

## H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, October 27, 2022 – 10:00 a.m.

**ORANGE COUNTY HOUSING AUTHORITY,  
CONFERENCE ROOM A  
1501 E. St. Andrew Pl.  
Santa Ana, CA 92705**

**An Nguyen, 1st District  
Muriel Ullman, 2nd District  
Mike Alvarez, 3rd District  
Denise Barnes, 4th District  
Sandy Rains, Vice Chair, 5th District**

**James Mai, At-Large  
Wayne Carvalho, At-Large  
Carla Wilkerson, Tenant Representative  
Helen Smith-Gardner, Tenant Representative  
Mike Frost, City Selection Representative  
Cecilia Hupp, Chair, City Selection Representative**

The Housing and Community Development (H&CD) Commission has been established to perform two functions. (1) As to Orange County Housing Authority matters, the H&CD Commission is to review and make recommendations on those Agenda items, which will be presented to the Orange County Board of Supervisors, sitting as the Board of Commissioners of the Orange County Housing Authority. These items are noted on this Agenda by the designation "OCHA". (2) As to other matters, the H&CD Commission is to provide advice to the Housing & Community Development Department of the County of Orange. These items are noted on this Agenda by the designation "H&CD".

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda.

Pursuant to Government Code Section 54953(e)(1), as amended by AB 361, this meeting will be held in person at the address above and via Microsoft Teams. Members of the public can listen to and participate in the live Teams meeting by accessing the following. To attend the meeting via teleconference please call: 1-949-543-0845 Phone Conference ID: 386 33 524# or <https://www.microsoft.com/microsoft-teams/join-a-meeting> Meeting ID: 236 883 854 736 Passcode: vYih27

**In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Orange County Housing & Community Development Commission Clerk 72 hours prior to the meeting at (714) 480-2920 or via email at: [ochcdcommission@occr.ocgov.com](mailto:ochcdcommission@occr.ocgov.com)**

Members of the public may address the H&CD Commission regarding any item in the following ways:

**1. Real-time Teams Comment** – To provide a real-time public comment during the meeting, please access the Microsoft Teams information identified above. Speakers will be recognized by the Commission Clerk at the time the agenda item is to be considered. Use the hand-raise icon to be called on for public comment if on Microsoft Teams. If calling in via telephone, dial \*5 to raise your Hand, and when called upon \*6 is used to mute and unmute yourself. A speaker's comments shall be limited to three minutes. Anyone causing disruption can be removed from the meeting at the discretion of the Chair.

*\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

**2. Written Comment** – You may submit comments to the H&CD Commission by emailing them to [ochcdcommission@occr.ocgov.com](mailto:ochcdcommission@occr.ocgov.com). The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by noon the day prior to the meeting.

*\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

**3. In-Person** – If you wish to comment on a specific agenda item in-person, please complete a Speaker Request Form(s) identifying the item(s) number, your name, and deposit the completed form(s) in the box located next to the clerk. To speak on a matter not appearing in the agenda, but under the jurisdiction of the H&CD Commission, you may do so during Public Comments item at the end of the meeting. Speaker Request Forms must be deposited prior to the beginning of the consent calendar, the reading of the individual agenda items, the opening of the public hearing and/or the beginning of Public Comments item. Members of the public desiring to speak should address all remarks and questions to the Commission. Speakers may address the Commission on up to three occasions, with three minutes allotted to the speaker per occasion.

*\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

All supporting documentation is available for public review in the Orange County Housing Authority office located at 1501 E. St. Andrew Pl., Santa Ana, CA 92705 during regular building hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday.

- I. **CALL TO ORDER:** Cecilia Hupp, Chair
- II. **PLEDGE OF ALLEGIANCE:** Cecilia Hupp, Chair
- III. **ROLL CALL:** Jessica Villa
- IV. **STAFF IN ATTENDANCE:**  
Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA  
Marie Vu, Manager, Housing Assistance Division  
Craig Fee, Manager, Community Development  
Michelle Zdeba, Manager, Housing Development  
January Johnson, Manager, Housing Assistance Division  
Jessica Villa, Commission Clerk
- V. **APPROVAL OF MINUTES:**  
**RECOMMENDED ACTION:**  
Approve the Summary of Minutes of the meeting held on October 13, 2022
- VI. **PRESENTATIONS/INTRODUCTIONS: (None)**
- VII. **PUBLIC COMMENTS:** *At this time, members of the public may address the H&CD Commission regarding any items within the subject jurisdiction of the Commission, provided that NO action shall be taken on off-agenda items unless authorized by law.*
- VIII. **CONSENT CALENDAR: (None)**
- IX. **DISCUSSION CALENDAR: (1)**
  1. (HCD) **AB 361 (Government Code § 54953(e)(3) Review and Findings**  
**Julia Bidwell, Executive Director/Secretary**  
  
**RECOMMENDED ACTION:**  
Review and reconsider state of emergency arising from COVID-19 under AB 361 and find that the Housing & Community Development Commission has reconsidered the state of emergency; the state of emergency continues to directly impact the ability of the members to meet safely in person; and, as a result, the Housing & Community Development Commission will continue hybrid meetings (i.e. virtual/remote and in-person attendance) or meeting via teleconference under Government Code subsection 54953(e)(3).
- X. **PUBLIC HEARINGS:** *At this time, members of the public may address the Commission regarding any off-agenda items within the subject matter jurisdiction of the H&CD Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.*
- XI. **REPORTS OF STAFF AND/OR COMMISSION MEMBERS:**
  - A. **Community Development:**  
Craig Fee, Manager
  - B. **Housing Development:**  
Michelle Zdeba, Housing Development Manager
  - C. **Orange County Housing Authority Update:**  
Marie Vu, Manager, Housing Assistance Division
  - D. **Executive Director/Secretary's Report:**  
Julia Bidwell, Executive Director/Secretary

**XII. PUBLIC COMMENTS:** *At this time, members of the public may address the Commission regarding any off-agenda items within the subject matter jurisdiction of the H&CD Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.*

**XIII. MEMBER COMMENTS:** *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

**XIV. ADJOURNMENT**

**XV. NEXT SCHEDULED MEETING:**  
**November 28, 2022**  
**ORANGE COUNTY HOUSING AUTHORITY**  
**CONFERENCE ROOM A**  
**1501 E. St. Andrew Pl.**  
**Santa Ana, CA 92705**

## H&CD COMMISSION -SPECIAL MEETING MINUTES

Thursday, October 13, 2022 – 10:00 a.m.

**MEETING WAS HELD VIA TELECONFERENCE/VIDEOCONFERENCE ONLY**

**A Nguyen, 1st District  
Muriel Ullman, 2nd District  
Mike Alvarez, 3rd District  
Denise Barnes, 4th District  
Sandy Rains, Vice Chair, 5th District**

**James Mai, At-Large  
Wayne Carvalho, At-Large  
Carla Wilkerson, Tenant Representative  
Helen Smith-Gardner, Tenant Representative  
Mike Frost, City Selection Representative  
Cecilia Hupp, Chair, City Selection Representative**

- I. **CALL TO ORDER:** Cecilia Hupp, Chair
  
- II. **PLEDGE OF ALLEGIANCE:** Cecilia Hupp, Chair
  
- II. **ROLL CALL:** Jessica Villa  
  
**Present: M. Alvarez, D. Barnes, C. Wilkerson, S. Rains, C. Wilkerson, J. Mai, W. Carvalho, C. Hupp,  
M. Ullman, M. Frost, H. Smith-Gardner**  
**Absent: A. Nguyen**
  
- IV. **STAFF IN ATTENDANCE:**  
Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA  
Marie Vu, Manager, Housing Assistance Division  
Michelle Zdeba, Manager, Housing Development  
January Johnson, Manager, Housing Assistance Division  
Jessica Villa, Commission Clerk
  
- V. **APPROVAL OF MINUTES:**  
  
**RECOMMENDED ACTION:**  
Approve the Summary of Minutes of the meeting held on September 22, 2022  
  
**Motion to approve minutes: W. Carvalho**  
**Motion was seconded: M. Frost**  
  
**All in favor: Vote was unanimous**  
**(Votes taken via roll call)**
  
- VI. **PRESENTATIONS/INTRODUCTIONS:** (None)
  
- VII. **PUBLIC COMMENTS:** *At this time, members of the public may address the H&CD Commission regarding any items within the subject jurisdiction of the Commission, provided that NO action shall be taken on off-agenda items unless authorized by law.*
  - **Name not provided - Oral re: Spoke on her professional relationship with James Mai in the reference to public emails and post posts sent to the H&CD Commission.**
  - **Mr. Khan – Oral re: Read an email to the Commission members on James Mai character and regarding negative emails being inaccurate.**
  - **Ava Liu –Oral re: Mentioned the various postings on her Facebook page describing the character of the individual making accusations of James Mai.**

**VIII. CONSENT CALENDAR: (1)**

- 1. (OCHA) 2022-2023 PAYMENT STANDARDS FOR HOUSING CHOICE VOUCHER PROGRAM**  
Marie Vu, Manager, Housing Assistance Division

**RECOMMENDED ACTION:**

Received and file the attached 2022-2023 Payment Standards effective October 1, 2022

**Marie – Mentioned payment standards at 100% for basic cities, 105% for central cities, and 110% for South County based on 2023 Fair Market Rents.**

**Motion to receive and file: M. Alvarez**

**Motion was seconded: S. Rains**

**All in favor: Vote was unanimous**

**(Votes taken via roll call)**

**IX. DISCUSSION CALENDAR: (1)**

- 1. (H&CD) H&CD COMMISSION – Emailed Public Comments**  
Julia Bidwell, Executive Director/Secretary

**RECOMMENDED ACTION:**

Discuss, deliberate, and take action if needed regarding emailed public comments regarding alleged social media posts by Housing & Community Development Commission member received in connection with Housing & Community Development Commission meetings held on August 25, 2022, and September 22, 2022.

**Member Comments – There was much discussion.**

**Public speakers (1)**

**Mr. Khan – Oral re: Thanked the Commission for their time on this matter**

**No action taken**

- 2. (HCD) AB 361 (Government Code § 54953(e)(3)) Review and Findings**  
Julia Bidwell, Executive Director/Secretary

**RECOMMENDED ACTION:**

Review and reconsider state of emergency arising from COVID-19 under AB 361 and find that the Housing & Community Development Commission has reconsidered the state of emergency; the state of emergency continues to directly impact the ability of the members to meet safely in person; and, as a result, the Housing & Community Development Commission will continue hybrid meetings (i.e. virtual/remote and in-person attendance) or meeting via teleconference under Government Code subsection 54953(e)(3).

**Motion to approve: C. Wilkerson**

**Motion was seconded: M. Ullman**

**All in favor: Vote was unanimous**  
**(Votes taken via roll call)**

X. **PUBLIC HEARINGS:** *At this time, members of the public may address the Commission regarding any off-agenda items within the subject matter jurisdiction of the H&CD Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.*

XI. **REPORTS OF STAFF AND/OR COMMISSION MEMBERS:**

- **No Report of Staff**

XII. **PUBLIC COMMENTS:** *At this time, members of the public may address the Commission regarding any off-agenda items within the subject matter jurisdiction of the H&CD Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.*

- **None**

XIII. **MEMBER COMMENTS:** *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

- **None**

XIV. **ADJOURNMENT**

XV. **NEXT SCHEDULED MEETING:**

**October 27, 2022**

**ORANGE COUNTY HOUSING AUTHORITY**


**CONFERENCE ROOM A**

**1501 E. St. Andrew Pl.**

**Santa Ana, CA 92705**

October 27, 2022

**TO:** Board of Commissioners H&CD Commission Members

**FROM:** Julia Bidwell, Director, Housing & Community Development/Executive Director of OCHA 

**SUBJECT:** Executive Director's Summary for September 2022

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Individual activity reports are attached from the Managers of Housing Assistance, Accounting, Housing and Community Development:

- I. HOUSING ASSISTANCE DIVISION**  
**Marie Vu, Housing Assistance Manager**
  - A. Housing Choice Voucher Program Status and Activities
  - B. Special Housing Programs Section
  - C. Occupancy Section
  - D. Leasing Section
  - E. Administrative Section
  - F. VMS Data Collection Report-Monthly Activity
  - G. Operation Reserves Sources and Uses, Fund 117
  
- II. ACCOUNTING DIVISION**  
**Bill Malohn, Manager**
  - A. Orange County Housing Assistance (OCHA)
  - B. Housing and Community Development (H&CD)
  - C. Orange County Development Agency (OCDA) Successor
  
- III. HOUSING & COMMUNITY DEVELOPMENT DIVISION**  
**Craig Fee, Community Development Manager**  
**Michelle Zdeba, Housing Development Manager**
  - A. Community Development
  - B. Housing Development
  
- IV. ADMINISTRATION**

<b>September 13, 2022</b>	<ul style="list-style-type: none"> <li>• Amend Memorandum of Understanding for Mental Health Services Act Funds Transfer</li> </ul>
<b>September 27, 2022</b>	<ul style="list-style-type: none"> <li>• American Rescue Plan Act Funds for Voucher Utilization and Housing Development</li> </ul>
	<ul style="list-style-type: none"> <li>• Villa St. Joseph Additional Loan Request</li> </ul>

**DATE:** October 27, 2022  
**TO:** H&CD Commission  
**FROM:** Marie Vu, Manager, Housing Assistance Division *MV*  
**SUBJECT:** OCHA Status Report for September 2022

**HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:**

The Lease-up rate for September 2022 is 88.9% with 10,076 households receiving Voucher program rental assistance. VASH veterans represent 760 of the assisted tenants, 28 are in the Non-Elderly Disabled (NED) program, and 145 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of September activities are as follows:

**SPECIAL HOUSING PROGRAMS (SHP) SECTION:**

**Staffing:**

SHP currently has a vacancy for one (1) Housing Specialist III, three (3) Housing Specialist I/II and one (1) Office Specialist.

**Family Self-Sufficiency (FSS):**

**Monthly activity:**

Current number of active clients with FSS contracts:	170
Clients currently earning escrow credits:	118
New Enrollees:	0

**Cumulative Status**

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	356
HUD-mandated remaining Contracts:	109
Clients graduating in Sept:	2

**Coordinated Entry (CE) Set-aside HCV Homeless Vouchers:**

From inception (March 2017) to date we have received a total of 300 referrals.

Currently, there are thirteen (13) in/outreach teams from CE who have executed an MOU with OCHA: Illumination Foundation, Pathways of Hope, Colette's Children Home, City Net, Families Forward, American Family Housing, Friendship Shelter, Mercy House, City of Huntington Beach, Family Assistance Ministries, Wise Place, City of Costa Mesa and HIS-OC.

Vouchers searching:	5
UP to date Inactive:	83



**Mainstream Program:**

In partnership with the Orange County Health Care Agency (HCA), the OCHA was awarded funding for 44 Mainstream Vouchers to provide rental assistance to non-elderly homeless persons with disabilities on September 4, 2018. This marked the beginning of the Mainstream Voucher Program for OCHA.

In order to align with current County initiatives, OCHA selected a specific target population to collaborate with the Health Care Agency (HCA) and the Whole Person Care (WPC) program to identify persons who are non-elderly disabled homeless households, exiting from recuperative care facilities, have no place to go and are at high risk of readmission to the hospital.

November 14, 2019, OCHA was awarded an additional 33 Mainstream Vouchers. We used this opportunity to expand the assisted population to include non-elderly homeless individuals who were frequent users of Orange County hospitals/emergency rooms. Referrals for these additional vouchers began on March 01, 2020.

On May 18, 2020, HUD awarded OCHA an additional 24 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers began on September 01, 2020 and targeted the expanded population.

On November 17, 2020, HUD awarded OCHA an additional 100 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers began on January 01, 2021, and targeted individuals and families recently transitioned or transitioning from Project RoomKey/HomeKey and connected to Project Tool Belt.

OCHA and HCA meet on a monthly basis to evaluate the efficacy of the referral process. The monthly meeting addresses challenges such as document retrieval, client engagement, and housing navigation.

To date, OCHA has received 390 referrals for the Mainstream Voucher Program. 144 have successfully moved into a unit and three (1) have located a unit and are in the process of establishing a move in date. 10 referrals have been issued a voucher and are currently searching for a unit. 11 referrals are pending voucher issuance.

**Family Unification Program (FUP)**

OCHA has been selected as a site in the Evaluation of the Family Unification Program study. The Urban Institute is part of a research team working with the Department of Health and Human Services and HUD to conduct this study for families only (youth were not included). The study team visited OCHA on 3/14/2019 to discuss the logistics of implementing the FUP evaluation in Orange County. The Board approved to execute the MOU between Social Services Agency/ OCHA and Urban Institute on August 13, 2019. OCHA, SSA, and the Urban Institute participate in a conference call on a biweekly basis to discuss success strategies and program implementation. SSA has referred 107 applicants for the study since August 22, 2019.

On April 2, 2020, OCHA was awarded an additional 58 FUP vouchers, 29 of which were allocated for Families and 29 for Foster Youth. Referrals for these vouchers began on August 01, 2020, and all 58 have successfully moved into a unit. In total, we have 325 FUP vouchers available for use, 270 of those have successfully moved into a unit.

**Emergency Housing Voucher Program**

The Emergency Housing Voucher (EHV) program is a voucher program funded through the American Rescue Plan Act of 2021 (ARPA). ARPA was signed into law on March 11, 2021 and included funding for approximately 70,000 EHVs. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHVs.

EHVs are to assist individuals and families who are experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. We began

receiving referrals on July 26, 2021. To date we have received 690 referrals, issued 614 vouchers, and leased 288 tenants.

### **Project Based Voucher Program**

OCHA currently has 19 projects completed and leased. We have three (3) projects with an expected completion date in 2022, those include Ascent in Buena Park, The Groves in San Juan Capistrano, and Casa Paloma in Midway City.

### **OCCUPANCY SECTION:**

#### **Staffing**

The current recruitments we currently are working on for ten (10) vacant positions: one (1) Senior Housing Specialist, seven (7) Housing Specialist I, two (2) Office Technician. Currently we continue to work with HR on the ongoing recruitments for these 10 positions.

#### **Activity**

Occupancy Section is currently working on finalizing eligibility on the initials to issue new vouchers. We continue conducting virtual briefing video to issue vouchers and one to one briefing as requested by our clients. Occupancy continues to work closely with all our clients.

#### **Ongoing Occupancy Activities**

Occupancy pulled initials from the waiting list in the month of September 2022

Initial voucher issuance:	61
Initial vouchers expired:	5
Ongoing vouchers issued:	43
Ongoing vouchers expired:	5
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	697
Total interim decreases completed:	189
Total interim increases completed:	190
Number of repayments completed:	0

### **LEASING SECTION:**

#### **Leasing Ongoing Activities**

Below are Leasing's numbers for the month of September 2022:

Annual Inspections Scheduled (OCHA):	551
Follow up re-inspections Scheduled (OCHA):	130
Physical Inspections (OCHA):	41
New Leases - Number of RTA's received (OCHA):	73
Annual Inspections Received (Mobility):	250
Annual Inspections Scheduled (Mobility):	159
Follow up Re-inspections (Mobility):	38
New Leases Received (Mobility):	46
New Leases Scheduled (Mobility):	27
QC Inspections:	16
QC Inspections (Mobility):	0
Owners Canceled or postponed Rent Increases	

due to COVID-19:	0
New Lease Self-Certification inspections:	0
New Lease Self-Certification re-inspections:	0
New Lease Self-Certification re-inspections (Mobility):	0
Rent Increases received:	771
Rent Decreases received:	0
Rent Increase denied:	51

**Total Abatement:**

Final notices mailed:	35
Were abated:	4

**Owners:**

Owners became inactive for the month of July 2022:	0
Owner relisted their property:	0
Units added to our vacancy listings:	34
Owner Hotline Callers Assisted:	305

**Staffing:**

Leasing currently has a vacancy for two (2) Housing Specialist I/II positions.

**Outreach Efforts:**

In September 2022, the Orange County Housing Authority continued to operate successfully under the hybrid work schedule. 305 callers were assisted through the Owner Hotline to meet the specific needs of OC's landlords and property managers.

**ADMINISTRATION SECTION:**

**Operations**

Administration's efforts have been focused on OCHA operations, including, but not limited to, purchasing supplies and equipment, managing the physical facility, supporting the needs of the other OCHA sections, and communicating operational information to the public via the OCHA Reception telephone lines, the "OCHA Contact" email hotline, AccessOC and the OCHA webpage.

**Ongoing Activities**

Critical tasks completed during September included the following:

Calls and inquiries addressed:	2941
Mail Processed:	7400
Public Records Act and Data Requests resolved:	2

**Staffing**

Administration currently has one Section Chief, one Office Specialist, and one Office Technician vacant.



**OC Community Resources**  
**M E M O R A N D U M**

DYLAN WRIGHT  
 DIRECTOR  
 OC COMMUNITY RESOURCES

CYMANTHIA ATKINSON  
 ASSISTANT DIRECTOR  
 OC COMMUNITY RESOURCES

JULIE LYONS  
 DIRECTOR  
 ADMINISTRATIVE SERVICES

ANDI BERNARD  
 DIRECTOR  
 OC ANIMAL CARE

JULIA BIDWELL  
 DIRECTOR  
 OC HOUSING &  
 COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
 DIRECTOR  
 OC COMMUNITY SERVICES

TOM STARNES  
 DIRECTOR  
 OC PARKS

JULIE QUINN  
 COUNTY LIBRARIAN  
 OC PUBLIC LIBRARIES

**DATE:** October 27, 2022  
**TO:** H&CD Commission  
**FROM:** Bill Malohn, Manager, OC Community Resources  
 Accounting *Bill Malohn*  
**SUBJECT:** **ACCOUNTING STATUS REPORT - September 2022**

**ORANGE COUNTY HOUSING ASSISTANCE**

1. **Section 8 Housing Assistance Payments**  
 We issued our September 2<sup>nd</sup> checks and electronic fund transfers to landlords on time using the HAPPY software system.
2. **Landlord and Tenant Overpayments**
  - Active: There are 32 tenant repayment agreements with a total balance of \$47,090 as of September 30, 2022.
  - Inactive: There are 351 outstanding cases with a total amount of \$750,233 as of September 30, 2022. Of the 351 cases, 232 are for tenants (66%) and 119 are for landlords (34%).
  - Grand total of active and inactive for September 2022: \$797,323.
3. **Operating Reserves Loan**  
 All loan payments were made through September 30, 2022, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (FSS) reconciliation through September 2022. There were 0 payments to a program participant under the Enhancement Program for the month of September.

**HOUSING AND COMMUNITY DEVELOPMENT**

5. **CDBG, HOME, ESG, CALHOME, and General Fund**
  - The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for June Per 13 2022 have been completed for all available funding.
  - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June (Period 13) 2022 has been completed.
  - General & Other Fund Projects report was updated through 4<sup>th</sup> quarter, June 2022.
  - Program Income Status Report for June (Period 12) 2022 has been completed.

- We were awarded \$1,000,000 in CalHome funds in March 2010. We received \$1,000,000 in advanced funds as of February 28, 2014 and we funded 44 Owner Occupied Rehabilitation loans. A new 2011 CalHome grant for \$1,000,000 was awarded and \$250,000 was received on June 5, 2014, another \$250,000 was received on April 15, 2015 and another \$250,000 was received on March 8, 2016. We funded 7 Mortgage Assistance Program loans and 14 Owner Occupied Rehabilitation loans. As of June 2017, the 2011 CalHome grant is closed.

#### **ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR**

6. The Orange County Development Agency (OCDA) Successor status report was updated through August 2022 and can be viewed on the shared drive.
7. Successor Notes Receivable interest and loan monitoring fees are calculated monthly and are up to date as of September 2022. Balances are reconciled for Successor Notes Receivables every April and June.

VMS Data Collection Report

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Homeownership	5	4	5	4	3	4	4	4				
Homeownership HAP	\$4,764	\$3,786	\$4,067	\$4,070	\$2,986	\$5,330	\$5,330	\$5,330				
Family Unification	276	278	275	277	277	275	274	271				
Family Unification - (HAP)	\$482,485	\$480,624	\$477,134	\$485,210	\$470,830	\$475,884	\$471,593	\$464,980				
Non Elderly Disabled	27	27	28	28	28	28	28	28				
Non Elderly Disabled - (HAP)	\$36,731	\$36,779	\$38,635	\$38,686	\$38,460	\$38,453	\$38,420	\$39,000				
Portable Vouchers Paid	24	23	23	26	28	19	18	17				
Portable Voucher Paid HAP	\$25,496	\$24,462	\$24,462	\$29,123	\$30,499	\$21,722	\$21,461	\$20,487				
Tenant Protection	46	46	45	44	43	42	42	43				
Tenant Protection HAP	\$64,534	\$64,169	\$62,940	\$62,435	\$61,248	\$60,192	\$80,364	\$62,051				
Enhanced Vouchers	4	4	3	3	3	3	3	3				
Veterans Affair Supported Housing (VASH) Voucher	763	760	756	757	765	757	747	748				
Veterans Affair Supported Housing (VASH) HAP	\$990,508	\$976,193	\$974,743	\$976,090	\$979,164	\$981,743	\$967,967	\$969,031				
All Other Vouchers	9,001	8,974	8,940	8,919	8,905	8,869	8,834	8,858				
All Other Vouchers HAP	\$12,202,546	\$12,183,193	\$12,171,641	\$12,202,353	\$12,204,890	\$12,178,991	\$12,171,401	\$12,230,215				
FSS Escrow Deposits	\$20,079	\$24,684	\$22,720	\$24,995	\$23,916	\$13,609	\$27,243	\$21,986				
All Voucher HAP Expenses After the First of Month	\$20,713	\$30,342	\$25,311	\$28,011	\$32,941	\$23,993	\$14,437	\$31,164				
Total Vouchers	10,142	10,112	10,072	10,055	10,049	9,994	9,947	9,969				
HAP Total	\$13,847,856	\$13,824,232	\$13,801,653	\$13,850,973	\$13,844,934	\$13,799,856	\$13,778,216	\$13,844,508				
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,405	9,391	9,349	9,360	9,321	9,264	9,222	9,251				
New vouchers issued but not under HAP contracts as of the last day of the month	75	78	56	52	48	48	71	79				
Portability (Port In)	1,476	1,474	1,481	1,469	1,452	1,442	1,419	1,372				
Portability (Port In HAP Administered)	\$2,396,497	\$2,395,485	\$2,404,290	\$2,375,319	\$2,369,442	\$2,358,114	\$2,317,711	\$2,249,849				
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	137	137	145	275	337	337	337	329				
Number of PBVs under HAP and leased	439	435	428	435	443	442	438	445				
Number of PBVs under HAP and not leased	14	18	25	18	18	19	23	23				
Fraud Recovery - Amount Booked this Month	\$325	\$175	\$350	\$175	\$590	\$350	\$350	\$375				
FSS Escrow Forfeitures This Month				\$13,027								
Number of Hard to House Families Leased	17	20	14	31	17	14	13	24				
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$625,226	\$567,275	\$545,647	\$575,759	\$549,683	\$488,211	\$507,840	\$454,960				



**FY 22/23 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 9/30/22**

	<u>FY 22-23 Budget</u>	<u>YTD Exp/Rev Actual - Cash</u>	<u>FY 22-23 Y/E Cash</u>
Beginning Cash Balance as of 07/01/22	7,716,985	7,716,985	7,716,985
Less: Other Miscellaneous Obligations			
<b>Available Cash Balance as of 9/30/22</b>	<b>7,716,985</b>	<b>7,716,985</b>	<b>7,716,985</b>
<b><u>Additional Sources of Cash</u></b>			
Principal Received from Ops Reserve Loans	0	0	0
Interest Received from Ops Reserve Loans	14,155	0 (1)	14,155
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	0	0
County Investment Pool Interest Income	36,000	12,769 (2)	51,075
Capital Asset Sales - Non-Taxable Resale (Surplus)	0	2,781	2,781
Miscellaneous Revenue - El Modena Rental Property	8,520	2,130	8,520
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	0	100,000
Miscellaneous (Fund Balance Unassigned)	6,000,000	0	6,000,000
Miscellaneous (Fund Balance Unassigned)	3,659,094	0	0
<b>TOTAL SOURCES OF CASH:</b>	<b>17,534,754</b>	<b>7,734,664</b>	<b>13,893,516</b>
<b><u>Uses of Cash</u></b>			
Accounting staffs support to OCHA Ops Reserve	38,735	8,192	32,767
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	2,387	9,547
Affordable Housing/OCHA Rental Obligation	3,290,397	0	0
Building & Improvements Maintenance - El Modena/Esplanade Property	2,500	0	2,500
County Investment Pool Admin Cost (Treasurer)	5,000	852	3,408
County-wide Cost Allocation Plan (CWCAP)	6,000	0	6,000
Family Self-Sufficiency Enhancement Payments	25,000	1,435	25,000
HCA Emergency Shelter - FY 21/22	0	11,260	11,260
OC ARPA Landlord Incentive	6,000,000	0	6,000,000
OCHA District Attorneys MOU - FY 22/23	250,000	0	250,000
Single All Funds Audit	137	0	137
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	0	100,000
<b>TOTAL USES OF CASH:</b>	<b>9,817,769</b>	<b>24,125</b>	<b>6,440,619</b>
<b>TOTAL FY 22/23 UNCOMMITTED CASH:</b>		<b>7,710,539</b>	<b>7,452,897</b>
<b>LESS: Future Year's Non-discretionary Obligations</b>			<b>(4,757,807)</b>
OCHA Monthly Rental Obligations (3)			<b>2,695,090</b>
<b>TOTAL FY 22/23 DISCRETIONARY CASH:</b>			<b>2,695,090</b>

(1) Budgeted amount represents interest amount only.

(2) The Treasurer is three months behind in dispersing interest.

(3) The \$ 4.7 million is the amount reserved for the monthly OCHA HAP payments, Shelter Plus Care payments & FSS payments in case the monthly HUD payments are late.

Note: This document does not account for the accounts receivable reserve for housing loans.

See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.



**OC Community Resources**  
**M E M O R A N D U M**

DYLAN WRIGHT  
 DIRECTOR  
 OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
 ASSISTANT DIRECTOR  
 OC COMMUNITY RESOURCES

JULIE LYONS  
 DIRECTOR  
 ADMINISTRATIVE SERVICES

ANDI BERNARD  
 DIRECTOR  
 OC ANIMAL CARE

JULIA BIDWELL  
 DIRECTOR  
 OC HOUSING &  
 COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
 DIRECTOR  
 OC COMMUNITY SERVICES

TOM STARNES  
 DIRECTOR  
 OC PARKS

JULIE QUILLMAN  
 COUNTY LIBRARIAN  
 OC PUBLIC LIBRARIES

**DATE:** October 27, 2022

**TO:** H&CD Commission

**FROM:** Julia Bidwell, Director  
 Housing and Community Development

**SUBJECT:** Housing and Community Development Division  
 Status Report September 2022

**COMMUNITY DEVELOPMENT**

Amendment to the FY 2021-22 Annual Action Plan to add \$5,017,613 in HOME-ARP funds was approved by the Board of Supervisors on October 4, 2022 and has been submitted to the Department of Housing and Urban Development (HUD).

The Funding Allocation Policy and Process (FAPP) is scheduled to go to the Board on November 8, 2022. The FY 2023-24 FAPP is a planning document that marks the fourth year of the FY 2020-24 Consolidated Plan (ConPlan). The primary purpose of the FAPP is to utilize priorities listed in the ConPlan to set policies and processes to address local housing and community development needs with Federal and local resources in preparing the Annual Action Plan (AAP). The Annual Action Plan (AAP) will be presented to Orange County Board of Supervisors at a Public Hearing on or about April 2023.

**HOUSING DEVELOPMENT**

**Project Review Advisory Panel (PRAP)**

- I. The Project Review Advisory Panel (PRAP) met at 1:00 pm on October 13, 2022, via conference call. Staff provided a financing update on two projects that have been previously presented to PRAP (as the former Project Advisory Committee) that are seeking additional funding from the County to help fill a financing gap in order to close on construction financing in November 2022 and begin construction:
  - Motel 6, Costa Mesa – requesting an increase to the previously approved commitment of \$2,000,000 to Community Development Partners by \$2,500,000 for a total amount not to exceed \$4,500,000, with a per unit loan limit of approximately \$250,000 for 10 Mental Health Service Act units and a per unit loan limit of approximately \$66,666 for 30 units for households experiencing homelessness, exceeding the per unit loan limits under the 2020 Supportive Housing Notice of Funding Availability. Additionally, Mercy House CHDO LLC is joining the development team as the lead applicant/borrower for the County funds in conjunction with Community Development Partners.



- Riviera Motel, Stanton – requesting an increase to the previously approved loan commitments in the amounts of \$1,532,983 and \$500,000 to Jamboree Housing Corporation, or JHC-Beach3 LLC, by \$1,000,000 for a total amount not to exceed \$3,032,983, with a per unit loan limit of \$ 142,857.14, exceeding the per unit loan limit under the 2020 Supportive Housing Notice of Funding Availability.

II. Future PRAP dates: November 10, 2022

### Affordable Rental Housing Programs

#### **Projects Under Development**

**Legacy Square** – The Board authorized submittal of a joint competitive No Place Like Home (NPLH) funding application for \$6,013,136 and approved \$3,025,480 in Special Needs Housing Program (SNHP) funding for 10 MHSA units. Legacy Square is 93 units of affordable housing for low- to extremely-low income set-aside for households who are homeless or at-risk of homelessness, including residents who meet the MHSA eligibility. The developer, National Community Renaissance of California, secured 4% low income housing tax credits and closed on the construction loan in February 2021. Construction is anticipated to be completed in February 2023.

**Casa Paloma (formerly 15162 Jackson Street)** – The Board approved a \$950,000 HOME Investment Partnership Act loan and forty-eight (48) Housing Choice and/or Mainstream Project-Based Vouchers for homeless households earning at or below 30% AMI. Casa Paloma is new construction of 71 units (69 rental units and two manager's) of affordable housing for low- to extremely-low income homeless households with 24 units set-aside for households who meet the MHSA eligibility criteria. The developer, American Family Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2021. Construction was completed in September 2022.

**The Groves** – The Board approved a \$567,000 Housing Successor Agency loan and eight (8) Project-Based Vouchers for homeless households earning at or below 30% AMI. The Groves Senior Apartment is new construction of 75 units (74 rental units) of affordable housing for low- to extremely-low income seniors, including 10 units set aside for senior individuals experiencing homelessness. The developer, C&C Development, secured 4% low income housing tax credits and closed on the construction loan in September 2020. Construction was completed in September 2022.

**Ascent (formerly Airport Inn)** – The Board approved fifty-seven (57) Project-Based Vouchers for homeless households earning at or below 30% AMI and with 28 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. Ascent is an acquisition and rehabilitation of an existing 60-room motel into 58 units of affordable. The developer, Jamboree Housing Corporation, secured 9% low income housing tax credits and closed on the construction loan in December 2020. Construction is anticipated to be completed in November 2022.

**Mountain View Apartments** – The Board approved a \$453,600 Housing Successor Agency loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Mountain View Apartments is new construction of 71 units (70 rental units) of affordable housing for low- to extremely-low income homeless households with eight units set-aside for households who meet the MHSA eligibility criteria. The developer, National

Community Renaissance of California, secured 9% low income housing tax credits and closed on the construction loan in December 2021. Construction is anticipated to be completed in July 2023.

**Huntington Beach Senior Housing** – The Board approved a \$3,603,160 MHPA loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Huntington Beach Senior Housing is new construction of 43 units (42 rental units) of affordable housing for low- to extremely-low income homeless households with 21 units set-aside for households who meet the MHPA eligibility criteria and the remaining 12 units will be used for non-MHPA seniors. The developer, Jamboree Housing Corporation, secured 4% low income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in September 2023.

**Center of Hope Apartments (The Salvation Army)** – The Board approved a \$655,120 MHPA loan and sixteen (16) Project-Based Vouchers for individuals experiencing homelessness earning at or below 25% AMI. Center of Hope Apartments is new construction of 72 units (70 rental units and two manager's units) of affordable housing extremely-low income homeless households with 20 units set-aside for households who meet the MHPA eligibility criteria. The developer, The Salvation Army, secured 4% low income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in June 2023.

**Valencia Gardens (formerly Orange Corporate Yard)** – The Board approved a \$479,520 loan (Fund 135) and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Valencia Gardens is new construction of 61 units (60 rental units and one manager's units) of affordable housing for low to extremely-low income households. The developers, Orange Housing Development Corporation and C&C Development, secured 4% low income housing tax credits and closed on the construction loan in March 2022. Construction is anticipated to be completed in March 2024.

**Santa Angelina Senior Community** – The Board approved a \$500,000 loan (Fund 15B) and twenty one (21) Project-Based Vouchers for Santa Angelina Senior, the new construction of 65 units (64 rental units and one manager's units) of affordable housing extremely-low income homeless households with 21 units set-aside for households who meet the MHPA eligibility criteria. The developer, National CORE, secured 4% low income housing tax credits and closed on the construction loan in June 2022. Construction is anticipated to be completed in December 2023.

**The Crossroads at Washington** – The Board approved a \$2,650,701 HOME loan and forty-three (43) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. The Crossroads at Washington is new construction of 86 units (85 rental units and one manager's units) of affordable housing for extremely-low income households with 43 units set-aside for formerly homeless households. The developer, The Related Companies of California, secured 9% low income housing tax credits and closed on the construction loan in July 2022. Construction is anticipated to be completed in September 2023.

## Upcoming Grand Openings/Groundbreakings/Events

- I. The Grand Opening event for Westminster Crossing is scheduled for Wednesday, October 19, 2022 at 12:00 p.m., located at 7122 Westminster Boulevard in the City of Westminster.
- II. The Groundbreaking event for Valencia Garden Apartments is scheduled for October 20, 2022 at 4:30 p.m., located at 637 West Struck Avenue in the City of Orange.
- III. The Groundbreaking event for Westview House will be held on Wednesday, November 2, 2022 at 2:00 p.m., located at 2530 Westminster Avenue in the City of Santa Ana.

## Permanent Supportive Housing Notice of Affordability

On November 10, 2015, the Board authorized the OC Community Resources Director, or designee, to issue a Permanent Supportive Housing Notice of Funding Availability (2016 PSH NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$8 million in Orange County Housing Successor Agency funds and Federal HOME Investment Partnerships Program funds and utilize up to 100 Housing Choice Project-Based Vouchers. Staff will return to the Board for funding commitments to individual projects. The Project Review Advisory Panel (PRAP) concurred with staff's 2016 PSH NOFA policy recommendations at the December 10, 2015 PRAP meeting.

On April 24, 2018, the Board of Supervisors approved adding \$4 million and up to a combined 100 VASH and/or Housing Choice Vouchers to the 2016 PSH NOFA. On December 18, 2018 the Board approved adding \$2 million in Orange County Housing Successor Agency (HSA) funds and/or Federal HOME Investment Partnership Programs and up to an additional of 50 HUD-VASH. Staff has received fourteen applications listed below requesting \$13,020,361 in HOME/HSA funds and 200 Housing Choice Project-Based Vouchers and 8 project-Based VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV/ Request	Project-Based VASH Request	Project-Based Mainstream Voucher Request	No. Units	Type	City	Status
American Family Housing	Potter's Lane	\$1,458,000	0	0	0	16	Veterans	Midway City	Project Completed
National Core	Oakcrest Heights	\$1,644,300	8	0	0	54	Families/ MHSA	Yorba Linda	Project Completed
Community Development Partners	Newport Veterans Housing*	\$0	0	0	0	12	Veterans	Newport Beach	Did not pass Threshold Review
Mercy Housing	Placentia Veterans Village	\$2,754,000	0	0	0	50	Veterans	Placentia	Project Completed
Affirmed Housing, Inc.	Delia Rosa	\$1,166,400	25	0	0	50	Permanent Supportive Housing	Westminster	Project Completed
Chelsea Investment Corporation	Salerno at Cypress Village (Formerly Cypress Village)	\$1,462,860	10	5	0	80	Families/ Veterans/ Developmentally Disabled	Irvine	Project Completed
Jamboree Housing Corporation	Buena Esperanza (formerly Jamboree PSH)	\$0	0	0	0	70	Permanent Supportive Housing/ MHSA/ Veterans	Anaheim	Project Completed
Meta Housing Corporation	Westminster Crossing	\$850,500	20	0	0	65	Permanent Supportive Housing/SHNP	Westminster	Project Completed

Orange Housing Dev. Corp. & C&C Development	Altrudy Senior Apartments	\$0	8	0	0	48	Senior/NPLH	Yorba Linda	Project Completed
The Related Companies of California, LLC	The Prado Fountain Valley Housing	\$453,600	0	8	0	50	Families/Veterans	Fountain Valley	Project Completed
American Family Housing	Casa Paloma (15162 Jackson Street)	\$950,000	33	0	15	71	Permanent Supportive Housing/SNHP/HHC	Midway City	Project Completed
C&C Development	The Groves	\$0**	8	0	0	75	Seniors/SNHP	San Juan Capistrano	Under Construction
The Related Companies of California, LLC	The Crossroads at Washington	\$2,280,701	43	0	0	86	Families/Permanent Supportive Housing	Santa Ana	Under Construction
Jamboree Housing	Ascent (formerly Airport Inn Apartments)	\$0	45	0	0	58	Permanent Supportive Housing/SNHP/NPLH	Buena Park	Under Construction
<b>TOTALS</b>		<b>\$13,020,361</b>	<b>200</b>	<b>13</b>	<b>45</b>	<b>785</b>			

\* Newport Veterans Housing applied for funding but did not pass threshold.  
 \*\* Developer was able to secure additional permanent funding and not moving forward with \$567,000 County loan

## 2020 Supportive Housing NOFA

On December 17, 2019, the Orange County Board of Supervisors authorized the OC Community Resources Director, or designee, to issue a 2020 Supportive Housing Notice of Funding Availability (2020 NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$13 million in Orange County Housing Successor Agency (HSA) funds, Federal HOME Investment Partnerships Program (HOME) funds and Mental Health Services Act (MHSA) funds and utilize up to 200 Housing Choice Project-Based Vouchers and return to the Board for funding commitments to individual projects.

The Board also approved the changes in policy and process for the 2020 NOFA. The 2020 NOFA was released on January 27, 2020. Subsequently, on May 19, 2020, after the discontinuance of the Special Needs Housing Program and anticipation of remaining funds being returned to the County, the Board approved increasing the MHSA funding in the 2020 NOFA by up to \$5.5 million.

On October 20, 2020, the Board approved an increase and decrease to the 2020 NOFA by \$1,085,000 in MHSA to commit to Stanton Inn and Suites to satisfy the required capital match under the Homekey Program. On November 17, 2020, the Board approved an increase in the amount of HSA, HOME, Fund 15B and Fund 135 funds in the 2020 NOFA by up to \$3.5 million and a decrease the amount of HSA funds in the 2020 NOFA by \$2.4 million to include the Tahiti Motel, located at 11850 Beach Boulevard, Stanton and, shift funds to accommodate projects that have pending applications for funding under the 2020 NOFA.

On May 25, 2021, the Board approved an increase to the 2020 NOFA \$6.5 million in American Rescue Plan Act-HOME Supplemental Funds and Federal HOME funding to the 2020 Supportive Housing NOFA and 157 Project Based VASH, Mainstream and/or Housing Choice Vouchers. As required by the recently released HOME-ARP guidance, staff will be submitting an Allocation Plan to HUD for the use of the funds.

On November 16, 2021, the Board approved to increase the 2020 NOFA by \$1,069,462 in Mental Health Services Act funding and to add 10 Project-Based VASH and up to 100 Project Based Housing Choice Vouchers with preference for Homekey approved projects.

On June 28, 2022, the Board approved to increase the 2020 NOFA by \$500,000 and approved commitment of the funds as a construction to permanent loan to the Riviera Motel.

On September 13, 2022, the Board approved of an Amended and Restated Memorandum of Understanding between OC Community Resources (OCCR) and OC Health Care Agency (HCA) for transfer of up to an additional \$30,000,000 in MHSA funding and increase to the 2020 NOFA (or subsequent NOFA as approved by the Board) by up to \$30,000,000 in MHSA funding.

On September 27, 2022, the Board authorized to utilize previously appropriated American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) to add up to \$21 million to the 2020 NOFA (or subsequent NOFA as approved by the Board) for the development of permanent supportive housing.

Staff has received 18 applications listed below requesting \$28,270,493 in HOME/HSA/MHSA/Fund 15B/Fund 135 funds, 307 Housing Choice Project-Based Vouchers and 60 Project-Based VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE	Mountain View	\$453,600	8	0	71	Families / MHSA	Lake Forest	Under Construction
National CORE	Santa Angelina Senior	\$500,000	21	0	65	Seniors / MHSA	Placentia	Under Construction
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on December 15, 2020. In progress of funding.
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Under Construction
The Salvation Army	The Salvation Army Anaheim Center of Hope	\$655,120	16	0	72	Homeless Individuals / MHSA	Anaheim	Under Construction
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families /F MHSA	Irvine	PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on January 12, 2021. In progress of funding.
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	PRAP concurred with underwriting recommendation on November 12, 2021. Board approved funding and vouchers on January 12, 2021. Updated PRAP on August 8, 2022, project request to increase capital funding. On September 27, 2022 the Board approved an increase of \$1.4M construction loan. In progress of funding.

Jamboree Housing Corp.	Huntington Beach Senior Housing	\$3,603,160	33	0	43	Senior Individuals / MHSA	Huntington Beach	Under Construction
Orange Housing Dev. Corp. & C&C Dev.	Valencia Gardens (formerly Orange Corporate Yard)	\$479,520	8	0	62	Families / MHSA	Orange	Under Construction
Jamboree Housing Corp.	Paseo Adelanto	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	PRAP concurred with underwriting recommendation on January 13, 2022. Board approved funding and voucher on February 8, 2022. In progress of funding.
Community Development Partners	Westview House	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	Under Construction
C&C Development	The Meadows Senior Apartments	\$1,540,000	0	0	65	Seniors / MHSA	Lake Forest	PRAP concurred with underwriting recommendation on September 8, 2022. Board approved funding on September 27, 2022. In progress of funding.
C&C Development	Lincoln Avenue	\$567,000	5	0	55	Families/ Permanent Supportive Housing	Buena Park	Application received in May 2022. PRAP concurred with passing project on Threshold on September 8, 2022 and is under underwriting review.
Jamboree Housing Corp.	Stanton Inn and Suites	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Under Construction
Jamboree Housing Corp.	Tahiti Motel	\$2,400,000	59	10	60	Homeless/At-risk/COVID-19	Stanton	Under Construction
Jamboree Housing Corp.	Riviera Motel	\$2,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	On December 14, 2021, the Board approved various actions to accept/receive, transfer and use Homekey program funds for acquisition, rehabilitation/repairs, relocation, operation of the property and instructions necessary to move forward with the Homekey funding award. PRAP concurred with underwriting recommendation on December 9, 2021. Updated PRAP on June 3, 2022, project request to increase capital funding. On June 28, 2022, the Board approved an increase of \$500k construction loan. The project will go to the Board on October 18, 2022 for an increase of \$1M construction loan. In progress of funding.
Community Development Partners.	Motel 6	\$4,500,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	On December 14, 2021, the Board approved various actions to accept/receive, transfer and use Homekey program funds for acquisition, rehabilitation/repairs, relocation, operation of the property and instructions necessary to move forward with the Homekey funding award. PRAP concurred with underwriting recommendation on December 9, 2021. The project will go to the Board on October 18, 2022 for an increase of \$2.5M construction loan. In progress of funding.
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	0	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
<b>TOTALS</b>		<b>\$28,270,493</b>	<b>307</b>	<b>60</b>	<b>1,043</b>			

## **Homekey Program**

Round 1: The County applied for Homekey funding for three projects and received awards and funding for the Tahiti Motel and Stanton Inn and Suites in October 2020 and closed on acquisition of both properties in December 2020.

- \$13.4 million for a 60-unit motel (Tahiti Motel- Stanton)
- \$12.7 million for a 72-unit motel (Stanton Inn and Suites- Stanton)
- \$2 million for a 21-unit motel (Riviera Motel-Stanton)

Round 2: On December 14, 2021, the Board approved various actions necessary to move forward with three Homekey applications. All three applications were submitted to the state, prior to January 31, 2022 deadline for the geographic pool and all three received awards.

- \$6.07 million for a 20-unit motel conversion (Riviera Motel, Stanton)
- \$17 million for a 62-unit interim to permanent conversion (HB Oasis, Huntington Beach)
- \$10,675,000 for an 88-unit motel conversion (Motel 6, Costa Mesa)

## **Homeownership Activities**

The County of Orange homeownership program information can be found on the website at [www.occr.ocgov.com/hcd/housing](http://www.occr.ocgov.com/hcd/housing).

## **Mortgage Assistance Program/Cal Home Grant**

On August 25, 2020 the Board of Supervisors approved the recommended policy changes to the Mortgage Assistance Program (MAP) guidelines. The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). The revised guidelines have allowed the County to effectively support FTHB by increasing the maximum loan amount of down payment assistance to qualified individuals and reducing some barriers for eligibility. The guidelines were also revised to make them consistent with changes in funding, Department name changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Michelle Zdeba of Housing & Community Development at 714-480-2994 [Michelle.Zdeba@occr.ocgov.com](mailto:Michelle.Zdeba@occr.ocgov.com).

Since the update to the MAP program in August 2020, H&CD has 81 applications processed for eligibility of which 7 have closed escrow, and 12 have received a funding commitment pre-approved and are actively searching for a home.

Applications are accepted on a first-come first-serve basis. Due to the number of pre-approved households actively searching and the limited funding available for this program, the MAP program is currently on hold and no additional applications are being accepted. Staff intends on applying for funding through the next CalHOME NOFA to continue providing down payment assistance to low-income FTHB through the MAP program.