

H&CD COMMISSION - REGULAR MEETING MINUTES

Thursday, February 23, 2023 – 10:00 a.m.

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

An Nguyen, 1st District
Muriel Ullman, 2nd District
Mike Alvarez, 3rd District
John Koos, 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.

** 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

Meeting called to order at 10:08 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
Absent: A. Nguyen, M. Ullman, J. Koos, H. Smith-Gardner, M. Frost

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 Zbeda, Manager, Housing Development
Jessica Villa, Commission Clerk

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on January 12, 2023

Motion to approve minutes: M. Alvarez
Motion was seconded: C. Wilkerson

Abstain: S. Oddo

All in favor: Vote was unanimous

VI. PRESENTATIONS/INTRODUCTIONS: (1)

1. 2022 Housing Funding Strategy Update

Michelle Zbeda

Presentation given by Michelle Zbeda

W. Carvalho: Asked for clarification regarding unit goal for 2029 with consideration to units already in the pipeline

J. Bidwell: Clarified that goal is based on updated numbers of chronically homeless population and considers units already in the pipeline

S. Oddo: Asked for clarification on "subset of units" already included in region's RHNA numbers

M. Zbeda: Clarified that the numbers are not compounding and do not add to RHNA numbers for each of the jurisdictions in the county. Therefore, it does not increase the liability for cities to develop more housing.

VII. PUBLIC COMMENTS: (NONE)

VIII. CONSENT CALENDAR: (NONE)

IX. DISCUSSION CALENDAR: (2)

1. (OCHA) DRAFT - ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FY 2023

January Johnson, Manager, Housing Assistance Division

- OCHA's 5-Year period is from 2020-2024; 5-Year Plan was presented to Commission in February 2020 and Board of Supervisors approved it in May 2020.
- HUD requires Annual Plans go through 45-day public review. In compliance, OCHA made plan available to public on February 9, 2023. 45-day period will cumulate at a public hearing to the Board of Supervisors on March 28, 2023.
- OCHA must submit approved plan to HUD by April 14, 2023, 75 days prior to end of current fiscal year.

RECOMMENDED ACTION:

Direct staff to receive and record comments

Motion to approve: W. Carvalho
Motion was seconded: M. Alvarez

All in favor: Vote was unanimous

2. (HCD) ELECTION OF VICE-CHAIR FOR TERM ENDING JULY 2023

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

The Bylaws state that the Members shall nominate and elect Vice-Chair from its membership

Cecilia Hupp nominated Wayne Carvalho for Vice Chair. J. Mai seconded motion. Wayne Carvalho accepted nomination.

All in favor: Vote was unanimous

X. PUBLIC HEARINGS: (NONE)

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

A. Community Development:

Craig Fee, Manager

- None

B. Housing Development:

Michelle Zdeba, Housing Development Manager

Discussed:

- Project Review Advisory Panel meeting on Feb. 9th
- Anticipate releasing Notice of Funding Availability in March to make \$67M in capital funding available in addition to 210 Project Based Vouchers
- Next Project Review Advisory Panel meeting on March 9th

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

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

Discussed:

- OCHA received award of 10 new VASH vouchers effective February 2023
- OCHA received additional 50 mainstream vouchers, which become effective March 2023
- Cost of housing, including development cost

XII. PUBLIC COMMENTS: (NONE)

XIII. MEMBER COMMENTS:

W. Carvalho: Asked about attendance policy for members

J. Bidwell: Will check with County Council as the recently adopted by-laws do not give a specific number.

XIV. ADJOURNMENT

Meeting adjourned at 10:48 am.

XV. NEXT SCHEDULED MEETING:

March 23, 2023

County Administration South

601 North Ross, First Floor, Room 103/105

Santa Ana, California