



# CITY OF NEWARK

## Community Development Advisory Committee

City Administration Building, City Council Chambers

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### MINUTES

Wednesday, April 5, 2023

6:00 p.m.

#### I. ROLL CALL

Chairperson Hannon called the meeting to order at 6:04 p.m. Present were members Hentschke, Borjon, Saksena Aguilar, Fitts, Hannon, and Freitas. Committee members Lucia and Mathew were absent.

#### II. MINUTES

**Approval of Minutes of the January 19, 2023, will be considered at the next meeting.**

**(MOTION)**

#### III. STAFF REPORTS

##### A. Community Development Block Grant (CDBG) Status Report

**(MOTION)**

Deputy Community Development Director (DCDD) Art Interiano provided an overview of the Community Development Block Grant (CDBG) funding, highlighting its allocation and history over the past decade.

He noted that Newark receives federal funds through the CDBG annually for projects aimed at low-income communities, such as sidewalk upgrades, housing restoration, and social services.

The City is scheduled to receive \$210,042 in the fiscal year 2023-2024, with access to the funds beginning July 1, 2023.

The Minor Home Repairs Program has seen growth over time, with a decline in completed home repairs during the pandemic.

DCDD Interiano discussed the use of Jurisdictional Improvement funds, particularly for improving citywide ADA compliance, parks, ramps, and parking lots.

The City will receive \$150,884 for Jurisdiction Improvement Funds during the 2023–2024 fiscal year, primarily allocated to Birch Grove Park and Mayhews Landing Park.

Due to insufficient funds and contractor availability, funds from both fiscal years 2023–2024 and 2024–2025 will be combined for these projects.

Senior Engineer (SE) Alex Tat presented upcoming projects, recommending upgrades for Birch Grove Park's curb ramps, walkway repairs, and installation of ADA-compliant ramps.

Staff proposes replacing pathways at Mayhews Landing Park, with an estimated total cost of \$150,000, of which \$110,000 will be allocated to Mayhews Landing Park improvements alone.

Construction for these improvements is expected to begin in spring 2025.

**Staff Recommendation: Staff recommends that the Community Development Advisory Committee accept the CDBG Status Report and that the CDAC recommends the City Council allocate Jurisdiction Improvement Funds toward Citywide ADA Compliance Improvements.**

Major Hannon encouraged the members of the Committee to ask questions on the CDBG Status Report item.

Member Borjon inquired about how to obtain the Minor Home Repairs funds.

DCDD Interiano clarified that the County administers Newark's Minor Home Repairs funds, and residents apply for them through the County's hotline.

Member Aguilar questioned whether a resident who does not make it into the current year's calendar will have priority in the following year's calendar or if it is reset annually.

DCDD Interiano was unsure of the process but committed to contacting the County for clarification.

Member Saksena asked if there was a specific dollar amount or threshold to qualify for minor home repairs.

DCDD Interiano stated he was unaware of any threshold and would verify and report back on the matter.

Member Saksena inquired whether Newark advertises the availability of the funds administered by the County.

DCDD Interiano explained that the City provides information on its website and through other channels but agreed that more outreach, such as through the Community Newsletter, could be beneficial.

Member Borjon questioned if information about the existence of those funds was published in the City's Community Newsletter because not everyone, especially seniors, is technologically proficient.

DCDD Interiano agreed.

Member Fitts asked why residents go to the County rather than the City to apply for funds.

DCDD Interiano explained the County's role in administering funds due to resource limitations within the City.

Member Saksena questioned the increase in CDBG funding for Newark in the fiscal year 2023-2024.

DCDD Interiano explained the increase is due to population growth, indicating that Newark's population is approaching 50,000, potentially leading to reconsideration of Urban County status.

Member Saksena asked about the criteria for park renovation selection.

(SE) Tat stated that all parks are considered for renovation, with specific plans for improvements outlined, including Jerry Rabber Ash Park.

Major Hannon inquired about properties scheduled for home renovations.

DCDD Interiano clarified that all properties are located within Newark, not outside its boundaries.

Major Hannon asked whether the renovations were loans or grants.

DCDD Interiano confirmed they were grants.

Major Hannon then asked if there were any other questions, and motioned to vote on Item A.

Member Aguilar moved, and Member Fitts seconded to approve the Staff's recommendations on the Community Development Block Grant. **The motion passed unanimously with 7 AYES.**

Major Hannon commended DCDD Interiano for the park presentation and requested that the photographs be shared with the public in the future.

## **B. Recommendations for 2023-2024 Jurisdiction Improvements Project Funds**

**(MOTION)**

Major Hannon inquired whether there were any questions on Jurisdiction Improvements Project Funds.

Member Fitts questioned if it was more beneficial to complete park renovations due to safety issues as soon as possible to avoid potential liabilities and how they would be prioritized.

Member Borjon inquired about resources allocated for park maintenance, referencing a past vote by Newark citizens, and asked if they were in addition to those from the Jurisdiction Improvement funds.

Major Hannon clarified that Measure GG was passed for the Civic Center project, not specifically for parks.

DCDD Interiano mentioned the investigation into the matter by Public Works.

Mayor Hannon inquired whether the projects had been put out for bid or if Staff planned to do so after that evening's action.

DCDD Interiano explained the merging of fiscal years 2022-2023 and 2023-2024 for accessing funds following CDAC's recommendations and City Council approval, with projects added accordingly.

Member Saksena wondered whether the projects would start in the Spring of 2025 or 2023.

Major Hannon clarified the process of combining funds from two years and commencing work accordingly. (SE) Tat highlighted the aim to obtain better unit prices for projects by combining funds.

Member Saksena expressed concern about viewing the project progress due to work beginning in 2025.

DCDD Interiano suggested providing photographs of projects completed in previous fiscal years for reference.

Mayor Hannon underlined the importance of the Committee seeing the results of their efforts and that they allocate funds to be used in a specific manner, consequently it is beneficial for the Committee to witness progress.

Mayor Hannon requested a motion to accept Item B. Member Hentschke moved, and Member Saksena seconded the motion to accept the Jurisdiction Improvements Project Funds. **The motion passed unanimously – 7 AYES.**

### **C. Affordable Housing Fund Status Report**

Senior Planner (SE) Carmelisa Lopez highlighted the progress of the SAHA proposal within the Notice of Funding Availability (NOFA) framework. It detailed that the proposal was presented to the CDAC on January 19, 2023, and subsequently recommended for funding approval, which was then approved by the City Council on March 23, 2023. As a result, SAHA was set to receive

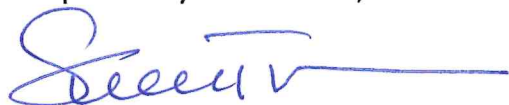
\$12,000,000 in funding for the project, with the initial portion allocated for pre-development costs and the remainder for construction. (SE) Lopez mentioned that Staff is in the final stages of preparing loan documents, aiming to execute them by the end of the month along with closing on the property sale. This timeline will enable the beginning of architectural planning, community outreach, and formal application submission to the City by the summer of 2023.

Mayor Hannon provided additional context, expressing expectations that the housing units would likely be constructed around 2024 or 2025. He emphasized the extensive process of securing federal and state funding, noting ongoing efforts to collect affordable housing funds. He emphasized the significance of creating housing units and highlighted the family-oriented nature of the SAHA project, comprising 57 units with two or three bedrooms. Mayor Hannon commended the Committee's initial approval and praised the Staff's dedication, suggesting that subsequent steps were likely to proceed smoothly within the Council.

#### IV. ADJOURNMENT

Mayor Hannon adjourned the Community Development Advisory Committee meeting at 6:46 p.m.

Respectfully submitted,



Steven Turner,  
Secretary