

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, April 27, 2023 – 10:00 a.m.

County Administration South
601 North Ross, First Floor, Room 103/105
Santa Ana, California 92701

An Nguyen, 1st District
Muriel Ullman, 2nd District
Mike Alvarez, 3rd District
Vacant, 4th District
Stephanie Oddo, 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.

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

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

1. Written Comment – You may submit comments to the H&CD Commission by emailing them to 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.*

2. 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.
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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
January Johnson, Manager, Housing Assistance Division
Craig Fee, Manager, Community Development
Michelle Zdeba, Manager, Housing Development
Jessica Villa, Commission Clerk

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on March 23, 2023

VI. PRESENTATIONS/INTRODUCTIONS: (0)

VII. PUBLIC COMMENTS: *At this time, members of the public may address the H&CD Commission regarding any items within the subject matter 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: (2)

1. (OCHA) AD HOC SELECTION COMMITTEE RECOMMENDATIONS FOR AT-LARGE MEMBER; RECEIVE AD HOC REPORT AND VOTE TO RECOMMEND APPOINTMENTS

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

1. Receive report from Ad Hoc Selection Committee for At-Large Members regarding interviews of applicants for At-Large Member position on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two "At-Large" H&CD Commission Members, pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2024:

- Wayne Carvalho
- Suzy Betz

2. Approve recommendations of Ad Hoc Selection Committee for At-Large Members and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two "At-Large" H&CD Commission Members:

- Wayne Carvalho
- Suzy Betz

2. (OCHA) AD HOC SELECTION COMMITTEE RECOMMENDATIONS FOR TENANT MEMBER; RECEIVE AD HOC REPORT AND VOTE TO RECOMMEND APPOINTMENTS

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

1. Receive report from Ad Hoc Selection Committee for Tenant Member regarding interviews of applicants for At-Tenant Member positions on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two "Tenant" H&CD Commission Members pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2024:

- Carla Wilkerson
- Helen Smith-Gardner

2. Approve recommendations of Ad Hoc Selection Committee for Tenant Member and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two "Tenant" H&CD Commission Members:

- Carla Wilkerson
- Helen Smith-Gardner

X. PUBLIC HEARINGS: (None)

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:

January Johnson, 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:

May 25, 2023

County Administration South

601 North Ross, First Floor, Room 103/105

Santa Ana, California 92701

H&CD COMMISSION - REGULAR MEETING AGENDA MINUTES

Thursday, March 23, 2023 – 10:00 a.m.

County Administration South
601 North Ross, First Floor, Room 103/105
Santa Ana, California 92701

An Nguyen, 1st District
Muriel Ullman, 2nd District
Mike Alvarez, 3rd District
Vacant, 4th District
Stephanie Oddo, 5th District

James Mai, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
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I. CALL TO ORDER: Cecilia Hupp, Chair

Meeting called to order at 10:14 am

II. PLEDGE OF ALLEGIANCE: Cecilia Hupp, Chair

III. ROLL CALL: Jessica Villa

Present: C. Hupp, M. Alvarez, S. Oddo, J. Mai, W. Carvalho, C. Wilkerson, A. Nguyen, H. Smith-Gardner

Absent: M. Ullman, M. Frost

Clerk: Oral re: Mr. John Koos name was not called out as we received his resignation notice effective

March 22nd

IV. STAFF IN ATTENDANCE:

January Johnson, Manager, Housing Assistance Division
Michelle Zdeba, Manager, Housing Development
Jessica Villa, Commission Clerk

V. APPROVAL OF MINUTES:

Chair: Motion to correct section "V" of the minutes for the February 23, 2023, meeting to reflect that Ms. Oddo was not absent but rather abstained from a vote for the January 12, 2023, minutes, by striking the word "absent" from the January meeting and replacing it with "abstained"

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on February 23, 2023, as amended

Motion to approve minutes: S. Oddo

Motion was seconded: M. Alvarez

All in favor: Vote was unanimous

Public Comment (1)

1. **Mary Cameron – Oral re:** Commented that she does not agree the February meeting was properly noticed. She confirms the meeting agenda was posted but contends the website reflected the meeting was canceled. Gave her opinion on members of the Commission.

Chair - I understand that the February 23, 2023, meeting agenda was properly posted in a location that was freely accessible to members of the public and on the County's website as required under the Brown Act. But members of the public have contacted the Commission regarding a website error that purportedly made members of the public believe the meeting was cancelled, even though the posted agendas indicated the meeting was going forward. Our assigned Deputy County Counsel is here today, and I would like to ask him whether any member of the Commission controls or operates the County's website so that the public can understand the Commission members' role with respect to the website?

COUNTY COUNSEL- No, the members of the Commission do not control or operate the technical aspects of the County's website. The Commission members do not have website permissions that would allow for revising the County's website.

VI. PRESENTATIONS/INTRODUCTIONS: (0)

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

1. **Mary Cameron – Oral re:** Asked if this meeting was being recorded. (**Clerk response:** *Yes, we have an audio recording*)
Speaker mentioned her request for a projector to share personal experiences. The speaker mentioned she is a participant in the Secretary of State, Safe at Home program in which the speaker gave a description of the program. Speaker spoke additionally on her personal beliefs and opinions on members of the Commission.

VIII. CONSENT CALENDAR: (None)

IX. DISCUSSION CALENDAR: (4)

1. **(OCHA) REAFFIRM COMMISSION'S FEBRUARY 23, 2023 RECEIPT AND RECORDING OF THE DRAFT - ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FY 2023**
January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTION:

1. Reaffirm Commission's February 23, 2023 receipt and recording of draft - Annual Public Housing Agency (PHA) Plan for FY 2023
2. Receive and record comments

Motion to move Agenda Discussion item #1: W.Carvalho

Motion was seconded: S. Oddo

All in favor: Vote was unanimous

2. (HCD) REAFFIRM COMMISSION'S FEBRUARY 23, 2023 ELECTION OF VICE-CHAIR FOR TERM ENDING JULY 2023

January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTION:

1. Reaffirm Commission's February 23, 2023 nomination and election of Wayne Carvalho as Vice-Chair for term ending July 2023

Motion to move Agenda Discussion item #2: M. Alvarez

Motion was seconded: J. Mai

All in favor: Vote was unanimous

3. (OCHA) AD HOC Selection Committee for Tenant Member
January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTIONS:

1. Amend current Ad Hoc Selection Committee for Tenant Member to allow for a membership consisting of two to five Commission members
2. Nominate and elect a minimum of two, and up to a total of five, volunteers for Ad Hoc Selection Committee for Tenant Member
3. Authorize Ad Hoc Selection Committee for Tenant Member to conduct interviews, select, and report back to Commission

Volunteers:

James Mai

Mike Frost

Wayne Carvalho

Motion to nominate and elect James, Wayne, and Mike: H. Smith-Gardner

Motion was seconded: M. Alvarez

All in favor: Vote was unanimous

4. (OCHA) AD HOC Selection Committee for At-Large Member
January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTIONS:

1. Amend current Ad Hoc Committee for At-Large member to allow for a membership consisting of two to five Commission members
2. Nominate and elect a minimum of two, and up to a total of five volunteers for Ad Hoc Selection Committee for At-Large Member
3. Authorize Ad Hoc Selection Committee for At-Large Member to conduct interviews, select, and report back to Commission

Volunteers:
Cecilia Hupp
Helen Smith-Gardner
Mike Frost
Stephanie Oddo

Alternate
Carla Wilkerson

Motion to appoint Cecilia Hupp, Helen Smith-Gardner, Mike Frost, and Stephanie Oddo
Motion was seconded: M. Alvarez
Carla Wilkerson volunteered to be an alternate

All in favor: Vote was unanimous

X. PUBLIC HEARINGS: (None)

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

A. Community Development: (No Report)

B. Housing Development:

Michelle Zdeba, Housing Development Manager

Discussed:

- Project Review Advisory Panel met on Feb. 9th and reviewed recommended changes to Policy and Process for the 2023 Notice of Funding Availability
- Anticipate releasing Notice of Funding Availability in March to make \$67M in capital funding available in addition to 210 Project Based Vouchers

C. Orange County Housing Authority Update:

January Johnson, Manager, Housing Assistance Division

Discussed:

- Landlord Incentive Program
- Tenant Move-In Assistance Program
- Plan to pull from Waiting List each month through first quarter of 2023
- **H. Smith-Gardner:** How many people are on the waitlist?
J. Johnson: Approximately 2,600
- **C. Wilkerson:** can we share the flyer?
J. Johnson: Absolutely
- **J. Mai:** How long does it take a landlord to get approval?
J. Johnson: Landlords are required to submit documents so it depends on how soon items are submitted and once all documents have been submitted then it can take up to 60 days to be approved

D. Executive Director/Secretary's Report: (No Report)

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- 1. Mary Cameron – Oral re:** Gave her opinion on Commission member J. Mai
- 2. Jasmin – Oral Re:** Spoke about her personal matters

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.*

- **Wayne Carvalho:** When will ad hoc interviews begin?

J. Johnson: They will coordinate with the ad hoc schedule availability

Followed up on Commission attendance policy

J. Johnson: Will look into and follow-up with commission with a response

If the Commissioners term expires, they can continue to serve until they are replaced?

Chair: Yes, that is correct

- **S. Oddo** – Does the ad hoc meeting have to be in person, or can we do virtual?

J. Johnson: We will work with everyone's schedule and coordinate what will work best with staff

- **H. Smith-Gardner** – Asked to confirm if the member who resigned was John Koos?

Clerk: Confirmed

- **C. Hupp** – Asked if we knew when they would replace City nominated member

Clerk: The Clerk of the board will send out an Opportunity Notice to the cities and they will nominate at the next City Selection meeting.

XIV. ADJOURNMENT

The meeting adjourned at 11:02 am

XV. NEXT SCHEDULED MEETING:

April 27, 2023

County Administration South

601 North Ross, First Floor, Room 103/105

Santa Ana, California 92701

April 27, 2023

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 April 27, 2023

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**

April 11 th	Cartwright Family Apartments Additional Loan Request
April 25 th	Amended Grant Agreement with Orange County Housing Finance Trust

DATE: April 27, 2023
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division *JJ*
SUBJECT: OCHA Status Report for March 2023

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for March 2023 was 88.4% with 10,165 households receiving Voucher program rental assistance. VASH veterans represent 785 of the assisted tenants, 35 were in the Non-Elderly Disabled (NED) program, and 160 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of March activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

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

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	160
Clients currently earning escrow credits:	118
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	357
HUD-mandated remaining Contracts:	108
Clients graduating in February:	0

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

From inception (March 2017) to date we have received a total of 330 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:	41
UP to date Inactive:	85
Up to date Lease up:	204

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.

On December 19, 2022 HUD awarded OCHA an additional 50 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers will begin shortly.

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 204 referrals for the Mainstream Voucher Program. 169 families have successfully moved into a unit and 11 referrals have been issued a voucher and are currently searching for a unit. 19 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 to use, 276 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 736 referrals, issued 635 vouchers, and leased 428 tenants.

Project Based Voucher Program

OCHA currently has 21 projects completed and leased. We have 11 projects with an expected completion date in 2023: Ascent in Buena Park, Mountain View in Lake Forest, Crossroads at Washington in Santa Ana, Santa Angelina in Placentia, The Salvation Army City of Hope in Anaheim, Villa St. Joseph in Orange, Huntington Beach Senior Housing in Huntington Beach, Stanton Inn and Suites in Stanton, Tahiti Motel in Stanton, Riviera Motel in Stanton, and Motel 6 in Costa Mesa. Ascent, Stanton Inn, and Tahiti Motel are currently in the tenant selection process.

OCCUPANCY SECTION:

Staffing

We are currently working on recruitments for eight vacant positions: one (1) Senior Housing Specialist and seven (7) Housing Specialist I. One Office Technician started on 3/24/2023. We are finalizing the selection of one Senior Housing Specialist. We continue to work with HR on the existing vacancies.

Activity

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

Occupancy Activities

Occupancy pulled initials from the waiting list in the month of March 2023

Initial voucher issuance:	15
Initial vouchers expired:	1
Ongoing vouchers issued:	85
Ongoing vouchers expired:	0
Initial interviews scheduled:	211
Initial interviews conducted:	101
Total reexaminations completed:	481
Total interim decreases completed:	96
Total interim increases completed:	121
Number of repayments completed:	0

LEASING SECTION:

Staffing

Leasing currently has a vacancy for two (2) Housing Specialist I/II positions and one (1) Senior Housing Specialist has been filled pending transfer to the section scheduled for April 17, 2023. Active recruitment is going on.

Leasing Ongoing Activities

Production in the Leasing Section for March 2023:

Annual Inspections Scheduled (OCHA):	599
Follow up re-inspections Scheduled (OCHA):	133
Physical Inspections (OCHA):	75

New Leases - Number of RTA's received (OCHA):	111
Annual Inspections Received (Mobility):	124
Annual Inspections Scheduled (Mobility):	58
Follow up Re-inspections (Mobility):	19
New Leases Received (Mobility):	52
New Leases Scheduled (Mobility):	44
QC Inspections:	19
QC Inspections (Mobility):	0
Rent Increases received:	544
Rent Decreases received:	1
Rent Increase denied:	28

Total Abatement:

Final notices mailed:	33
Were Abated:	0

Owners:

Owners became inactive for the month of March:	3
Owners relisted their property:	2
Units added to our vacancy listings:	58
Owner Hotline callers assisted:	321

Outreach Efforts

In March 2023, the Orange County Housing Authority continued to provide excellent customer service assisting 321 callers through the Owner Hotline and 98 callers through the rent increase line to meet the specific needs of OC's landlords and property managers.

On Wednesday, 3/29/2023, the Orange County Housing Authority presented in the "Certified Housing Provider Education Program" with the Apartment Association of Orange County (AAOC). This training was provided to property managers and owners working to obtain a certification in property management. OCHA provided a 2-hour presentation on the Housing Choice Voucher Program (Section 8) covering program regulations, local policy, and benefits of program participation. This event provided OCHA the opportunity to build rapport with property managers, landlords, and business partners that were in attendance. The presentation was conducted virtually via Zoom, led by Leasing Housing Supervisor Eric Avila. Both valuable and positive feedback were received from 17 attendees.

Also, on Thursday, 3/30/23, the Orange County Housing Authority participated in the annual "AAOC Tradeshow and Conference" from 9:00 am – 3:00 pm at the OC Fair & Event Center. The themed event was "The Magic of the Multifamily Housing Industry." This event was attended by multiple OCHA staff who networked with property owners, property managers and other rental housing professionals. Although a notable decrease in attendance of the tradeshow was observed due to inclement weather, 138 attendees visited our booth and obtained information about the various programs with the Orange County Housing Authority. A total of 32 surveys were completed, indicating that customer service is key and that they were pleased with OCHA's service. 32 parties signed up to attend OCHA's next virtual landlord workshop and 3 units were added to OCHA's vacancy listings. At the end of the event, OCHA was awarded with "Best Use of Theme" for our decorating efforts, which gave us a discounted rate for next year's event.

As operations move forward, customer service and timely business operations continue to be a priority.

ADMINISTRATION SECTION:

Staffing

Administration currently has one (1) Section Chief and one (1) Office Technician position vacant.

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 March included the following:

Calls and inquiries addressed:	2,607
Mail Processed:	8,587
Public Records Act and Data Requests resolved:	2



**FY 22/23 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 3/31/23**

	<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			
Available Cash Balance as of 3/31/23	7,716,985	7,716,985	7,716,985
<u>Additional Sources of Cash</u>			
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	5,686	5,686
County Investment Pool Interest Income	36,000	96,837 (2)	129,116
Capital Asset Sales - Non-Taxable Resale (Surplus)	0	2,781	2,781
Miscellaneous Revenue - El Modena Rental Property	8,520	6,390	8,520
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	9,150	13,000
Miscellaneous Revenue - OC ARPA Landlord Incentives (4)	6,000,000	6,000,000	6,000,000
Miscellaneous (Fund Balance Unassigned)	3,659,094	0	0
TOTAL SOURCES OF CASH:	17,534,754	13,837,828	13,890,242
<u>Uses of Cash</u>			
Accounting staffs support to OCHA Ops Reserve	38,735	21,151	28,201
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	18,806	25,075
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	3,315	4,420
County-wide Cost Allocation Plan (CWCAP)	6,000	1,713	6,000
Family Self-Sufficiency Enhancement Payments	25,000	3,383	10,000
HCA Emergency Shelter - FY 21/22	0	11,260	11,260
OC ARPA Landlord Incentive	6,000,000	11,150	1,000,000
OCHA District Attorneys MOU - FY 22/23	250,000	0	134,651
Professional Services - Monique Miner / PRC.012.AX2212160021 (5)	0	0	0
Single All Funds Audit	137	0	68
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	9,150	13,000
TOTAL USES OF CASH:	9,817,769	79,927	1,235,174
TOTAL FY 22/23 UNCOMMITTED CASH:		13,757,901	12,655,068
LESS: Future Year's Non-discretionary Obligations			
OCHA Monthly Rental Obligations (3)		(3)	(4,757,807)
TOTAL FY 22/23 DISCRETIONARY CASH:			7,897,261

(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.

(4) The \$6 million received is for the OC ARPA Landlord Incentive Program.

(5) Expenditure based upon PRC.012.AX2212160021/ DO.012.23015411. This is to be reflected on January report to Unit 15U / JN KG0015U.

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.



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

PAMELA PASSOW
INTERIM DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: April 27, 2023
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*
SUBJECT: ACCOUNTING STATUS REPORT - March 2023

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**
We issued our March 2nd checks and electronic fund transfers to landlords on time using the HAPPY software system.
2. **Landlord and Tenant Overpayments**
 - Active: There are 27 tenant repayment agreements with a total balance of \$39,141 as of March 31, 2023.
 - Inactive: There are 351 outstanding cases with a total amount of \$745,518 as of March 31, 2023. Of the 351 cases, 231 are for tenants (66%) and 120 are for landlords (34%).
 - Grand total of active and inactive for March 2023: \$784,659.
3. **Operating Reserves Loan**
All loan payments were made through March 31, 2023, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through March 2023. There was 1 payment to a program participant under the Enhancement Program for the month of March.

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 January 2023 have been completed for all available funding.
 - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for January 2023 has been completed.
 - General & Other Fund Projects report was updated through 2nd quarter, December 2022.
 - Program Income Status Report for January 2023 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 February 2023 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 April 2023. Balances are reconciled for Successor Notes Receivables every April and June.



DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES
CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES
JULIE LYONS
DIRECTOR
ADMINISTRATIVE SERVICES
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DIRECTOR
OC COMMUNITY SERVICES
PAMELA PASSOW
INTERIM DIRECTOR
OC PARKS
JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: April 27, 2023
TO: H&CD Commission
FROM: Julia Bidwell, Director Housing and Community Development
SUBJECT: Housing and Community Development Division Status Report March 2023

COMMUNITY DEVELOPMENT

The Cooperation agreements which invite participating cities and entitlement cities to participate in the FY 2024-27 Urban County Program are in the process for distribution. As soon as guidance is received from HUD, the invitation letters will be sent to all cities in Orange County.

The FY 2023-24 Annual Action Plan is scheduled to go to the Board for public hearing on May 9, 2024.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

The April 27, 2023 meeting was canceled. The next scheduled PRAP meeting is May 11, 2023.

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 was completed in March 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 and is targeting permanent conversion in May 2023.

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 was 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 September 2023.

Huntington Beach Senior Housing – The Board approved a \$3,603,160 MHSA 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 MHSA eligibility criteria and the remaining 12 units will be used for non-MHSA 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 February 2024.

Center of Hope Apartments (The Salvation Army) – The Board approved a \$655,120 MHSA 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 MHSA 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 MHSA 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 December 2023.

Villa St. Joseph – The Board approved a \$1,020,600 HOME loan, \$1,400,000 MHSA loan and eighteen (18) Project-Based Vouchers for Villa St. Joseph, a rehabilitation of 50 units (49 rental units and one manager's units) of affordable housing for very low and extremely-low income households with 18 units set-aside for individuals experiencing homelessness earning at or below 20% AMI. The developer, Mercy Housing California, secured 4% tax-exempt bond and a 4% supplemental bond allocation from CDLAC. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in May 2024.

Paseo Adelanto – The Board approved a \$2,384,630 loan (MHSA) and thirty (30) Housing Choice and ten (10) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Paseo Adelanto is a mixed-use development of 50 units (49 rental units and one manager's units) of affordable housing for extremely-low income households with up to 24 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. The developer, Jamboree Housing Corporation, secured 9% low income housing tax credits and closed on the construction loan in December 2022. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in April 2024.

Westview House – The Board approved a \$4,258,280 loan (MHSA) for 26 units for individuals experiencing homelessness who meet the MHSA eligibility criteria and earning at or below 30% AMI. Westview House is new construction of 85 units (84 rental units and one manager's units) of affordable housing for individuals experiencing homelessness. The developer, Mercy House CHDO Inc. and Community Development Partners, secured 4% low income housing tax credits. The project closed on construction loan financing and started construction in June 2022. Construction is anticipated to be completed in February 2024.

The Meadows Senior Apartments – The Board approved a \$1,540,000 ARPA-SLFRF loan for 7 units for households experiencing homelessness that meet the MHSA eligibility criteria earning 30% of the AMI or below. The Meadows Senior Apartments is new construction of 65 units (64 rental units and one manager’s units) of affordable housing for seniors (62 years or older) earning between 30% to 60% AMI. The developer, C&C Development, secured 4% low income housing tax credits. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in September 2024.

Stanton Inn and Suites – The Board approved a \$1,085,000 MHSA loan and seventy-one (71 Project-Based Vouchers for individuals experiencing homelessness. Stanton Inn and Suite is a rehabilitation of 72 units (71 rental units and one manager’s units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction on permanent phase is anticipated to be completed in June 2023.

Tahiti Motel – The Board approved a \$2,400,000 HSA loan, forty-nine (49) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Tahiti Motel is a rehabilitation of 60 units (59 rental units and one manager’s units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction is anticipated to be completed in June 2023.

Riviera Motel – The Board approved a \$1,532,983 MHSA loan, \$500,000 HOME loan, \$1,000,000 ARPA loan and ten (10) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Riviera Motel is a rehabilitation of 21 units (20 rental units and one manager’s units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction is anticipated to be completed in July 2024.

Motel 6 – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in December 2022. Construction is anticipated to be completed in October 2023.

Grand Openings/Groundbreakings/Events –

- I. The Grand Opening event for Ascent will be held on Wednesday, May 24, 2023 from 9:30 a.m. to 11:00 a.m. at the project site located at 8180 Commonwealth Ave in the City of Buena Park.

2016 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 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. Only one project remains under construction at this time.

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.	Della 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	Project Completed
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	Project Completed
TOTALS		\$13,020,361	200	13	45	785			

* 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

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.

On October 18, 2022, the Board approved to increase the 2020 NOFA by up to \$3.5 million in MHSA, ARPA-SLFRF and Southern California Home Financing Authority (SCHFA) funding and commitment of the funds for loan financing to Homekey approved projects.

On December 6, 2022, the Board considered approval to increase the 2020 NOFA by up to \$850,000 in ARPA-SLFRF funding and commitment of the funds as a construction to permanent loan to the Motel 6 Homekey Project for a total amount not to exceed \$5,350,000 in County funding.

Staff has received 19 applications listed below requesting \$31,620,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 297 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	In progress of funding. PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on December 15, 2020. Project received tax credit award and anticipating to close on construction loan financing in July 2023.
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Project Completed
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	In progress of funding. PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on January 12, 2021. The developer received a tax credit award but identified a gap. Board approved the additional \$1.5M funding request on April 11, 2023.
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	Under Construction
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	Under Construction
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	Under Construction
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	49	10	60	Homeless/At-risk/COVID-19	Stanton	Under Construction
Jamboree Housing Corp.	Riviera Motel	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Under Construction
Community Development Partners.	Motel 6	\$5,350,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Under Construction
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
TOTALS		\$31,620,493	297	60	1,177			

2023 Supportive Housing Notice of Affordability

On February 7, 2023, the Orange County Board of Supervisors authorized the OC Community Resources Director, or designee, to issue a 2023 Supportive Housing Notice of Funding Availability (2023 NOFA) with an emphasis on developing extremely low-income housing for a combination of up total of \$67.1 million in Federal HOME Investment Partnerships Program (HOME) funds, Federal HOME American Rescue Plan Act funds, State Mental Health Services Act (MHSA) funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds and utilize up to 210 Housing Choice and/or Veterans Affairs Project-Based Vouchers and return to the Board for funding commitments to individual projects. The 2023 NOFA was released on March 20, 2023.

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)
- \$10,550,000 for an 88-unit motel conversion (Motel 6, Costa Mesa)

Round 3: On March 29, 2023, the State announced the availability of \$736 Million in Round 3 Homekey Funds for applications to be submitted on a continuous, over-the-counter basis starting April 24, 2023, through July 28, 2023, or until the available funds are exhausted, whichever occurs first. The County is in the Southern California geographic pool with Imperial, Riverside, San Bernardino and Ventura with a \$68,783,638 allocation. Staff released a Request for Information (RFI) on March 13, 2023 with a submission date of April 3, 2023 seeking developers that have experience with the acquisition, rehabilitation and use of

property for permanent supportive housing and may have identified sites or are willing to work with the County on potential sites. Responses were received and are under threshold review.

Homeownership Activities

The County of Orange homeownership program information can be found on the website at 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 Sherluna Vien of Housing & Community Development at 714-480-2936 or [Sherluna Vien@occr.ocgov.com](mailto:Sherluna.Vien@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.