

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, August 24, 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 9:00 a.m. the Tuesday prior to the meeting.

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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: Chair or Vice-Chair

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

III. ROLL CALL: Commission Clerk

IV. STAFF IN ATTENDANCE:

Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA
January Johnson, Manager, Housing Assistance Division
Juana Muñoz, Assistant Housing 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 June 22, 2023

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 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: (1)

1. OC Housing Authority Waitlist Opening

January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTION:

Receive and File

X. PUBLIC HEARINGS: (None)

XI. REPORTS OF STAFF:

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:

September 28, 2023
County Conference Center
425 West Santa Ana Blvd., Rooms 104/106
Santa Ana, CA 92701

H&CD COMMISSION - REGULAR MEETING AGENDA MINUTES

Thursday, June 22, 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
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I. CALL TO ORDER: Chair or Vice-Chair
Meeting called to order at 10:06 a.m.

II. PLEDGE OF ALLEGIANCE: Wayne Carvalho, Vice-Chair

II. ROLL CALL: Commission Clerk
Present: , M. Alvarez, S. Oddo, J. Mai, W. Carvalho, H. Smith-Gardner, M. Ullman
Absent: M. Frost, C. Hupp, A. Nguyen

IV. STAFF IN ATTENDANCE:
Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA
Juana Munoz, Assistant Housing 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 April 27, 2023

Motion to approve minutes: M. Alvarez

Motion was seconded: M. Ullman

All in favor: Vote was unanimous

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 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. EXTEND TERM OF CURRENT CHAIR and VICE-CHAIR THROUGH DECEMBER 2023

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

Extend term of Current Chair and Vice-Chair through December 2023 to be consistent with adopted H&CD Commission Bylaws to elect Chair and Vice-Chair annually during the last H&CD Commission meeting of each calendar year

Motion to approve minutes: S. Oddo

Motion was seconded: J. Mai

All in favor: Vote was unanimous

2. REVISIONS TO HOUSING & COMMUNITY DEVELOPMENT COMMISSION BYLAWS

Julia Bidwell, Executive Director

RECOMMENDED ACTION:

Approve revisions to H&CD Commission Bylaws as outlined in attached revised Bylaws document and direct staff to forward changes to the Board of Supervisors for final approval and adoption.

S. Oddo - Asked for clarification on the suggested updates regarding Absenteeism and Public Comment. Asked to confirm if a member does not show for 3 consecutive meetings do they automatically vacate position?

J. Bidwell- Yes, that is correct

S. Oddo- Under Public Comments- confirm these are two separate sections in the meeting that accept same type of comments.

J. Bidwell- confirmed the two items where public comments are on current agenda and one indicates off agenda items.

S. Oddo - confirmed that public comments can be made on any item on agenda and under general public comments. Is there a reason we wouldn't have public comments at the beginning of the agenda?

There was much discussion on the location of public comments on the agenda.

C. Wilkerson - Asked what constitutes and excused absence and can we adopt language regarding unexcused absences?

J Bidwell - Addressed the question and confirmed with Deputy County Counsel that the changes can be general, and the Commission could adopt a policy after the bylaws are adopted, as necessary. Mentioned AB 2449 which includes "Just Cause" reasons for telecommuting which may be a guide.

There was much discussion on excused and unexcused absences.

Deputy County Counsel helped further clarify that the word excused or unexcused absence needs to be in the language in order to then define it later, as necessary.

There was additional discussion.

S. Oddo - Motioned to move to approve the revisions to the H&CD Commission Bylaws with two amendments.

- 1) Article VI, Item G to read: Any member of the H&CD Commission who has an unexcused absence for three consecutive regular meetings or half the regular meeting in a calendar year should automatically vacate the position of Commission member.**
- 2) Article VIII, Item I, Order of Business keep item 5 "Public Comments" in the order of business and remove the second public comments item 9 (what would be item 10) "Public Comments."**

All in favor as amended: Vote was unanimous

X. PUBLIC HEARINGS: (None)

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

A. Community Development:

Craig Fee, Manager

- **Discussed Cooperation Agreements going to the Board on July 25th.**
- **Discussed Annual Action Plan was approved at the Board of Supervisors meeting on May 9th.**

B. Housing Development:

Michelle Zdeba, Housing Development Manager

- **Discussed the Notice of Availability (NOFA) that was released March 2023 with five applications received and under review.**
- **Discussed previous Project Review Advisory Panel meeting where HB Oasis project was passed on threshold review and will bring back the project for underwriting review then to the Board of Supervisors.**
- **Discussed Homekey Round 3 and application due by July 28, 2023. Staff is still reviewing submissions under the RFI that was released for Homekey Round 3.**

J. Mai- Asked about the permanent name of the HB Oasis project?

M. Zdeba- clarified that HB Oasis is current name but the developer may change it later.

C. Orange County Housing Authority Update:

Juana Munoz, Assistant Manager, Housing Assistance Division

- **Discussed HUD Family Unification Program. Indicated that HUD opened a new a non-competitive opportunity called Foster Youth Independence (FYI) vouchers and OCHA will submit an intent to apply.**
- **OCHA continues to pull from the waitlist and plans to open the waitlist Fall 2023.**

S. Oddo- Ask in the packet where to find reports that relate to the updates being given.

J. Bidwell- Indicated where in the packet to find the reports

H. Smith- Clarified FYI vouchers are for over age 18.

J. Munoz- Confirmed it is ages 18-24.

H.Smith- Asked if I someone has a foster child does it change my ability to have a one-bedroom, two bedroom status?

J. Munoz- under the HCV program if someone has a foster child then they could be approved for an additional bedroom.

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

- **Mentioned that as requested at the last meeting, a video/PowerPoint of staff in action at the Annual Apartment Association Tradeshow will be shown (video was shown).**
- **Discussed OCHA that received their HUD funding letter for the 2023 Calendar Year. OCHA received the same base amount as last year plus 7.5% to account for inflation, which HUD calls an inflation factor. This amount is sufficient to allow us to continue to serve the same volume of voucher holders that we served in 2022.**
- **Discussed that the Federal Government came to an agreement on the debt ceiling which included agreement to raise the debt ceiling that caps spending in the next fiscal year at approximately current funding levels. Because of inflation and high rent increases, the HUD spending bill will need an estimated \$13 billion to \$15 billion in additional funding over current spending levels just to keep all families who are currently receiving rental assistance in their homes. Currently, the House Appropriations Committee approved a \$22 billion or 25% cut in FY 2024 to the HUD spending bill. We will continue to track on this as it goes through Congress.**

S.Oddo- Asked about the number of families.

J.Bidwell- Confirmed that we will continue to track on this and get information from NAHRO "National Association of Housing and Redevelopment Officials", the industry group for housing authorities.

M. Ullman- Does this affect general housing funding or also affect vouchers.

J. Bidwell- this affects rental assistance.

M. Ullman- does this mean people could lose vouchers.

J. Bidwell- this would affect cuts to funding, which could mean stop issuing vouchers.

- **Discussed that OCHA has been experiencing staffing shortages, however, OCHA has hired 23 staff since August 2022 and have several more vacancies in the recruitment phase.**

H. Gardner- Asked about 23 short in staffing.

J. Bidwell- Indicated that we did fill 23 positions and clarified that shortages in staff has impacted workload, but we have worked on many different things to maintain a full staffing compliment.

H. Gardner- Mentioned that annual voucher renewals are taking a really long time. And asked what is the average timeline for these.

J. Munoz- We work 4 months ahead for annual recertifications. Ask for these early to make sure we have time to process.

There was additional discussion.

S. Oddo- requested staff continue to provide update about tracking on the House bill.

Apartment Association Tradeshow Video was shown

H.Smith Gardner- Challenged all Commission members to attend the next Tradeshow.

XII. PUBLIC COMMENTS: (1)

- **Dinorah Echavarria – Oral re: Discussed her personal experience in coming to America from Cuba. Talked about various housing authorities in Orange County and her experiences in trying to receive a housing voucher.**

XIII. MEMBER COMMENTS: (3)

1. **J. Mai – Oral re: Gave thanks to J. Bidwell and staff for providing content for a public event he attended and spoke at regarding housing.**
2. **S. Oddo – Oral re: Attended an event for elected officials for Finamore Place in Anaheim and mentioned their open house.**
3. **H. Smith-Gardner – Oral re: Asked how public gets notified of the Order of Business update and gave positive feedback on the Resident Virtual Inspection (RVI).**

J. Bidwell – Mentioned the Agendas are public and the public interface is our website.

4. **W. Carvalho – Oral re: Asked if we post meeting dates for calendar year and notices of meetings?**

J. Bidwell – Confirmed that our website has all future meeting dates and will be updated accordingly if any cancellation etc.

J. Bidwell- Indicated that our next month meeting will be in a different room in the CAS building, and we will note that.

XIV. ADJOURNMENT

Meeting Adjourned at 11:09 a.m.

XV. NEXT SCHEDULED MEETING:

July 27, 2023

County Conference Center

425 West Santa Ana Blvd., Rooms 104/106

Santa Ana, CA 92701

August 24, 2023

TO: H&CD Commission

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

SUBJECT: Executive Director's Summary for July 2023

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

- I. HOUSING ASSISTANCE DIVISION**
January Johnson, 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**

July 18, 2023	Urban County FY 2024-26 Cooperation Agreement Amendments
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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

MONICA SCHMIDT
INTERIM DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

Discussion Item #1

DATE: August 24, 2023
TO: H&CD Commission
FROM: January Johnson, Housing Manager, OCHA⁹⁹
SUBJECT: OC Housing Authority Waitlist Opening

The Orange County Housing Authority (OCHA) anticipates opening the Housing Choice Voucher (HCV) Program (Section 8) waiting list in approximately September 2023, after OCHA issues the required public notice. There are approximately 1,650 applicants remaining on the current 2012 waiting list. OCHA will continue to pull from and exhaust the 2012 waiting list before selecting from the 2023 waiting list.

Preference and Selection Process

Preference and selection procedures are provided by HUD guidance and/or set by the OCHA Administrative Plan.

- Waiting list will be limited to 12,000 applicants
- Priority will be given to applicants living or working in OCHA's jurisdiction and to the following groups in descending order:
 - U.S. Veterans
 - Elderly, Disabled or Working Families
 - Non-Working Families
- OCHA will use random selection for placement of applicants on the 2023 waiting list

Application Submission

Applicants have four options to submit applications:

- Online application (preferred)
- Mail-in paper application
- Email paper application
- By telephone, as a reasonable accommodation for applicants with disabling condition

Application hardcopies will be made available to print from a yet to be determined designated web address and at participating City Halls, OC Public Libraries and select community organizations.

Application Processing

When the application period closes, OCHA will ensure paper applications received are inputted into the online application system. OCHA will begin selecting names from the 2023 waiting list only after exhausting the 2012 waiting list.

RECOMMENDED ACTION:

Receive and File

DYLAN WRIGHT
 DIRECTOR
 OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
 ASSISTANT DIRECTOR
 OC COMMUNITY RESOURCES

JULIE LYONS
 DIRECTOR
 ADMINISTRATIVE SERVICES


MONICA SCHMIDT
 INTERIM 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: August 24, 2023
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division 
SUBJECT: OCHA Status Report for July 2023

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for July 2023 was 87.9% with 10,109 households receiving Voucher program rental assistance. VASH veterans represent 953 of the assisted tenants, 31 were in the Non-Elderly Disabled (NED) program, and 148 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of July activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has vacancies for four (4) Housing Specialist III, two (2) Housing Specialist I/II, and three (3) Office Technicians.

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	158
Clients currently earning escrow credits:	123
New Enrollees:	1

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	357
HUD-mandated remaining Contracts:	108
Clients graduating in July:	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:	3
UP to date Inactive:	111
Up to date Lease up:	209

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 Vouches 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 546 referrals for the Mainstream Voucher Program. 150 families have successfully moved into a unit and 11 referrals have been issued a voucher and are currently searching for a unit. 3 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, 297 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 EHV. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHV.

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 798 referrals, issued 571 vouchers, and leased 470 tenants.

Project Based Voucher Program

OCHA currently has 22 projects completed and leased. We have 14 projects under construction with A-HAP executed with an expected completion date in 2023-2024: Ascent in Buena Park, Mountain View in Lake Forest, Santa Angelina in Placentia, The Salvation Army City of Hope in Anaheim, Villa St. Joseph in Orange, Stanton Inn and Suites in Stanton, Tahiti Motel in Stanton, Riviera Motel in Stanton, Motel 6 in Costa Mesa, Huntington Beach Senior Housing in Huntington Beach, Valencia Gardens in Orange, Paseo Adelanto in San Juan Capistrano, the Crossroads at Washington in Santa Ana, and Cartwright in Irvine.

OCCUPANCY SECTION:

Staffing

We are currently working on recruitments for eight vacant positions: one (1) Senior Housing Specialist, six (6) Housing Specialist I, and one (1) Office 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 July 2023

Initial voucher issuance:	23
Initial vouchers expired:	3
Ongoing vouchers issued:	59
Ongoing vouchers expired:	4
Initial interviews scheduled:	200
Initial interviews conducted:	160
Total reexaminations completed:	518
Total interim decreases completed:	102
Total interim increases completed:	57
Number of repayments completed:	0

LEASING SECTION:

Staffing

Leasing currently has vacancies for three (3) Housing Specialist I/II positions. Active recruitment is going on.

Leasing Ongoing Activities

Production in the Leasing Section for July 2023:

Annual Inspections Scheduled (OCHA):	404
Follow up re-inspections Scheduled (OCHA):	154
Physical Inspections (OCHA):	89

New Leases - Number of RTA's received (OCHA):	113
Annual Inspections Received (Mobility):	125
Annual Inspections Scheduled (Mobility):	46
Follow up Re-inspections (Mobility):	17
New Leases Received (Mobility):	66
New Leases Scheduled (Mobility):	49
QC Inspections:	20
QC Inspections (Mobility):	0
Rent Increases received:	602
Rent Decreases received:	0
Rent Increase denied:	30

Total Abatement:

Final notices mailed:	47
Were Abated:	2

Owners:

Owners became inactive for the month of July	0
Owners relisted their property:	0
Units added to our vacancy listings:	31
Owner Hotline callers assisted:	440

Outreach Efforts

In July 2023, the Orange County Housing Authority continued to provide excellent customer service assisting 440 callers through the Owner Hotline and 105 callers through the rent increase line to meet the specific needs of OC's landlords and property managers.

ADMINISTRATION SECTION:

Staffing

Administration currently has 2 (two) Senior Housing Specialist 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 July included the following:

Calls and inquiries addressed:	1,945
Mail Processed:	8,203
Public Records Act and Data Requests resolved:	4



**FY 22/23 OCHA OPERATING RESERVE
SOURCES AND USES OF CASH, FUND
AS OF 6/30/23**

	FY 22-23 Budget	FY 22-23 Y/E Cash
Beginning Cash Balance as of 07/01/22	7,716,985	7,716,985
Less: Other Miscellaneous Obligations		
Available Cash Balance as of 6/30/23	7,716,985	7,716,985
<u>Additional Sources of Cash</u>		
Principal Received from Ops Reserve Loans	0	0
Interest Received from Ops Reserve Loans	14,155 (1)	0
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	26,731
County Investment Pool Interest Income	36,000 (2)	201,921
Capital Asset Sales - Non-Taxable Resale (Surplus)	0	2,781
Miscellaneous Revenue - El Modena Rental Property	8,520	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	223
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	9,150
Miscellaneous Revenue - OC ARPA Landlord Incentives (4)	6,000,000	6,000,000
Miscellaneous (Fund Balance Unassigned)	3,659,094	0
TOTAL SOURCES OF CASH:	17,534,754	13,966,311
<u>Uses of Cash</u>		
Accounting staffs support to OCHA Ops Reserve	38,735	36,276
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	51,520
Affordable Housing/OCHA Rental Obligation	3,290,397	0
Building & Improvements Maintenance - El Modena/Esplanade Property	2,500	0
County Investment Pool Admin Cost (Treasurer)	5,000	4,363
County-wide Cost Allocation Plan (CWCAP)	6,000	1,713
Family Self-Sufficiency Enhancement Payments	25,000	3,783
HCA Emergency Shelter - FY 21/22	0	11,260
OC ARPA Landlord Incentive	6,000,000	77,491
OCHA District Attorneys MOU - FY 22/23	250,000	0
Professional Services - Monique Miner / PRC.012.AX2212160021 (5)	0	0
Single All Funds Audit	137	65
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	9,150
TOTAL USES OF CASH:	9,817,769	195,621
TOTAL FY 22/23 UNCOMMITTED CASH:		13,770,690
LESS: Future Year's Non-discretionary Obligations		
OCHA Monthly Rental Obligations (3)	(3)	(4,757,807)
TOTAL FY 22/23 DISCRETIONARY CASH:		9,012,883

(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.

VMS Data Collection Report

	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23
Homeownership	4	4	4	4	4	4						
Homeownership HAP	\$5,213	\$5,546	\$5,546	\$5,600	\$5,600	\$5,600						
Family Unification	269	273	275	278	282	282						
Family Unification - (HAP)	\$469,236	\$481,515	\$499,543	\$508,234	\$523,566	\$528,101						
Non Elderly Disabled	31	31	32	33	33	32						
Non Elderly Disabled - (HAP)	\$47,388	\$49,092	\$51,383	\$53,530	\$53,643	\$52,031						
Portable Vouchers Paid	14	15	14	14	13	10						
Portable Voucher Paid HAP	\$15,695	\$15,254	\$15,203	\$16,418	\$15,245	\$11,391						
Tenant Protection	44	44	41	40	40	40						
Tenant Protection HAP	\$63,483	\$62,080	\$60,597	\$60,959	\$60,408	\$60,733						
Enhanced Vouchers	3	3	3	3	3	3						
Veterans Affair Supported Housing (VASH) Voucher	758	772	780	778	768	777						
Veterans Affair Supported Housing (VASH) HAP	\$1,016,526	\$1,059,793	\$1,075,845	\$1,087,491	\$1,087,003	\$1,087,024						
All Other Vouchers	8,877	8,883	8,907	8,883	8,874	8,851						
All Other Vouchers HAP	\$12,658,848	\$12,841,887	\$12,982,814	\$13,101,829	\$13,249,321	\$13,363,680						
FSS Escrow Deposits	\$28,255	\$28,338	\$27,349	\$27,042	\$27,666	\$28,421						
All Voucher HAP Expenses After the First of Month	\$63,461	\$71,587	\$61,059	\$65,009	\$54,320	\$40,302						
Total Vouchers	9,997	10,022	10,053	10,029	10,014	9,996						
HAP Total	\$14,368,105	\$14,615,092	\$14,779,339	\$14,926,112	\$15,076,772	\$15,177,571						
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,318	9,357	9,362	9,355	9,308	9,276						
New vouchers issued but not under HAP contracts as of the last day of the month	210	166	172	137	126	121						
Portability (Port In)	1,304	1,299	1,304	1,304	1,306	1,301						
Portability (Port In HAP Administered)	\$2,184,846	\$2,215,773	\$2,262,764	\$2,286,113	\$2,317,463	\$2,339,295						
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	158	313	313	256	256	264						
Number of PBVs under HAP and leased	470	466	480	478	497	509						
Number of PBVs under HAP and not leased	55	59	30	89	70	58						
Fraud Recovery - Amount Booked this Month	\$175	\$50	\$175	\$50	\$50	\$50						
FSS Escrow Forfeitures This Month		\$26,663	\$104									
Number of Hard to House Families Leased	25	6	34	46	38	25						
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$691,633	\$769,384	\$866,127	\$985,216	\$1,096,476	\$1,281,684						



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

MONICA SCHMIDT
INTERIM 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: August 24, 2023
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*
SUBJECT: ACCOUNTING STATUS REPORT - July 2023

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our July 5th checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. **Landlord and Tenant Overpayments**

- Active: There are 26 tenant repayment agreements with a total balance of \$37,114 as of July 31, 2023.
- Inactive: There are 353 outstanding cases with a total amount of \$749,348 as of July 31, 2023. Of the 353 cases, 230 are for tenants (65%) and 123 are for landlords (35%).
- Grand total of active and inactive for July 2023: \$786,462.

3. **Operating Reserves Loan**

All loan payments were made through July 31, 2023, in accordance with the amortization schedule.

4. **We completed the Family Self-Sufficiency (FSS) reconciliation through June (Period 13), 2023.**

There were zero payments to program participants under the Enhancement Program for the month of July.

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 (Period 12) 2023 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June (Period 12) 2023 has been completed.
- General & Other Fund Projects report was updated through 4th quarter, June 2023.
- Program Income Status Report for June (Period 12) 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 June 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 August 2023. Balances are reconciled for Successor Notes Receivables every April and June.



OC Community Resources
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PAMELA PASSOW
 DIRECTOR
 OC PARKS

JULIE QUILMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

DATE: August 24, 2023

TO: H&CD Commission

FROM: Julia Bidwell, Director
 Housing and Community Development

SUBJECT: Housing and Community Development Division
 Status Report July 2023

COMMUNITY DEVELOPMENT

The Cooperation Agreements which invite participating and entitlement cities to participate in the FY 2024-27 Urban County Program, were approved by the County of Orange Board of Supervisors on July 18, 2023. The Cooperation Agreements, were submitted to the United States Department of Housing and Urban Development (HUD) for approval on August 3, 2023. The Cities that have opted to participate are listed below:

Small Cities

- | | |
|----------------------|-----------------------------|
| City of Brea | City of Laguna Woods |
| City of Cypress | City of Los Alamitos |
| City of Dana Point | City of San Juan Capistrano |
| City of La Palma | City of Seal Beach |
| City of Laguna Beach | City of Stanton |
| City of Laguna Hills | City of Villa Park |

Metro Cities

- City of Placentia
- City of Yorba Linda

The Consolidated Annual Performance and Evaluation Report (CAPER) for Community Development Block Grant (CDBG), Emergency Solutions Grant (ESG), and HOME Investment Partnerships (HOME) federal funds are under assessment by staff. A report will be provided to HUD by September 28, 2023. This report compares the overall housing and community development proposed goals in FY 2022-23 Annual Action Plan (AAP) to the actual accomplishments for the use of these funding sources.

The FY 2024-25 Funding Allocation Policy and Process (FAPP) will kick off this month for the FY 2024-25 Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships funding year and Annual Action Plan process.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. The Project Review Advisory Panel (PRAP) met at 1:00 pm on June 8, 2023, via Teams
 - PRAP concurred with staff recommendation to pass HB Oasis (located in the City of Huntington Beach and will be developed by National CORE and American Family Housing) on threshold review and to proceed to underwriting.

- II. PRAP met at 1:00 pm on July 13, 2023, via Teams
 - PRAP concurred with staff recommendation to pass HB Oasis (located in the City of Huntington Beach and will be developed by National CORE and American Family Housing) on underwriting and to proceed to the Board of Supervisors for approval to commit \$5,121,130 and 62 Project-Based Vouchers for the development HB Oasis.

 - PRAP concurred with staff recommendation to pass Homekey 1400 Bristol (located in the City of Costa Mesa and will be developed by American Family Housing) on threshold review, underwriting review and proceed to the Board of Supervisors for authorization to submit a joint Homekey application and commitment of \$6,781,520 and 48 Project-Based Vouchers for the development of 1400 Bristol.

- III. The PRAP met at 1:00 pm on August 10, 2023, via Teams
 - PRAP concurred with staff recommendation to pass the following projects on threshold review and to proceed to underwriting:
 - 15081 Jackson, Midway City (unincorporated County), proposed by American Family Housing
 - Placentia Baker Street, Placentia, proposed by Mercy Housing California
 - Lincoln Avenue, Buena Park, proposed by C&C Development

- IV. Future PRAP meeting date: September 14, 2023 at 1:00 p.m. via Teams

Affordable Rental Housing Programs

Projects Under Development

Legacy Square (Completed) – 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. A Grand Opening was held on June 21, 2023 at 2:00 p.m.

Casa Paloma (formerly 15162 Jackson Street) (Completed) – 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 permanent conversion anticipated to be completed in August/September 2023.

The Groves (Completed) – 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) (Completed) – 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. A Grand Opening was held on May 24, 2023 from 9:30 a.m.

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 July 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 September 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 October 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 October 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 June 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 August 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 October 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 March 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.

Cartwright Family Apartments – The Board approved a \$1,574,810 MHSA loan, \$2,067,000 ARPA-SLFRF loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Cartwright Family Apartments is new construction of 60 units (59 rental units and one manager's units) of affordable housing for low to extremely low-income households. The developers, a partnership between Waterford Group, the Riverside Charitable Corporation and C&C Development, secured 4% low-income housing tax credits and closed on the construction loan in May 2023. Construction is anticipated to be completed in February 2025.

WISEPlace PSH – District 2 committed \$1,500,000 ARPA loan and will be restricted to 30% AMI. WISEPlace PSH has 48 units (47 rental units and one manager's units) of affordable housing developed by Jamboree Housing Corporation. The project closed on the construction loan in March 2023. Construction is anticipated to be completed in November 2025.

HB Oasis – The Board approved a \$5,121,130 APRA-SLFRF loan, and sixty-two (62) Housing Choice Project-Based Vouchers for individuals experiencing homelessness. HB Oasis is an adaptive re-use of a 63 unit interim motel housing (62 rental units and one manager's unit). Staff and co-applicant, National CORE, and American Family Housing submitted a Homekey application to the State and received a \$17M award. Closed on acquisition and completed the necessary rehab for the interim phase. Developers are working towards converting to permanent housing and will apply for 9% tax credits in August 2023.

The developer will apply for 9% low income housing tax credits and anticipates closing on the construction loan in April 2024. Construction is anticipated to be completed in October 2025.

Grand Openings/Groundbreakings/Events –

- I. The Groundbreaking event for The Meadows Senior Apartments was held on August 3, 2023, from 4:30 p.m. to 6:00 p.m. on site at 8300 Valley View Street in the City of Buena Park.
- II. The Groundbreaking event for Cartwright Family Apartments was held on August 10, 2023, from 4:30 p.m. to 6:00 p.m. onsite at 17861 Cartwright Road in the City of Irvine. See photo below:



- III. The Groundbreaking event for Orchard View Gardens was held on August 15, 2023, at 10:00 a.m. onsite at 8300 Valley View Street in the City of Buena Park. See photo below:



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

2020 Supportive Housing Notice of Affordability

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 received 18 applications listed below requesting \$31,053,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 292 Housing Choice Project-Based Vouchers and 60 Project-Based VASH Vouchers. 1 project was withdrawn.

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	Under Construction
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 / MHSA	Irvine	Under Construction
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	\$0	0	0	0	Low-Income and Homeless Families	Buena Park	Project Withdrawn
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	\$31,053,493	292	60	1,122	
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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.

Staff received 5 applications listed below requesting \$24,096,485 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 165 Housing Choice Project-Based Vouchers and 0 Project-Based VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE & American Family Housing	HB Oasis	\$5,121,130	62	0	63	Homeless Individuals	Huntington Beach	Application received in May 2023. PRAP concurred with passing project on threshold and underwriting review. On July 18, 2023, the Board approved commitment of funding and PBVs.
American Family Housing	15081 Jackson	\$7,809,605	30	0	71	Homeless, MHSA eligible individuals	Midway City	Application received in May 2023. PRAP concurred with passing project on threshold on August 10, 2023 and continue to underwriting.
Mercy Housing	Baker Street Placentia	\$3,000,000	17	0	68	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in June 2023. PRAP concurred with passing project on threshold on August 10, 2023 and continue to underwriting.
C&C Development	Lincoln Avenue	\$1,384,230	8	0	55	Low-Income and Homeless Families, MHSA eligible individuals	Buena Park	Application received in June 2023. PRAP concurred with passing project on threshold on August 10, 2023 and continue to underwriting.
American Family Housing	1400 Bristol	\$6,781,520	48	0	78	Homeless, , MHSA eligible individuals	Costa Mesa	Application received in July 2023. PRAP concurred with passing project on threshold and underwriting review. On July 18, 2023, the Board approved commitment of funding and PBVs.
TOTALS		\$24,096,485	165	0	335			

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 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 and qualified six developers through the process. The list of qualified developers are posted on HCD's website at www.ochcd.org/housing-development.

On July 18, the Board approved various actions necessary to move forward with submitting a Homekey NOFA application for 1400 Bristol (Costa Mesa) with co-applicant and developer, American Family Housing. The Homekey request is for up to \$29 million to finance the conversion of a 120-room Travelodge into a 78-unit supportive housing community and was submitted on July 28, 2023. Awards are expected to be announced 60 to 90 days from application submittal, which is anticipated to be the end of September or October 2023.

Homeownership Activities

The County of Orange homeownership program information can be found on the website at www.ochcd.org/housing-development/homeowner-program.

Mortgage Assistance Program/CalHome 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 102 applications processed for eligibility of which 8 have closed escrow, and 12 have received a funding commitment pre-approved and are actively searching for a home.

The MAP program re-opened as of January 23, 2023, and is accepting applications. Funds are limited for this program. Applications are accepted on a first-come first-serve basis. At this time, it is anticipated that 4 more CalHome projects can be funded. Once funds are depleted, the program will be closed and the remaining applicants who have been pre-approved will be placed on a waiting list, in anticipation of future CalHome funds.