

## H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, October 26, 2023 – 10:00 a.m.

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

**An Nguyen, 1st District**  
**Tracy La, 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](mailto: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](mailto:ochcdcommission@occr.ocgov.com). The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by 9:00 a.m. the Tuesday 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:** 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  
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 August 24, 2023

**VI. PRESENTATIONS/INTRODUCTIONS: (1)**

**1. Funding Allocation Policy And Process (FAPP) Presentation**

Craig Fee, Community Development Manager

**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: (3)**

**1. 2024 Annual Utility Allowance Review**

January Johnson, Manager, Housing Assistance Division

**RECOMMENDED ACTION:**

Receive and File

**2. 2023 - 2024 Payment Standards for Housing Choice Voucher Program**

January Johnson, Manager, Housing Assistance Division

**RECOMMENDED ACTION:**

Receive and File

**3. 2023-2024 Payment Standards for Emergency Housing Voucher Program**

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:**  
December 7, 2023

## H&CD COMMISSION - REGULAR MEETING AGENDA MINUTES

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](mailto: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](mailto:ochcdcommission@occr.ocgov.com). The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by 9:00 a.m. the Tuesday 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: Chair or Vice-Chair  
Meeting called to order at 10:02**
  
- II. PLEDGE OF ALLEGIANCE: Cecilia Hupp, Chair**
  
- III. ROLL CALL: Commission Clerk  
**Present:** M. Alvarez, J. Mai, W. Carvalho, C. Wilkerson, M. Frost, C. Hupp  
**Absent:** A. Nguyen, S. Oddo, H. Smith-Gardner**

**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  
Jessica Villa, Commission Clerk

**V. APPROVAL OF MINUTES:**

**RECOMMENDED ACTION:**

Approve the Summary of Minutes of the meeting held on June 22, 2023

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

**Abstain: M. Frost**  
**All in favor: Vote was unanimous**

**VI. PRESENTATIONS/INTRODUCTIONS: (None)**

**VII. PUBLIC COMMENTS: (1)**

**Dinorah E – 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.**

**VIII. CONSENT CALENDAR: (None)**

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

- 1. OC Housing Authority Waitlist Opening**  
January Johnson, Manager, Housing Assistance Division

January Johnson gave an overview of the anticipated opening of the OC Housing Authority Waitlist.

**RECOMMENDED ACTION:**

Receive and File

**There was much discussion involving various H&CD Commission members and staff.**

**Public Comment from Dinorah E-Talked about her experience in coming from Cuba to America and reaching out to HUD about not being able to afford the rent. She discussed her experiences with various individuals and housing authorities in Orange County in trying to receive a housing voucher.**

**Motion was made to receive and file: W. Carvahlo**  
**Motion was seconded: J. Mai**

**All in favor: Vote was unanimous**

**X. PUBLIC HEARINGS: (None)**

**XI. REPORTS OF STAFF:**

**A. Community Development:**

Craig Fee, Manager

- Discussed Cooperation Agreements, which were approved by the Board on July 18<sup>th</sup> and are pending HUD's approval
- Discussed Consolidated Annual Performance and Evaluation Report

- Discussed Funding Allocation Policy and Process for 2024-25, which will be going to City Managers' Subcommittee for approval before it goes to the Board

**B. Housing Development:**

Julia Bidwell, Executive Director/Secretary (on behalf of Michelle Zdeba)

- Project Review and Advisory Panel (PRAP) met on July 13<sup>th</sup>. Homekey Project HB Oasis located in Huntington Beach and being developed by NationalCore- PRAP concurred project to be passed for underwriting review and be sent to the Board of Supervisors for approval to commit \$5.1 M and 62 Project Based Vouchers. PRAP also concurred with staff recommendation to pass a new Homekey project for Round 3, 1400 Bristol in City of Costa Mesa. It passed threshold and underwriting review and proceeded to Board of Supervisors for a commitment of \$6.7 M and 48 Project Based Vouchers. All developments are being approved for permanent supportive housing units.
- PRAP met on August 10<sup>th</sup>. Concurred with staff recommendation to pass 15081 Jackson in Midway City (American Family Housing), Placentia Baker Street Project in Placentia (Mercy Housing, CA), and Lincoln Avenue Project (C&C Development) in Buena Park on threshold review.
- Future PRAP meeting date is September 14, 2023.

**C. Orange County Housing Authority Update:**

January Johnson, Manager, Housing Assistance Division

- Discussed Section 8 Management Assessment Program, which was submitted August 23<sup>rd</sup>. Three different types of grades that a housing authority can get- High Performer, Standard or Troubled Performer. It is projected that OCHA will be a High Performer again, as we project to receive 140/145 points.

**D. Executive Director/Secretary's Report:**

Julia Bidwell, Executive Director/Secretary

- OCHA received 75 new incremental vouchers to serve applicants on current waiting list
- 45 new OCHA staff have been hired since August 2022
- Update on funding cut from House Appropriations Committee on the HUD spending bill. In July, Senate proposed a more favorable proposal that would result in nearly fully funding to HCVP. We will continue to track this.
- Material regarding the opening of the waiting list will be sent out as soon as possible as soon as the public notice is out. Encouraged Commission members to let us know about any partner organizations or agencies that would be helpful in getting the word out or training.

**C. Hupp and W. Carvahlo asked clarifying questions and J. Bidwell answered.**

**XII. PUBLIC COMMENTS: (1)**

**Dinorah E – 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:**

**W. Carvahlo – Following up on the bylaw changes, when will those take effect?**

**J. Bidwell – Those are the absenteeism changes and the order of business changes that you recommended. We are getting it to the Board of Supervisors.**

**J. Mai – Expressed excitement and thanks about the update on the HCVP waiting list opening again in September.**

**J. Villa (Clerk) – Gave one technical update on mileage claims**

**XIV. ADJOURNMENT**

**Meeting Adjourned at 10:49 a.m.**

**XV. NEXT SCHEDULED MEETING:**

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

# HOUSING & COMMUNITY DEVELOPMENT

## FUNDING ALLOCATION POLICY AND PROCESS (FAPP)

Housing & Community Development Commission  
October 26, 2023



# FUNDING CYCLE



## **The Citizen Participation Plan (CPP):**

Summarizes priorities in the community through meetings with city personnel, citizens in the community and non-profits and what the Urban County is required to do and what they have committed to do with the programs



## **Five-Year Consolidated Plan:**

A forward-looking document using the input from the CPP to create goals for the next five years of funding allocation



## **Funding Allocation Policy and Process:**

Utilizes high priority goals established in Con Plan and outlines the policy and process the Orange Urban County will use to distribute Federal community planning and development funding



## **Annual Action Plan:**

Provides a concise summary of the actions, activities, and the specific federal and non-federal resources that will be used each year to address the priority needs and specific goals identified by the Consolidated Plan.



## **Consolidated Annual Performance Evaluation Report:**

Is a report that assesses the progress made towards achieving strategic and Annual Action Plan goals at year end.





# FUNDING ALLOCATION POLICY AND PROCESS (FAPP)

- The FAPP is part of the funding cycle for the Urban County.
- The Urban County is made up of the County unincorporated areas and small cities (less than 50,000 in population) and larger metropolitan cities (greater than 50,000 in population) that elect to participate in the Urban County for allocation of Federal housing and community development funding.
- The FAPP includes estimated funding goals for eligible housing, community development, and/or economic development activities; the process for distributing funding; funding priorities; any funding exceptions; and overall requirements to be met when using Federal and local funds



# FAPP- WHAT IS IT'S PURPOSE?

- The FAPP is a forward-looking planning document which is the start of the Federal annual funding cycle
- The FAPP is utilized by the Urban County to tell the community the process by which Federal housing and community development funds will be distributed in the following year



# FUNDING

**The following funding sources are part of the FAPP:**

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships Act (HOME)
- Emergency Solutions Grant (ESG)
- Other local funding



# FUNDING PRIORITIES

## Project must meet a high priority status

High priority projects include:

- Senior Centers
- Homeless Facilities
- Neighborhood Facilities
- Water/Sewer Improvements
- Street Improvements
- Sidewalk Improvements
- Urgent Need



# PERFORMANCE OBJECTIVES

#1 - Suitable Living Environment: In general, this objective relates to activities that are designed to benefit communities, families, or individuals by addressing issues in their living environment.

#2 - Decent Affordable Housing: The activities that typically would be found under this objective are designed to cover the wide range of housing possible under HOME, CDBG, or ESG. This objective focuses on housing programs where the purpose for the project is to meet the individual family or community needs and not programs where the housing is an element of a larger effort.

#3 - Creating Economic Opportunities: This objective applies to the types of activities related to economic development, commercial revitalization, or job creation.



# PERFORMANCE OUTCOMES

#1 - Availability/Accessibility: This outcome category applies to activities that make services, infrastructure, housing, or shelter available or accessible to low and moderate-income people, including persons with disabilities. In this category, accessibility does not refer only to physical barriers, but also to making the affordable basics of daily living available and accessible to low- and moderate-income people.

#2 - Affordability: This outcome category applies to activities that provide affordability in a variety of ways in the lives of low-and moderate-income people. It can include the creation or maintenance of affordable housing, basic infrastructure hook-ups, or services such as transportation or day care.

#4 - Sustainability (Promoting Livable or Viable Communities): This outcome applies to projects where the activity or activities are aimed at improving communities or neighborhoods, helping to make them livable or viable by providing benefit to persons of low- and moderate-income or by removing or eliminating slums or blighted areas through multiple activities or services that sustain communities or neighborhoods.



## The Following Policies and Processes will continue for FY 2024-25

Housing Rehabilitation- Applications are in second year of a three-year funding cycle

Public Services- Are in second year of a three-year non-competitive funding cycle

Public Facilities and Improvements- are on an annual funding process for Improvements to public facilities and infrastructure

# Continuing Policies- FY 2024-25 FAPP



## The Following Changes Recommended for the FY 2024-25 FAPP

# Changes for the FY 2024-25 FAPP

### Public Facility and Improvements:

Change from a one-year Request for Proposal Process (RFP) to a one-year Request for Applications (RFA)

- In prior years, have been able to fund all applications.
- RFA process will allow review of applications, and if they pass threshold, proceed to funding recommendation.
- Will reduce the administration on both cities and County

If there is not enough funding for all PF&I applications, the following will apply:

### Option 1

If funding shortfall is \$500,000 or less:

- Cut all application funding requests by equal weighted percentage that resolves shortfall





# Changes for the FY 2024-25 FAPP



## OPTION 2

If funding shortfall is over \$500,000:

- Apply cuts up to \$500,000 as in Option 1
- Fund all projects first that have not been funded in the past and then by priority of years not funded. (i.e., an applicant that has not been funded at all in the past 5 years will have priority over applicants that have been funded. An applicant who has been funded twice or three times will have priority over those who have received funding four and five times and so on).
- In case of a tie, use past performance ratings based on timely drawdown of funding to break a tie
- Add non-funded projects to next year's funding cycle (waiting list) with these projects taking a priority funding position (or for any funding that comes available during the year or for next years' funding)
- Apply same process to future funding cycles

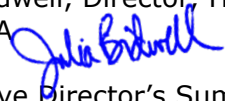


# QUESTIONS?

Craig Fee  
Community Development Manager  
1501 E St. Andrew Place  
Santa Ana, Ca. 92705  
714-480-2996  
[Craig.Fee@occr.ocgov.com](mailto:Craig.Fee@occr.ocgov.com)

October 26, 2023

**TO:** H&CD Commission

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

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

|           |                    |
|-----------|--------------------|
| September | No items to report |
|-----------|--------------------|



Discussion Item #1

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

**DATE:** October 26, 2023

**TO:** H&CD Commission

**FROM:** January Johnson, Housing Manager *JJ*

**SUBJECT:** 2024 ANNUAL UTILITY ALLOWANCE REVIEW

In compliance with the Department of Housing and Urban Development (HUD) Regulation 24 CFR 982.517(c), OCHA contracted with The Nelrod Company to conduct the annual review of utility rates. This analysis is required to determine if there has been a change of ten percent or more in the utility rate since the last time the utility allowance schedule was revised. A change of ten percent or more will require an adjustment of the Utility Allowance Schedule.

OCHA determined that there was a change of greater than ten percent to the allowance for electric water heating costs for all units and the air conditioning cost for 5-bedroom units.

OCHA adjusted its Utility Allowance schedule to reflect the increases noted above, all other allowances remain unchanged from the 2023 Utility Allowance Schedule. OCHA implemented the attached Utility Allowance Schedule for use in 2023-2024.

HUD regulations allow the utility allowances to be treated as a credit toward the family portion of rent if the total rent is below the applicable Housing Choice Voucher Payment Standard. Assisted households benefit from the utility allowance schedule by selecting rental units with rents that are below the Payment Standard. Utility allowance calculations are applied at the initial lease-up of new households and, for existing participants, during annual reexaminations or when a family relocates.

Additionally, effective October 1, 2023, OCHA will allow affordable housing developments with OCHA project-based vouchers to request a waiver to establish a site-specific Utility Allowance schedule calculated using the California Utility Allowance Calculator.

To comply with a recommendation from the Department of HUD, the 2024 Utility Allowance Schedule is being presented to the H&CD Commission for its receipt and file.

**RECOMMENDED ACTION:**

Receive and File: 2024 Annual Utility Allowance Review



## 2024 Utility Allowance Schedule

The following utility allowances will be used by the Orange County Housing Authority for administration of the Housing Choice Voucher Program effective October 1, 2023.

| Bedroom                 | 0  | 1  | 2  | 3   | 4   | 5   |
|-------------------------|----|----|----|-----|-----|-----|
| <b>Gas</b>              |    |    |    |     |     |     |
| Cooking                 | 4  | 4  | 7  | 9   | 12  | 13  |
| Heating                 | 16 | 18 | 21 | 22  | 25  | 27  |
| Water Heating           | 9  | 10 | 14 | 20  | 26  | 31  |
| Natural Gas Base Charge | 4  |    |    |     |     |     |
| <b>Electric</b>         |    |    |    |     |     |     |
| Basic                   | 30 | 35 | 49 | 65  | 82  | 100 |
| Cooking                 | 10 | 11 | 17 | 21  | 27  | 32  |
| Heating                 | 19 | 22 | 25 | 28  | 30  | 35  |
| Water Heating           | 25 | 30 | 38 | 46  | 55  | 63  |
| <b>Other</b>            |    |    |    |     |     |     |
| Air Conditioning        | 11 | 13 | 19 | 23  | 30  | 41  |
| Water                   | 45 | 49 | 71 | 104 | 138 | 171 |
| Sewer                   | 7  | 7  | 7  | 7   | 7   | 7   |
| Trash                   | 23 |    |    |     |     |     |
| Refrigerator            | 12 |    |    |     |     |     |
| Stove                   | 11 |    |    |     |     |     |

**Note:** Effective October 1, 2023, OCHA will allow Affordable Housing developments with OCHA project-based vouchers to request a waiver to establish a site-specific Utility Allowance schedule calculated using the California Utility Allowance Calculator.

For more information on the waiver process, please contact our project-based voucher team at (714) 480-2765.



MEMORANDUM

Discussion Item #2

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES
CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES
JOANNE VEEDOR
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

DATE: October 26, 2023
TO: H&CD Commission
FROM: January Johnson, Housing Assistance Manager

SUBJECT: 2023-2024 PAYMENT STANDARDS FOR HOUSING CHOICE VOUCHER PROGRAM

The following Payment Standards will be used by OCHA for administration of the Housing Choice Voucher Program effective October 1, 2023. These amounts are based on the Fair Market Rents (FMRs) published by HUD on the HUD User Website at: https://www.huduser.gov/portal/datasets/fmr.html

TRADITIONAL RENTAL HOUSING UNITS

Table with 6 columns: Number of Bedrooms (BR), 0BR, 1BR, 2BR, 3BR, 4BR\*. Rows include Basic Payment Standards, Central Payment Standards (green), and Restricted Payment Standards (blue).

\*Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each additional bedroom.

SPECIAL HOUSING UNITS

Single-Room Occupancy (SRO) and Shared Housing

Payment Standard: \$1,613

\* SRO and shared housing units are 0.75 times the 0 bedroom Payment Standard

Central Payment Standards: The following "central coast" cities within the county qualify for Central Payment Standards: Costa Mesa, Fountain Valley and Huntington Beach.

Restricted Payment Standards: The following "high rent areas" of the county qualify for Restricted Payments Standards: Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano (including Capistrano Beach), San Clemente, Tustin, and unincorporated areas south of the 55 Freeway.

RECOMMENDED ACTION:

Receive and File: 2023 - 2024 Payment Standards for Housing Choice Voucher Program



MEMORANDUM

Discussion Item # 3

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES
CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES
JOANNE VEEDOR
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

DATE: October 26, 2023
TO: H&CD Commission
FROM: January Johnson, Housing Assistance Manager

SUBJECT: 2023-2024 Payment Standards for Emergency Housing Voucher Program

24 CFR § 982.503(a)(3) states that a PHA voucher payment standard shall establish a single payment standard for each unit size and that the PHA may establish a single payment standard amount for the whole Fair Market Area (FMR) or may establish a separate payment standard amount for each designated part of the FMR area.

The Orange County Housing Authority (OCHA) has established a separate payment standard amount for three (3) designated areas of the FMR area, known as the Basic payment standard, the Central payment standard, and the Restricted payment standard.

Housing and Urban Development (HUD) has acknowledged that many rental markets with a high need for Emergency Housing Vouchers (EHVs), such as Orange County, are facing a market driven by high renter demand compounded by a severe shortage of affordable rental units.

Due to the above factors and the emergency nature of the EHV, HUD waived 24 CFR § 982.503(a)(3) and established an alternative requirement which permitted OCHA to establish a separate higher payment standard for the EHV program only.

With the adoption of the waiver, OCHA has established a separate payment standard amount for the EHV program. OCHA has established the EHV payment standard at 105% of the FMR.

RECOMMENDED ACTION:

Receive and File: 2023 - 2024 Emergency Housing Voucher Payment Standard



## 2024 Emergency Housing Voucher (EHV) Payment Standards

The following Payment Standards will be used by OCHA for administration of the EHV program **ONLY** effective October 1, 2023. These amounts are based on 105% of the Fair Market Rents (FMRs) published by HUD on the HUD User Website at: <https://www.huduser.gov/portal/datasets/fmr.html>

### EHV RENTAL HOUSING UNITS

Number of Bedrooms (BR):

| <u>0BR</u> | <u>1BR</u> | <u>2BR</u> | <u>3BR</u> | <u>4BR*</u> |
|------------|------------|------------|------------|-------------|
| \$2,310    | \$2,461    | \$2,922    | \$3,965    | \$4,690     |

Payment Standards:

*\*Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each additional bedroom.*

### SPECIAL HOUSING UNITS

#### Single-Room Occupancy (SRO) and Shared Housing

**Payment Standard:** \$1,733

*\* SRO and shared housing units are 0.75 times the 0 bedroom Payment Standard*

The above payment standards are for the **Emergency Housing Voucher holders only**. For Housing Choice Voucher payment standards, please visit <https://ochousing.org/documents-forms> for the 2024 Payment Standards.



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:** October 26, 2023  
**TO:** H&CD Commission  
**FROM:** January Johnson, Manager, Housing Assistance Division *JJ*  
**SUBJECT:** OCHA Status Report for September 2023

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

The Lease-up rate for September 2023 was 87.1% with 10,088 households receiving Voucher program rental assistance. VASH veterans represent 763 of the assisted tenants, 32 were in the Non-Elderly Disabled (NED) program, and 142 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of September activities are as follows:

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

**Staffing**

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

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

**Monthly activity:**

|  |     |
|--|-----|
| Current number of active clients with FSS contracts: | 161 |
| Clients currently earning escrow credits:            | 122 |
| New Enrollees:                                       | 2   |

**Cumulative Status**

|                                   |     |
|-----------------------------------|-----|
| HUD-mandated Initial Contracts:   | 465 |
| Cumulative FSS Graduates:         | 357 |
| HUD-mandated remaining Contracts: | 108 |
| Clients graduating in September:  | 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:  | 4   |
| 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 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 have begun.

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

To date, OCHA has received 390 referrals for the Mainstream Voucher Program. 149 families have successfully moved into a unit and 13 referrals have been issued a voucher and are currently searching for a unit. 15 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, 300 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's. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHV's.

EHV's 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 848 referrals, issued 777 vouchers, and leased 492 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 six vacant positions: five (5) Housing Specialist I, and one (1) Office Specialist. We continue to work with HR on the existing vacancies.

#### **Activity**

Occupancy Section opened the 2023 Waiting list for the period of September 18, 2023, to September 29, 2023. The waiting list closed and we are currently working on finalizing the list. Occupancy continues working on eligibility to issue vouchers for those selected from the 2012 Waiting List. We continue to utilize 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 September 2023

|                                    |     |
|------------------------------------|-----|
| Initial voucher issuance:          | 30  |
| Initial vouchers expired:          | 0   |
| Ongoing vouchers issued:           | 48  |
| Ongoing vouchers expired:          | 1   |
| Initial interviews scheduled:      | 0   |
| Initial interviews conducted:      | 0   |
| Total reexaminations completed:    | 706 |
| Total interim decreases completed: | 114 |
| Total interim increases completed: | 114 |
| 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 September 2023:

|  |     |
|--|-----|
| Annual Inspections Scheduled (OCHA):       | 452 |
| Follow up re-inspections Scheduled (OCHA): | 169 |

|   |     |
|---|-----|
| Physical Inspections (OCHA):                  | 55  |
| New Leases - Number of RTA's received (OCHA): | 122 |
| Annual Inspections Received (Mobility):       | 25  |
| Annual Inspections Scheduled (Mobility):      | 87  |
| Follow up Re-inspections (Mobility):          | 28  |
| New Leases Received (Mobility):               | 41  |
| New Leases Scheduled (Mobility):              | 35  |
| QC Inspections:                               | 20  |
| QC Inspections (Mobility):                    | 0   |
| Rent Increases received:                      | 336 |
| Rent Decreases received:                      | 24  |
| Rent Increase denied:                         | 21  |
| Rent Increase Emails                          | 744 |
| Rent Increase Calls                           | 66  |
| Mobility Rent Increase                        | 114 |

Total Abatement:

|                       |    |
|-----------------------|----|
| Final notices mailed: | 15 |
| Were Abated:          | 0  |

Owners:

|  |     |
|--|-----|
| Owners became inactive for the month of August | 0   |
| Owners relisted their property:                | 0   |
| Units added to our vacancy listings:           | 32  |
| Owner Hotline callers assisted:                | 265 |

**Outreach Efforts**

In September 2023, the Orange County Housing Authority continued to provide excellent customer service assisting 265 callers through the Owner Hotline and 66 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.

During the opening of the waiting list, reception provided assistance to all walk-in clients by providing flyers with resources on how to apply for the waiting list and answering any questions.

**Ongoing Activities**

Critical tasks completed during September included the following:

|  |       |
|--|-------|
| Calls and inquiries addressed:                 | 1,927 |
| Mail Processed:                                | 7,523 |
| Public Records Act and Data Requests resolved: | 1     |



**FY 23-24 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 8/31/23**

Beginning Cash Balance as of 07/01/23  
Less: Other Miscellaneous Obligations  
**Available Cash Balance as of 8/31/23**

| <b>FY 23-24<br/>Budget</b> | <b>YTD Exp/Rev<br/>Actual - Cash</b> | <b>FY 23-24<br/>Y/E Cash</b> |
|----------------------------|--------------------------------------|------------------------------|
| 7,716,985                  | 7,716,985                            | 7,716,985                    |
| <b>7,716,985</b>           | <b>7,716,985</b>                     | <b>7,716,985</b>             |

**Additional Sources of Cash**

|   |                   |                  |                  |
|---|-------------------|------------------|------------------|
| Principal Received from Ops Reserve Loans                                 | 0                 | 0                | 0                |
| Interest Received from Ops Reserve Loans                                  | 12,518            | 0 (1)            | 12,518           |
| Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place | 0                 | 0                | 0                |
| County Investment Pool Interest Income                                    | 169,011           | 82,730 (2)       | 496,381          |
| Miscellaneous Revenue - El Modena Rental Property                         | 8,520             | 1,420            | 8,520            |
| Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME             | 100,000           | 2,500            | 100,000          |
| Miscellaneous (Fund Balance Unassigned)                                   | 8,644,810         | 0                | 0                |
| <b>TOTAL SOURCES OF CASH:</b>   | <b>16,651,844</b> | <b>7,803,635</b> | <b>8,334,403</b> |

**Uses of Cash**

|  |                  |               |                |
|--|------------------|---------------|----------------|
| Accounting staffs support to OCHA Ops Reserve                      | 38,735           | 8,844 (4)     | 38,735         |
| HCD Staff Support to OCHA Ops Research (KG00117)                   | 150,000          | (11,813) (4)  | 150,000        |
| Affordable Housing/OCHA Rental Obligation                          | 3,458,058        | 0             | 0              |
| Building & Improvements Maintenance - El Modena/Esplanade Property | 2,500            | 14,538        | 14,538         |
| County Investment Pool Admin Cost (Treasurer)                      | 5,000            | 581           | 6,968          |
| County-wide Cost Allocation Plan (CWCAP)                           | 5,500            | 0             | 0              |
| Family Self-Sufficiency Enhancement Payments                       | 25,000           | 0             | 25,000         |
| OC ARPA Landlord Incentives  | 0                | 57,245        | 0              |
| OCHA District Attorneys MOU - FY 23-24                             | 150,000          | 0             | 150,000        |
| Single All Funds Audit   | 66               | 0             | 66             |
| Tenant Based Rental Assistance Program (Fund 15G HOME)             | 100,000          | 2,500         | 100,000        |
| <b>TOTAL USES OF CASH:</b>   | <b>3,934,859</b> | <b>71,895</b> | <b>485,307</b> |

**TOTAL FY 23-24 UNCOMMITTED CASH:**

**LESS: Future Year's Non-discretionary Obligations**

OCHA Monthly Rental Obligations (3)

**TOTAL FY 23-24 DISCRETIONARY CASH:**

|  |           |                  |
|--|-----------|------------------|
|  | 7,731,740 | 7,849,097        |
|  |           | (4,757,807)      |
|  |           | <b>3,091,290</b> |

(1) Budgeted amount represents interest amount only.

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

(3)

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

(4) There were coding corrections for FY 22-23 during July's Per 13 (\$10,943.96) that has been applied to Acctg staff support and HCD staff support to OCHA Ops Reserve, as well as Labor Burden and Acctg Allocations. This action follows previous years' protocol.

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            | 4            | 4            |        |        |        |        |
| Homeownership HAP   | \$5,213      | \$5,546      | \$5,546      | \$5,600      | \$5,600      | \$5,888      | \$5,801      | \$5,801      |        |        |        |        |
| Family Unification  | 269          | 273          | 275          | 278          | 282          | 283          | 287          | 286          |        |        |        |        |
| Family Unification - (HAP)  | \$469,236    | \$481,515    | \$499,543    | \$508,234    | \$523,566    | \$533,447    | \$545,756    | \$543,620    |        |        |        |        |
| Non Elderly Disabled  | 31           | 31           | 32           | 33           | 33           | 33           | 33           | 33           |        |        |        |        |
| Non Elderly Disabled - (HAP)  | \$47,388     | \$49,092     | \$51,383     | \$53,530     | \$53,643     | \$53,221     | \$53,568     | \$53,461     |        |        |        |        |
| Portable Vouchers Paid  | 14           | 15           | 14           | 14           | 13           | 11           | 11           | 12           |        |        |        |        |
| Portable Voucher Paid HAP   | \$15,695     | \$15,254     | \$15,203     | \$16,418     | \$15,245     | \$11,777     | \$11,600     | \$12,959     |        |        |        |        |
| Tenant Protection   | 44           | 44           | 41           | 40           | 40           | 40           | 40           | 40           |        |        |        |        |
| Tenant Protection HAP   | \$63,483     | \$62,080     | \$60,597     | \$60,959     | \$60,408     | \$60,733     | \$61,488     | \$61,849     |        |        |        |        |
| Enhanced Vouchers   | 3            | 3            | 3            | 3            | 3            | 3            | 3            | 3            |        |        |        |        |
| Veterans Affair Supported Housing (VASH) Voucher                                | 758          | 772          | 780          | 778          | 768          | 782          | 778          | 771          |        |        |        |        |
| Veterans Affair Supported Housing (VASH) HAP                                    | \$1,016,526  | \$1,059,793  | \$1,075,845  | \$1,087,491  | \$1,087,003  | \$1,098,432  | \$1,089,534  | \$1,112,564  |        |        |        |        |
| All Other Vouchers  | 8,877        | 8,883        | 8,907        | 8,883        | 8,874        | 8,873        | 8,866        | 8,863        |        |        |        |        |
| All Other Vouchers HAP  | \$12,658,848 | \$12,841,887 | \$12,982,814 | \$13,101,829 | \$13,249,321 | \$13,413,142 | \$13,504,714 | \$13,633,843 |        |        |        |        |
| FSS Escrow Deposits   | \$28,255     | \$28,338     | \$27,349     | \$27,042     | \$27,666     | \$28,421     | \$28,739     | \$28,472     |        |        |        |        |
| All Voucher HAP Expenses After the First of Month                               | \$63,461     | \$71,587     | \$61,059     | \$65,009     | \$54,320     | \$67,825     | \$48,688     | \$46,125     |        |        |        |        |
| Total Vouchers  | 9,997        | 10,022       | 10,053       | 10,029       | 10,014       | 10,026       | 10,019       | 10,009       |        |        |        |        |
| HAP Total   | \$14,368,105 | \$14,615,092 | \$14,779,339 | \$14,926,112 | \$15,076,772 | \$15,272,886 | \$15,349,888 | \$15,498,694 |        |        |        |        |
| Number of Vouchers Under Lease (HAP Contract) on the last day of the Month      | 9,318        | 9,357        | 9,362        | 9,355        | 9,308        | 9,346        | 9,287        | 9,266        |        |        |        |        |
| New vouchers issued but not under HAP contracts as of the last day of the month | 210          | 166          | 172          | 137          | 126          | 121          | 128          | 222          |        |        |        |        |
| Portability (Port In)   | 1,304        | 1,299        | 1,304        | 1,304        | 1,306        | 1,302        | 1,315        | 1,307        |        |        |        |        |
| Portability (Port In HAP Administered)  | \$2,184,846  | \$2,215,773  | \$2,262,764  | \$2,286,113  | \$2,317,463  | \$2,351,809  | \$2,389,397  | \$2,396,381  |        |        |        |        |
| Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*     | 158          | 313          | 313          | 256          | 256          | 264          | 264          | 264          |        |        |        |        |
| Number of PBVs under HAP and leased   | 470          | 466          | 480          | 478          | 497          | 509          | 509          | 504          |        |        |        |        |
| Number of PBVs under HAP and not leased   | 55           | 59           | 30           | 89           | 70           | 58           | 58           | 63           |        |        |        |        |
| Fraud Recovery - Amount Booked this Month                                       | \$175        | \$50         | \$175        | \$50         | \$50         | \$50         | \$38         | \$125        |        |        |        |        |
| FSS Escrow Forfeitures This Month   |              | \$26,663     | \$104        |              |              |              |              |              |        |        |        |        |
| Number of Hard to House Families Leased   | 25           | 6            | 34           | 46           | 38           | 47           | 25           | 26           |        |        |        |        |
| Portable HAP Costs Billed and Unpaid - 90 Days or older                         | \$691,633    | \$769,384    | \$866,127    | \$985,216    | \$1,096,476  | \$1,281,684  | \$1,419,519  | \$1,468,184  |        |        |        |        |



# 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

JOANNE VEEDOR  
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

**DATE:** October 26, 2023  
**TO:** H&CD Commission  
**FROM:** Bill Malohn, Manager, OC Community Resources  
Accounting *Bill Malohn*  
**SUBJECT:** ACCOUNTING STATUS REPORT - September 2023

### ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our September 5<sup>th</sup> 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 \$36,439 as of September 30, 2023.
- Inactive: There are 349 outstanding cases with a total amount of \$742,771 as of September 30, 2023. Of the 349 cases, 229 are for tenants (66%) and 120 are for landlords (34%).
- Grand total of active and inactive for September 2023: \$779,210.

3. **Operating Reserves Loan**

All loan payments were made through September 30, 2023, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through August 2023. There were zero payments to program participants under the Enhancement Program for the month of September.

### HOUSING AND COMMUNITY DEVELOPMENT

5. **CDBG, HOME, ESG, CALHOME, and General Fund**

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for June 2023 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June 2023 has been completed.
- General & Other Fund Projects report was updated through 4<sup>th</sup> quarter, June 2023.
- Program Income Status Report for June 2023 has been completed.



**DATE:** October 26, 2023  
**TO:** H&CD Commission  
**FROM:** Julia Bidwell, Director  
Housing and Community Development  
*Julia Bidwell*  
**SUBJECT:** Housing and Community Development Division  
Status Report September 2023

---

---

## COMMUNITY DEVELOPMENT

The FY 2024-25 Funding Allocation Policy and Process (FAPP) for the FY 2024-25 Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships funding year and Annual Action Plan process is out for a 30 day public review starting October 13, 2023 and is due to go to the Board of Supervisors on November 28, 2023.

## HOUSING DEVELOPMENT

### **Project Review Advisory Panel (PRAP)**

- I. The September 2023 meeting was canceled.
- II. Future PRAP meeting date: October 26, 2023 at 11:00 a.m. after the Commission meeting.

## 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. The project converted to permanent financing in September 2023 and the County’s loan was funded.

**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. The project is in the process of converting to permanent financing.

**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 October 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 was 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 June 2024.

**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 March 2024.

**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 October 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 December 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 December 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 2024.

**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 Grand Opening event for Salvation Army Center of Hope was held on October 9, 2023, at 10:00 a.m. on site at 1455 S. Salvation Place in the City of Anaheim.

**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) | \$1,462,860     | 10                         | 5                          | 0  | 80        | Families/ Veterans/ Developmentally Disabled | Irvine        | Project Completed             |

|   |  |                     |            |           |           |            |  |                     |                    |
|---|--|---------------------|------------|-----------|-----------|------------|--|---------------------|--------------------|
|   | Cypress Village)                         |                     |            |           |           |            |  |                     |                    |
| 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/SNHP            | 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  |
| <b>TOTALS</b>                               |  | <b>\$13,020,361</b> | <b>200</b> | <b>13</b> | <b>45</b> | <b>785</b> |  |                     |                    |

\* Newport Veterans Housing applied for funding but did not pass threshold.

\*\* Developer was able to secure additional permanent funding and not moving forward with \$567,000 County loan

## **2020 Supportive Housing 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     | Project Completed  |
| 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 |
| <b>TOTALS</b>                            |   | <b>\$31,053,493</b> | <b>292</b> | <b>60</b> | <b>1,122</b> |  |                     |                    |

### **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, 155 Housing Choice Project-Based Vouchers and 10 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         | 38                        | 10                         | 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. |
| <b>TOTALS</b>                           |                        | <b>\$24,096,485</b> | <b>155</b>                | <b>10</b>                  | <b>335</b>  |   |                  |   |

## Homekey Program

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

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

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

- \$6.07 million for a 20-unit motel conversion (Riviera Motel, Stanton)
- \$17 million for a 62-unit interim to permanent conversion (HB Oasis, Huntington Beach)
- \$10,550,000 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](http://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, however, State HCD indicated there was a delay in their review of applications and recently announced the first tranche of awards. Awards are anticipated to be announced through December 2023.

### **Homeownership Activities**

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