted railroad easement behind the Women's Civic Club at Gilbert Street and Chapman Avenue. Staff would look into the matter and report next meeting.

ADJOURNMENT: Vice Chair Hanssen motioned to adjourn the meeting, with a second from Commissioner Blackmun. The vote was unanimous, with the meeting adjourned at 7:55 p.m.

The next Meeting of the Neighborhood Improvement and Conservation Commission will be a Special Meeting held Monday, April 12, 2021, at 6:30 p.m., in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

Judy Moore
Recording Secretary