

MINUTES - REGULAR MEETING

NEIGHBORHOOD IMPROVEMENT AND CONSERVATION COMMISSION (NICC)

Community Meeting Center, Council Chamber
11300 Stanford Avenue

Monday, March 6, 2017

OATH OF OFFICE WAS ADMINISTERED TO THE NEIGHBORHOOD IMPROVEMENT AND
CONSERVATION COMMISSIONERS BY THE CITY CLERK

CALL TO ORDER: 6:30 P.M.

ROLL CALL:

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

Absent: None.

ALSO PRESENT: Omar Sandoval, City Attorney; Nida Watkins, Project Manager;
Alana Cheng, Senior Administrative Analyst; Judith Moore, Recording Secretary.

PLEDGE OF ALLEGIANCE: Led by Vice Chair McIntosh.

SELECTION OF CHAIR AND VICE CHAIR: Acting Chair Brietigam nominated
Commissioner Ramirez for Chair, seconded by Commissioner Blackmun. The
motion carried with a 7-0 vote as follows:

Ayes: (7) Blackmun, Brietigam, Crawford, McIntosh, Pham, Ramirez,
Serrano
Noes: (0) None

Commissioner Ramirez assumed the duties of Chair and asked for nominations for
Vice Chair.

Commissioner Blackmun nominated Commissioner McIntosh for Vice Chair,
seconded by Commissioner Brietigam. The motion carried with a 7-0 vote as
follows:

Ayes: (7) Blackmun, Brietigam, Crawford, McIntosh, Pham, Ramirez,
Serrano
Noes: (0) None

ORAL COMMUNICATIONS – PUBLIC: None.

MINUTES: It was moved by Commissioner Brietigam and seconded by Commissioner Blackmun, to receive and file the Minutes from the February 6, 2017 Meeting. The motion carried by a 6-0 vote, with Commissioner Serrano abstaining, as follows:

Ayes: (6) Blackmun, Brietigam, Crawford, McIntosh, Pham, Ramirez
Noes: (0) None
Abstain: (1) Serrano

ITEM FOR CONSIDERATION: HOUSING ELEMENT UPDATE: The staff report dated March 7, 2016 was introduced. Staff responded to Commissioner's comments and questions and stated the following: that only completed projects could be listed in the Housing Element, which was a 'constitution' for housing in the City; that the law required rezoning for permits to be issued and that the City would not actually be building the houses; that the zoning code had to be consistent with the Housing Element for developers to meet the requirements; that two years ago, the state approved the Housing Element and the City updated the zoning code to implement the Housing Element; that developers applications were increasing after the economic downturn; that the Regional Housing Need Application (RHNA) had very low, low (12%) , moderate (50 %), and above moderate (40%) categories with 164 being the number of units in the 'very low' category and that the City was 29% complete with five years still to go; that a few projects on next year's report would include Sycamore Court, and a 16 work-live project, a 10-unit work-live project, and Brookhurst Triangle with 180 units in Phase I and 60 units in Phase II; that staff would report back on the location of Brookhurst Triangle parking; that the next meeting's Action Plan would show that Housing and Urban Development (HUD) funds were set aside for housing rehabilitation for Seniors; and that a PDF of the Parking Request For Proposal (RFP) would be emailed to the Commissioners.

It was moved by Commissioner Serrano and seconded by Commissioner Blackmun, to accept staff's recommendation to receive and file and transmit the Housing Element Update to the Planning Commission. The motion carried by a 7-0 vote as follows:

Ayes: (7) Blackmun, Brietigam, Crawford, McIntosh, Pham, Ramirez, Serrano
Noes: (0) None

MATTERS FROM STAFF:

BROWN ACT: City Attorney, Omar Sandoval, presented an outline of the Brown Act to the Commission.

REVIEW OF THE CODE OF ETHICS: The Commission reviewed and acknowledged the Code of Ethics governing the Neighborhood Improvement and Conservation Commission.

SCOPE OF NICC: City Attorney, Omar Sandoval, stated that the main goal of the Commission was to advise the City Council as an advisory body to the Council on the establishment of community goals for the preservation and improvement of neighborhoods and conservation of energy resources. He also mentioned that the Commission's role was limited to residential neighborhoods, such as with property maintenance issues; that the NICC distributes Federal funds to and oversees programs such as the Action Plan and HOME; that Community Development Block Grant (CDBG) funds were allocated for neighborhood preservation, such as for clean up; that the NICC could make recommendations to City Council and City Council could send items to the NICC for review; that Commissioners could go to City Council and report on NICC matters, and may choose to elect an NICC member to attend as a resident for public comment; that the Commission could ask for an item to be agendaized on the City Council agenda via the City Manager; and that a community member may also ask for an item to go to City Council.

ACKNOWLEDGEMENT OF 2017 MEETING DATES: Commissioners reviewed and acknowledged the 2017 meeting dates of the Neighborhood Improvement and Conservation Commission.

OVERVIEW OF NEIGHBORHOOD IMPROVEMENT: Staff presented brief review that touched on HUD grants, Citizen Participation Plan, 5-Yr Consolidated Plan, Developing the Consolidated Plan, Community Development Priority Objectives, Available State and Federal Funds; CDBG, HOME, ESG, CAL Home First-Time Home Buyer, and the Neighborhood Improvement Annual Cycle.

Commissioner Crawford noted that 'public facilities infrastructure needs' had low priority. Staff responded that data from a public meeting had been collected and priorities were listed on the Consolidated Plan; that the priorities were expenditures from Federal and state funds; that for infrastructure other than roads, the City had enterprise funds, for example, for sewer and water, that were self-supporting, however, the City did not have separate funds for roads; that schools were funded by the state of California and developers, however, state law imposes requirements on developers, which raises housing costs; that school sites impacted by development receive an impact fee to use for increasing classrooms, however, most cities no longer deal with school impacts; that the City was a recipient of funding and could contract with other parties called subrecipients to spend the funds under Federal regulations; that subrecipients were monitored annually; that the City had no inclusionary in the Municipal Code, though the City had Density Bonus concessions; that the City was limited with state mandated parking; that results of RFP's would come to the Commission via the next Action Plan; that the Housing Authority was created to oversee the Federal Section 8 housing program for low income families only and had no ties to the City; and that Section 8 was under HUD specifically for Rental Income Assistance with funds going directly to clients.

MATTERS FROM COMMISSIONERS: Commissioners introduced themselves. Commissioner McIntosh suggested that better promotion of the NICC Meetings may be beneficial to the community. Commissioner Pham shared that the 2nd Annual AAPI Youth Leadership Conference was slated for Friday, April 28, 2017 at Coastline Garden Grove Center, 12901 S. Euclid Street, Garden Grove, CA.

ADJOURNMENT: Chair Ramirez adjourned the meeting at 8:04 p.m. to the next Special Meeting of the Neighborhood Improvement and Conservation Commission to be held on Monday, April 3, 2017, at 6:30 p.m., at the Community Meeting Center Council Chamber, 11300 Stanford Avenue.

Judith Moore
RECORDING SECRETARY