

MINUTES

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

SPECIAL MEETING

Community Meeting Center, Council Chamber  
11300 Stanford Avenue

Monday, October 7, 2019

CALL TO ORDER: 6:35 P.M.

ROLL CALL:

CHAIR PHAM  
VICE CHAIR BLACKMUN  
COMMISSIONER CRAWFORD  
COMMISSIONER FLANDERS  
COMMISSIONER HANSSEN  
COMMISSIONER NEWBOLD  
COMMISSIONER SWAIM

ABSENT: Commissioners Flanders, Hanssen

ALSO PRESENT: Allison Wilson, Neighborhood Improvement Manager; Pete Roque, Code Enforcement Supervisor; Timothy Throne, Program Specialist; Lizabeth Vasquez, Deputy City Clerk.

PLEDGE OF ALLEGIANCE: Led by Commissioner Crawford.

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Vice Chair Blackmun and seconded by Commissioner Swaim, to approve the Minutes from the September 9, 2019, meeting. The motion carried by a 5-0-2 vote as follows:

Ayes: (5) Blackmun, Crawford, Newbold, Pham, Swaim  
Noes: (0) None  
Absent: (2) Flanders, Hanssen

PUBLIC HEARING FOR SUBSTANTIAL AMENDMENT NO. 2 TO THE FY 2019-2020 ANNUAL ACTION PLAN: The City of Garden Grove receives annual entitlement grants from three HUD funding sources, including an annual Community Development Block Grant (CDBG) allocation. On March 26, 2019, the City Council adopted the Fiscal Year 2019/2020 Annual Action Plan (AAP), which includes the use of CDBG funds for the period from July 1, 2019 through June 30, 2020. HUD rules require a substantial amendment be made to the AAP if the budget for any planned activity described in the AAP is to be changed by thirty percent or more of the entitlement award, for that entitlement program, for that program year.

Substantial Amendment No. 2 proposes to add \$1,542,000 in non-federal funds for the Beach/Trask Sewer Improvements Project, in addition to the \$400,000 in CDBG funds already allocated to this project.

In Program Year 2011/12, four properties on Thackery Drive were purchased using CDBG funds with the intention of creating jobs via the development of a resort hotel. The hotel project is not completed and the City is unable to report any accomplishments for the use of these funds. The inability to report accomplishments necessitates repaying the fair market value of the properties purchased with CDBG funds back to the City's local account with HUD.

City staff have completed an appraisal of the properties purchased and determined that the fair market value of the four properties is \$1,542,000. HUD rules require that the repayment of these funds be made by completing a CDBG eligible project using non-federal funds in the amount of the required repayment. This repayment obligation will be met by using \$1,542,000 in Sewer Capitol Funds (Fund 631) to complete the Beach/Trask Sewer Improvements Project.

The City's adopted 2019-20 budget already includes \$1,542,000 in Sewer Capitol Funds for the completion of the Brookhurst/Trask Sewer Improvements Project. This substantial Amendment is required because the use of these funds was not specifically called out in the adopted 2019-20 Annual Action Plan. Therefore, this substantial amendment will have no effect on the adopted budget.

It is recommended that the NICC conduct a public hearing and accept public comments regarding proposed Substantial Amendment No. 2, and direct staff to transmit Substantial Amendment No. 2 to the City Council.

Chair Pham opened the public hearing to receive public comments.

There being no comments, Chair Pham declared the hearing closed.

Chair Pham asked if any Commissioners had any comments.

Commissioner Newbold noted a typo on public notice translation copies and requested that they be corrected.

Vice Chair Blackmun asked about sewer funds and how those funds get back to the sewer fund. Staff responded that the sewer funds have already been budgeted and allocated for the Brookhurst/Trask Sewer Improvements Project, however the City did not state in the Action Plan that the City would be using this money to make the repayment obligation to HUD. Staff further clarified that HUD funds do not get reimbursed back to HUD, rather HUD requests that the City take a project that is CDBG eligible, like the Brookhurst/Trask Sewer Improvement project, and use non-federal funds, in this case, sewer funds, to fund said project. The City would overlay the project with all the federal requirements, and treat the project as if the City were using CDBG funds. Vice Chair Blackmun further inquired about the properties on Thackery. Staff clarified that these would remain City assets, but the \$1,542,000 fair market value of the properties would be "repaid" to HUD by allocating the fair

market value to the Brookhurst/Trask sewer project, and developing that sewer project by overlaying it with all the federal requirements.

Commissioner Crawford asked about a plan for the Thackery property. Staff noted that that the property is part of the B2 Hotel development site; however, the project's schedule has been extended, therefore, over the last four years, there have been no reportable accomplishments to HUD, which has triggered this repayment to HUD.

It was moved by Chair Pham and seconded by Vice Chair Blackmun, that public comments regarding proposed Substantial Amendment No. 2 be accepted, and directs staff to transmit Substantial Amendment No. 2 to the City Council. The motion carried by a 5-0-2 vote as follows:

Ayes: (5) Blackmun, Crawford, Newbold, Pham, Swaim  
Noes: (0) None  
Absent: (2) Flanders, Hanssen

MATTERS FROM STAFF:

PUBLIC NUISANCE 101: Code Enforcement Supervisor Pete Roque provided an overview of Code Enforcement responsibilities and changes that occurred within the division over the last year. He shared that the division enforces the Municipal Code, with occasional use of local County Code, the International Property Maintenance Code, as well as the California Building and Safety Code to deal with public nuisance issues. He also highlighted some changes to the division that include Code Enforcement's absorption of the Building Abatement unit, which deals with substandard housing issues; working more closely with the Police Department and mitigating neighborhood issues by declaring identified buildings as public nuisances; and Code Enforcement's new responsibility for the Weed Abatement program, which was previously administered by the Garden Grove Fire Department. His presentation further provided an overview of Code Enforcement's process for service calls.

Commissioner Crawford commented and expressed concern about the property located on the southeast corner of Flower Street and Stanford Avenue, across the street from the Garden Grove Unified School District office. Code Enforcement staff stated they would look into the issue.

Chair Pham inquired about what Code Enforcement does to link the public to resources to help them comply when they are cited for violations. Supervisor Roque indicated that Code Enforcement staff is trained to educate the public and treat them with respect while ensuring that they come into code compliance. Chair Pham further inquired whether Code Enforcement provides a specific list of resources. In response, Supervisor Roque stated that Code Enforcement works with residents by providing more time to allow residents to comply. Allison Wilson, Neighborhood Improvement Manager, added that Code Enforcement, at times will refer residents to the Neighborhood Improvement Office to see if they qualify for the Senior Grant Program, which can cover up to \$5,000 in costs for repairs like

house painting, window replacements, and other eligible repairs. However, this program is only available to eligible seniors.

Commissioner Crawford further commented that residents on her street that do not mow their lawns are not seniors. Supervisor Roque stated that those cases would go through the due process, and further action if necessary, to ensure compliance.

Vice Chair Blackmun inquired whether a compilation of volunteers resource exists, and if not, whether one could be created.

Commissioner Newbold commented that a list of resources would be helpful, but that it would be helpful if the City provided a method in which volunteers and residents could be connected. This would be beneficial to the volunteers in getting their business information out to the community, as well as beneficial to residents in resolving code issues.

Commissioner Swaim asked whether the App was the best way to submit a request. Staff confirmed that it was the most efficient mode since it is constantly managed by staff and assigned to Code Enforcement officers right away. Commissioner Swaim further commented that he has used the App to submit the same request twice, and that each time he receives a response stating that the request has been closed yet issue remains. He suggested that a response could provide a generic response with instructions on where to view further details on actions taken. Commissioner Swaim expressed that more communication would be helpful to residents.

Chair Pham inquired if the City has a list of resources where residents can safely dispose of their needles since the city does not have a needle exchange. Staff responded that they were not aware of one.

EMERGENCY SOLUTIONS GRANTS (ESG) OVERVIEW – FY 2018-19 PROGRAM RESULTS: Staff presented an overview on the Emergency Solutions Grant Overview and 2018-2019 program results.

The cities of Garden Grove, Santa Ana, Anaheim, and county of Orange are all entitlement jurisdictions within Orange County that receive ESG funds and form the OC Collaborative. The OC Collaborative was created to allow the jurisdictions receiving ESG funds to make funding decisions together, and to ensure that ESG funds are leveraged efficiently throughout the county.

The ESG Program provides each entitlement jurisdiction with funding to serve individuals and families experiencing homelessness. Each jurisdiction then must choose experienced and reputable non-profit organizations that will be providing direct services to the homeless population.

The six categories that homeless service providers can fund are:

1. Rapid Re-Housing- housing relocation and stabilization services to assist individuals or families living in shelters or in places not meant for human

habitation move as quickly as possible into permanent housing and achieve stability in that housing.

2. Homeless Prevention- housing relocation and stabilization services as necessary to prevent individuals or families who are at imminent risk of homelessness from moving to an emergency shelter or a place not meant for human habitation.
3. Emergency Shelter Essential Services- provides emergency shelter operators with funding for services that will help the client improve their situation and secure permanent housing.
4. Emergency Shelter Operations- provides emergency shelter operators with funding to operate their emergency shelter.
5. Street outreach- provide essential services related to reaching out to unsheltered homeless individuals and families, connecting them with emergency shelter, housing, or critical services, and providing them with urgent, non-facility-based care.
6. Homeless Management Information System (HMIS)- centralized database designed to collect and analyze important data that all homeless service providers in Orange County utilize. ESG funds may be used to pay for the costs of participating in and contributing to HMIS.

Program Results

Subrecipient	Activity	Funds Awarded	Funds Expended	Funds Remaining	Client Service Goal	Actual # Served	%
Interval House	Rapid Re-housing	\$47,072	\$47,072	\$0.00	15	18	120%
Mercy House	Homeless Prevention	\$18,987.20	\$18,987.20	\$0.00	20	31	155%
Interval House	Emergency Shelter-Essential Services	\$36,886	\$36,886	\$0.00	69	71	103%
Thomas House	Emergency Shelter-Essential Services	\$17,500	\$17,500	\$0.00	30	21	70%
Mercy House	Emergency Shelter Operations	\$10,000	\$10,000	\$0.00	50	70	140%
Thomas House	Emergency Shelter Operations	\$11,839	\$6,434.94	\$5,404.06	N/A	N/A	70%
City Net	Street Outreach	\$25,000	\$24,961.29	\$38.71	100	150	150%
2-1-1 Orange County	HMIS	\$5,061	\$5,061	\$0.00	N/A	N/A	N/A
All	All	\$172,345.20	\$166,902.43	\$5,442.77	284	361	127%

Commissioner Crawford inquired whether our homelessness number is growing. Staff responded that the number increased with the 2019 Point in Time count, however that might be due to an improved methodology used.

Commissioner Swaim asked whether remaining funds allocated to Thomas House that were not expended would roll over. Staff responded that they would roll over and would be allocated to the next round of subrecipients. Commissioner Swaim further inquired how long the City has worked with the current subrecipients. Staff stated that it has worked with them for over ten years. Commissioner Swaim also inquired whether our office or subrecipients track client success rates. Staff responded that the only way to monitor each individual client's progress is through the Homelessness Management Information System (HMIS).

Vice Chair Blackmun asked whether individuals are ever turned away for lack of resources. Staff responded that individuals are never turned away; they can always be connected to resources. Staff added that City Net is the outreach team that reaches out to homelessness clients and provides assistance.

Vice Chair Blackmun requested the PowerPoint presentation be emailed to NICC Commissioners.

Commissioner Newbold commended Mercy House, City Net, and Interval House for serving beyond their expectations.

#### MATTERS FROM COMMISSIONERS:

Vice Chair Blackmun stated that she supports Commissioner Newbold's suggestion of a repository of community volunteers and resident with needs. It is a great solution for people that want help and she would like to see this move forward.

Commissioner Crawford has nothing to report other than the concern about the property located on Stanford Avenue.

Chair Pham shared that the event hosted by the Viet Rainbow of Orange County, a non-profit that he is involved with, raised about \$16,000 to support the LBGT and Vietnamese people within the community, and wanted to thank everyone for their support. He also asked staff for an update on the 'Resource for Commissioners' request. Staff responded that they are working on the request. Chair Pham added that the two items from today's meeting could be worked on and offered to support staff with that request as well.

Commissioner Newbold commended the owners of the Valley View business area, which is located on the northeast corner of Valley View Street and Cerulean Avenue, for repainting their roofs. They are eagerly attracting new businesses which is good for the community and vibrancy of the area. He also wanted to mention a suggestion developed by his daughter, which focuses on re-introducing and highlighting native California flora and fauna in our local parks, and that

furthermore highlight plants that represent our community and our county like orange trees and strawberries.

ADJOURNMENT: Chair Pham adjourned the meeting at 7:37 p.m.

The next Regular Meeting of the Neighborhood Improvement and Conservation Commission will be held Monday, December 2, 2019, at 6:30 p.m., in the Council Chamber of the Community Meeting Center, 11300 Stanford Avenue, Garden Grove, CA.

Lizabeth Vasquez  
Deputy City Clerk