



**H&CD COMMISSION - REGULAR MEETING
AGENDA**

Thursday, February 22, 2024 – 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
Carrie Buck, 4th District
Stephanie Oddo, 5th District**

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

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

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

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

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

1. Written Comment – You may submit comments to the H&CD Commission by emailing them to ochcdcommission@occr.ocgov.com. The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by 9:00 a.m. the Tuesday prior to the meeting.

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

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

I. CALL TO ORDER: Chair or Vice-Chair

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

III. ROLL CALL: Commission Clerk

IV. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on December 7, 2023

V. PRESENTATIONS/INTRODUCTIONS: (1)

1. Affordable Housing Development

Michelle Zdeba, Housing Development Manager

VI. 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.*

VII. CONSENT CALENDAR: (None)

VIII. DISCUSSION CALENDAR: (1)

1. (OCHA) Draft Annual Public Housing Agency (PHA) Plan for FY 2024

Juana Muñoz, Assistant Housing Manager

RECOMMENDED ACTION:

Direct staff to receive and record comments

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Community Development:

Craig Fee, Community Development Manager

B. Housing Development:

Michelle Zdeba, Housing Development Manager

C. Orange County Housing Authority Update:

Juana Muñoz, Assistant Housing Manager

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

XI. 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.*

XII. ADJOURNMENT

XIII. NEXT SCHEDULED MEETING:

March 28, 2024



**H&CD COMMISSION - REGULAR MEETING
AGENDA DRAFT MINUTES**

Thursday, December 7, 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**

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I. CALL TO ORDER: Chair or Vice-Chair
Meeting called to order at 10:07

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

III. ROLL CALL: Commission Clerk

Present: M. Alvarez, J. Mai, W. Carvalho, C. Wilkerson, M. Frost, S. Oddo, T. La

Absent: A. Nguyen, H. Smith-Gardner, C. Hupp,

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 October 26, 2023

Motion to approve minutes: M. Alvarez

Motion was seconded: J. Mai

All in favor: Vote was unanimous.

VI. PRESENTATIONS/INTRODUCTIONS: (None)

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

VIII. CONSENT CALENDAR: (1)

1. PROPOSED 2024 H&CD COMMISSION MEETING SCHEDULE

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

1. Adopt the 2024 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

Motion to move agenda Consent item #1: M. Frost

Motion was seconded: M. Alvarez

All in favor: Vote was unanimous.

IX. DISCUSSION CALENDAR: (4)

**1. RESIDENT ADVISORY BOARD FOR THE ORANGE COUNTY HOUSING AUTHORITY
2024 ANNUAL PUBLIC HOUSING AGENCY PLAN**

January Johnson, Manager

RECOMMENDED ACTION:

Reappoint the members of the H&CD Commission to act as the Resident Advisory Board for OCHA's 2024 Annual Public Housing Agency Plan.

J. Johnson – Summarized and explained the Resident Advisory Board

Motion to move agenda Discussion item #1: S. Oddo

Motion was seconded: M. Frost

All in favor: Vote was unanimous.

2. DRAFT 2024 ADMINISTRATIVE PLAN UPDATE

January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTION:

Receive and File

J. Johnson – Summarized and explained the 2024 Administrative Plan Update

Item was received and filed.

3. Recommended Definition of Excused Absence

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

Adopt Definition of Excused Absence

J. Bidwell – Explained the Board approved amended bylaws to the H&CD Commission and recommended definition of excused absence

Motion to move agenda Discussion item #3: M. Alvarez

Motion was seconded: W. Carvalho

All in favor: Vote was unanimous.

4. ELECTION OF OFFICERS

Cecilia Hupp, Chair, H&CD Commission

Wayne Carvalho, Vice-Chair, H&CD Commission

RECOMMENDED ACTION:

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

1. Election of Chair

2. Election of Vice-Chair

Clerk – Explained nomination process

1. Election of Chair

Motioned to nominate C. Hupp for reappointment - W. Carvalho

Motioned was second - M. Alvarez

J. Bidwell – Mentioned and read an email that was received from C. Hupp stating that she would be unable to attend today's Commission meeting due to her participation in the Southern California Association of Governments (SCAG) conference. The email also mentioned that C. Hupp would accept the reappointment for the chair position if she was renominated by the Commission.

All in favor: Vote was unanimous.

2. Election of Vice-Chair

Motioned to nominate W. Carvalho for reappointment – S. Oddo

Motioned was second – C. Wilkerson

W. Carvalho – Accepted

All in favor: Vote was unanimous.

X. PUBLIC HEARINGS: (None)

XI. REPORTS OF STAFF:

A. Community Development:

Craig Fee, Manager

- **Discussed the approval of the funding allocations**

B. Housing Development:

Julia Bidwell, Executive Director/Secretary

- Discussed past Project Advisory Panel (PRAP) meeting held October 26th
- Mentioned PRAP concurred with staff recommendations to pass Motel 6 Homekey project
- Mentioned PRAP concurred with staff recommendations to pass Lincoln Avenue Apartments
- Mentioned the next meeting would be held December 18, 2023

C. Orange County Housing Authority Update:

January Johnson, Manager, Housing Assistance Division

- Discussed HUD funding
- M. Frost - Asked for clarification on how vouchers are distributed if the budget from HUD is unsure
- J. Johnson - Mention OCHA meets monthly with a HUD representative to discuss funding. Explained HUD funding requirements
- M. Frost - Asked if there's ever a scenario if vouchers would need to be taken away
- J. Johnson - Explained funding is monitored to avoid any voucher being taken away
- S. Oddo - Has OCHA ever taken vouchers?
- J. Bidwell - Much discussion on how this has not happened in over 20 years and steps taken to prevent

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

- Thanked the Commissioners for their service to the H&CD Commission
- Mentioned H&CD telecommute scheduling continuing
- Discussed projects
- Discussed accomplishments for 2023
- Mentioned we do this for the clients and to house individuals while reading client feedback and input

- M. Frost - How would you explain to a resident how we focus our spending between homelessness and low income families when we look at our total budget?
- J. Bidwell - Explained the program and funding

XI. MEMBER COMMENTS:

- J. Mai - Thank staff and Commissioners and discussed his participation with Continuum of Care and his participation with CapOC and United Way distributing food
- S. Oddo - Thanked staff and helping answer any questions she may have had. Mentioned her attendance in a groundbreaking in Lake Forest and explained her positive experience serving in the Commission.
- W. Carvalho - Commissioners, Julia, and the H&CD staff were thanked for their dedication to the main goal.
- T. La - Introduced herself as a new member to the H&CD Commission and thanked all for welcoming her.

XIII. ADJOURNMENT

Meeting Adjourned at 10:50

XIV. NEXT SCHEDULED MEETING:

January 25, 2024



OC Housing &
Community Development

Affordable Housing Development

An overview of Housing
Development's three P's:
Program, Policy and Process

www.ochcd.org



Housing & Community Development Commission- 2/22/24

Presented By: Michelle Zdeba
Housing Development Manager

1st P: PROGRAM



OC HCD's Housing Development team administers programs and funding for affordable and supportive housing development throughout the County's 34 cities and unincorporated county.

Housing Development:

- Administers resources for affordable multifamily housing development and homebuyer program
- Responsible for the long-term compliance of all rent/income restricted properties in the County's affordable and supportive housing portfolio
- Reviews state and federal legislation and policies and secures funding

1st P: PROGRAM



Capital

- HOME & HOME ARP
- Housing Successor Agency
- Mental Health Services Act (MHSA)
- Other County funds



Subsidies

- Project-based vouchers
- MHSA Capitalized Operating Subsidy Reserves



Other

- Permanent Local Housing Allocation Program
- State Homekey Program
- Mortgage Assistance Program
- OC Housing Finance Trust

2nd P: POLICY

Housing Funding Strategy (HFS)

- Received/filed by the Board in June 2018
- Identified the goal of producing 2,700 units of supportive housing in seven years (by 2025) and the required financial resources to achieve that goal based on the 2017 Point in Time Count

2022 HFS Update

- Received/filed in December 2022
- Provides a progress report on the regional efforts to produce the 2,700 units of supportive housing, reviews current market forces and housing needs and updated the financial model
- Identifies an updated goal of producing 2,396 units of supportive housing by 2029 to meet the current needs based on the 2022 Point in Time Count
- These units are a subset of the units already included in the region's Regional Housing Needs Assessment numbers

OC HCD's NOFA: Where the 3 P's Meet

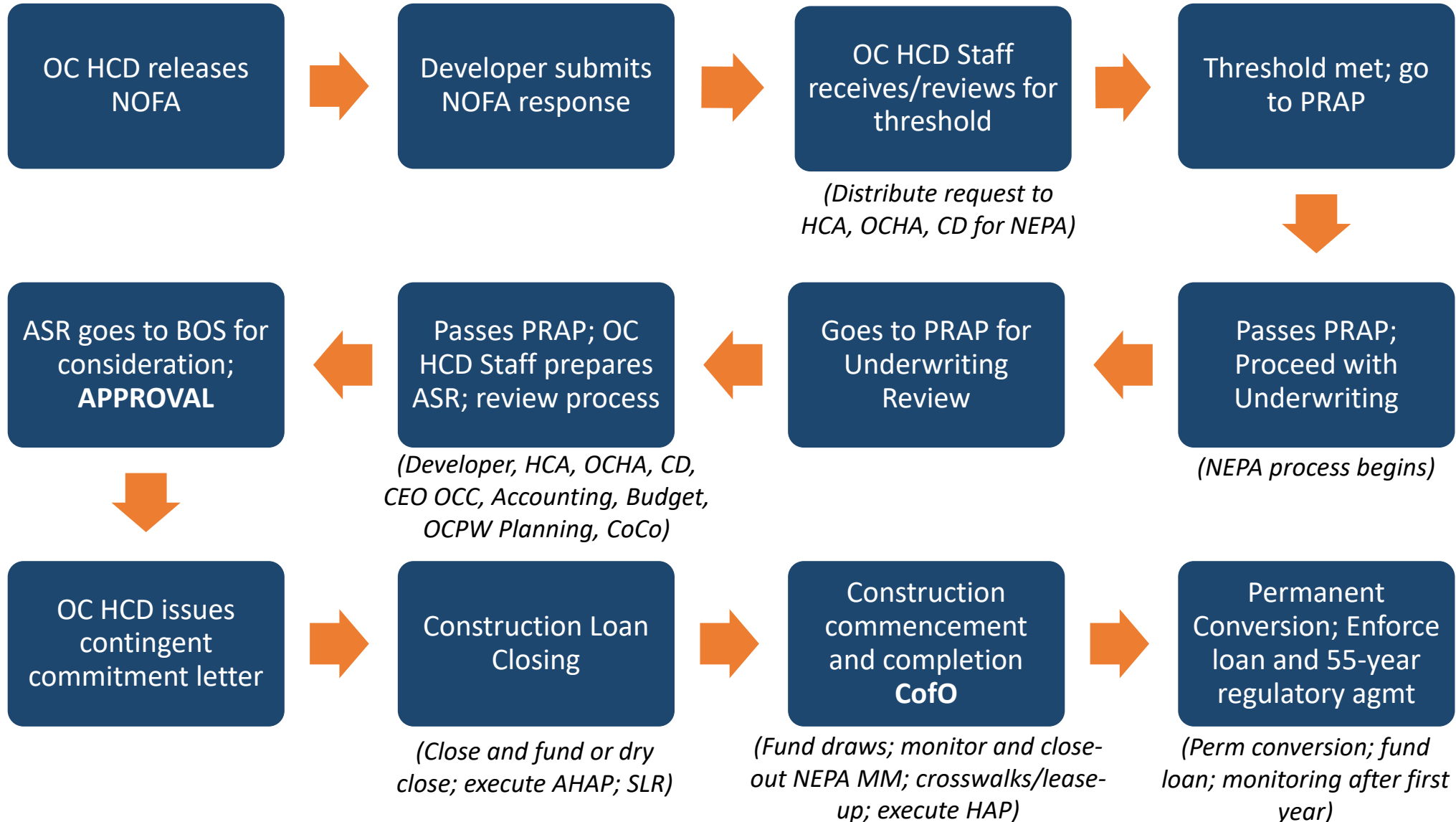


2023 Supportive Housing NOTICE OF FUNDING AVAILABILITY

Housing and Community Development
1501 East St. Andrew Place
Santa Ana, CA 92705

- Makes County resources available for the development of extremely low-income supportive housing
- 2023 NOFA made up to \$67.1 million in funding and 210 project-based vouchers available
 - 9 active projects requested 202 PBVs (including 10 VASH) and approx. \$32.8 million in funding for 263 units of supportive housing
- Upcoming 2023 NOFA Amendment #1 will make approx. \$32 million and up to 218 project-based vouchers available

3rd P: PROCESS



Making Progress

How are we doing and what's next?

- Since June 2018, **2,994** affordable and supportive housing units are in the current pipeline:
 - **1,340** affordable and supportive housing units were completed/built
 - **895** units are under construction or closing on their construction financing
 - **166** units are in progress of funding
 - **593** additional affordable and supportive housing units are in progress of funding since the 2022 HFS Update
- Upcoming 2023 NOFA Amendment #1 is anticipated to be released in mid-March 2024
- OC HCD continues to pursue available funding sources for supportive housing development to further the 2,396-unit goal

Questions and Answers



Contact for more information:

 Michelle.Zdeba@occr.ocgov.com

 1501 E St. Andrew Pl, Santa Ana

 714-480-2994

 www.ochcd.org



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

February 22, 2023

TO: H&CD Commission

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

SUBJECT: Executive Director's Summary for January 2024

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**

January 23	Safe Homes for OC Seniors
	Orange County Housing Authority Administrative Plan



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

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Discussion Item #1

DATE: February 22, 2024

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance

SUBJECT: Draft Annual Public Housing Agency (PHA) Plan FY 2024

DS
JJ

In compliance with United States Department of Housing and Urban Development (HUD) requirements, a Public Notice was published on February 9, 2024 advising the public that the Orange County Housing Authority's Draft Annual PHA Plan (Plan) will be available for review online at OCHA's website: www.ochousing.com/documents and that a Public Hearing would be conducted by the Orange County Board of Supervisors on March, 26, 2024.

The H&CD Commission has appointed its members as the Resident Advisory Board (RAB) to provide oversight for the development of the Annual PHA Plan. Enclosed is the draft Plan for RAB consideration. OCHA will incorporate any applicable feedback from the RAB/H&CD Commission and the public for presentation to the Orange County Board of Supervisors acting as the Orange County Board of Commissioners on March 26, 2023. Following the Public Hearing said date, any further comments will be included in the Plan for submittal to HUD by April 12, 2024.

RECOMMENDED ACTION:

1. Direct Staff to receive and record comments

Attachment A - HUD-50075 Annual PHA Plan for FY 2024-25



Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing DRAFT 02-09-2024	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA’s operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA’s mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.
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A.1	PHA Name: <u>Orange County Housing Authority</u> PHA Code: <u>CA094</u> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2024</u> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) <u>11,576</u> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p style="text-align: center;">All information pertaining to the Annual Public Housing Agency (PHA) Plan is located online at: www.ochousing.org/doc</p> <p style="text-align: center;">Office location: Orange County Housing Authority 1501 E. St. Andrew Place Santa Ana, CA 92705</p> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)
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Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program
Lead HA:				

B.	Plan Elements.																
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><u>Financial Resources</u></p> <table border="1" style="margin-left: auto; margin-right: auto; border-collapse: collapse; text-align: center;"> <thead> <tr> <th colspan="2">Annual Contributions by Program</th> </tr> </thead> <tbody> <tr> <td>Housing Choice Voucher Program</td> <td>\$179,470,439</td> </tr> <tr> <td>Family Self-Sufficiency Program Coordinators</td> <td>\$429,864</td> </tr> <tr> <td>Mainstream Voucher Program</td> <td>\$2,952,698</td> </tr> <tr> <td>Emergency Housing Voucher Program</td> <td>\$4,606,719</td> </tr> <tr> <td>TOTAL</td> <td>\$187,459,720</td> </tr> </tbody> </table>					Annual Contributions by Program		Housing Choice Voucher Program	\$179,470,439	Family Self-Sufficiency Program Coordinators	\$429,864	Mainstream Voucher Program	\$2,952,698	Emergency Housing Voucher Program	\$4,606,719	TOTAL	\$187,459,720
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TOTAL	\$187,459,720																
B.2	<p>New Activities. – Not Applicable This portion is not applicable for an HCV only PHA. OCHA is an HCV only PHA.</p>																

B.3 Progress Report.

Provide a description of the PHA's progress in meeting its Mission and Goals described in its 5-Year PHA Plan.

Goal 1. Open the Housing Choice Voucher Program Waiting List

- OCHA opened the Housing Choice Voucher Program waiting list for two weeks in September 2023.
- OCHA received over 57,000 applications during that two-week period.
- To establish a waiting list that could be exhausted in three to four years, OCHA randomly selected 12,000 applicants from the 57,000 applications received.

Goal 2. Enhance accessibility for disabled and limited English proficient persons

- OCHA has a contract with Language Line Services that provides interpretation and translation services in 163 different languages.
- OCHA continues to prioritize the hiring of bilingual staff who are competent in reading, writing, and speaking Chinese, Korean, Spanish, and Vietnamese to remove a barrier to information for limited English proficient persons.
- During this FY 2023/2024 we hired 14 bilingual staff.
- American Sign Language interpreters and the California Relay Service are used to communicate with those who are hard of hearing.

Goal 3. Expand efforts to affirmatively further fair housing

- OCHA routinely holds collaborative meetings with partners for our Special Purpose Voucher programs where we educate partner agencies on the Reasonable Accommodation options available that can provide actual choice for persons with disabilities.
- OCHA offers security deposit assistance for participants in Special Purpose Voucher homeless programs who do not have access to other funding opportunities.
- OCHA conducts landlord engagement activities in order to provide education and outreach to area landlords on the Housing Choice Voucher Program.
- OCHA administers a landlord incentive program offering up to \$1,000 signing bonus for landlords, double security deposits and refrigerator assistance for tenants. The program is intended to complement existing community landlord incentive programs and support voucher holders with limited access to support service dollars.
- Extended search times are provided to allow program participants the time necessary to obtain sufficient information regarding their housing options in order to make an informed housing choice.
- OCHA is continuing to evaluate its expansion of efforts. Meanwhile, OCHA continues to comply with 24 Code of Federal Regulations (CFR) 5.150

Goal 4. Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services

- All new Housing Choice Voucher Program files continue to be digital.
- All newly created historical records continue to be imaged to prevent creation of physical files.
- The Assistance Connect portal continues to be available for applicant and landlord use to communicate with staff and transmit documents as needed.
- DocuSign seats and Adobe Pro licenses continue to be utilized to eliminate need for original signatures in certain instances.
- Remote Virtual Inspections use was expanded to include Biennial Inspections as well as new move-ins.
- OCHA continues to utilize virtual briefings and electronic reexaminations.
- Family Self-Sufficiency (FSS) briefings use the virtual briefing format which allows a broader attendance level and a more interactive experience.
- Support for completion of electronic reexaminations and initial applications using smartphones provided to encourage the use of technology.

The public has the option of using the technologies provided but are not required to do so. Appointments for individual service are always available.

Goal 5. Expand the supply of affordable housing by applying for additional housing assistance funding and programs that may become available.

- In response to Notice PIH 2023-04 Foster Youth to Independence (FYI) Initiative, OCHA applied for and was awarded 25 FYI Housing Choice vouchers.
- In response to 2023 Mid-Year Registration of Interest for HUD-VASH Vouchers, OCHA applied for and was awarded 10 HUD-VASH vouchers. The additional 10 vouchers will increase the total number of HUD-VASH vouchers to 1039.

	<p>Project Based Voucher (PBV) update:</p> <p>OCHA entered into a HAP agreement and leased six (6) projects during FY 22/23. Those projects include: Ascent, which offered 57 PBV units dedicated to Mental Health Services Act (MHSA) applicants in the City of Buena Park; The Salvation Army Center of Hope, which offered 16 MHSA units in the City of Anaheim; Iluma, which offered 71 units for those experiencing homelessness in the City of Stanton; Clara Vista, which offered 59 units for Veterans and those experiencing homelessness in the City of Stanton; Mountain View, which offered 8 MHSA units in the City of Lake Forest; and, Mesa Vista, which offered 40 units for MHSA and Veteran applicants in the City of Costa Mesa.</p> <p>OCHA entered into an Agreement to enter HAP (AHAP) contracts for five (5) projects during FY22/23. Those projects include: Cartwright Family Apartments in the City of Irvine; Orchard View, in the City of Buena Park; Paseo Adelanto in the City of San Juan Capistrano; Villa St. Joseph in the City of Orange; and Aurora Vista in the City of Stanton.</p> <p>In addition to the above projects there are nine (9) projects in progress from the previous reporting period which will continue into the next reporting period. In response to Notices of Funding Availability, additional projects are under review. OCHA will continue to explore the use of project-based vouchers as opportunities become available and upon notification of HUD to meet the local need for affordable housing.</p> <p>Consistent with the PHA Plan and the Administrative Plan, OCHA’s project-based activities promote deconcentration, expand housing choice and address the need for long-term, affordable housing. Further, the activities contribute to the achievement of the goals OCHA set forth in Section B.2 of the Five-Year PHA Plan.</p> <p>OCHA intends to project base up to 50% of turnover vouchers up to the 20% CAP allowable by HUD, dependent upon funding availability. OCHA updated our Administrative Plan to reflect this intention and our Board of Commissioners approved this update on January 23, 2024.</p> <p>Goal 6. Promote Family Self-Sufficiency</p> <ul style="list-style-type: none"> • OCHA applied for renewal of its Family Self Sufficiency (FSS) Coordinator funding and was awarded \$429,864. • OCHA graduated 3 households from the FSS Program and disbursed approximately \$64,895.96 to said households. • OCHA routinely conducts recruitment to all Housing Choice Voucher holders and performs targeted recruitment for households participating in the Family Unification, Veteran’s Affairs Supportive Housing, and Emergency Housing Voucher programs. In 2023, OCHA invited 2,123 households to attend the FSS briefing using the virtual FSS briefing platform.
B.4	Capital Improvements. – Not Applicable
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/></p> <p>(b) If yes, please describe:</p>
C.	Other Document and/or Certification Requirements.
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>

C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>			
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA’s response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p style="padding-left: 40px;">Y N</p> <p style="padding-left: 40px;"><input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>			
<p>D. Affirmatively Furthering Fair Housing (AFFH).</p>				
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA’s strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 5px;">Fair Housing Goal: N/A for HCV PHA’s only per instructions below</td> </tr> <tr> <td style="padding: 5px;"><i><u>Describe fair housing strategies and actions to achieve the goal</u></i></td> </tr> <tr> <td style="height: 150px;"></td> </tr> </table>	Fair Housing Goal: N/A for HCV PHA’s only per instructions below	<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>	
Fair Housing Goal: N/A for HCV PHA’s only per instructions below				
<i><u>Describe fair housing strategies and actions to achieve the goal</u></i>				

Instructions for Preparation of Form HUD-50075-HCV Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. ([24 CFR §943.128\(a\)](#))

B. Plan Elements. All PHAs must complete this section. ([24 CFR §903.11\(c\)\(3\)](#))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-

based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA's reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA's policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA's anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA's partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA's partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program's size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a "substantial deviation" to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a "Significant Amendment or Modification" to its 5-Year and Annual Plan.

If any boxes are marked "yes", describe the revision(s) to those element(s) in the space provided.

B.2 New Activities. This section refers to new capital activities which is not applicable for HCV-Only PHAs.

B.3 Progress Report. For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))

B.4 Capital Improvements. This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs

B.5 Most Recent Fiscal Year Audit. If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

C.1 Resident Advisory Board (RAB) comments. If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)

C.2 Certification by State of Local Officials. Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.

C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil

Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations, impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).

C.4 Challenged Elements. If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality



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: February 22, 2024

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance Division *January Johnson*

SUBJECT: OCHA Status Report for January 2024

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for January 2024 was 88.1% with 10,194 households receiving Voucher program rental assistance. VASH veterans represent 788 of the assisted tenants, 31 were in the Non-Elderly Disabled (NED) program, and 141 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of January activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has vacancies for two (2) Housing Specialist III, two (2) Housing Specialist I/II, and one (1) Office Technician.

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	164
Clients currently earning escrow credits:	118
New Enrollees:	2

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	360
HUD-mandated remaining Contracts:	105
Clients graduating in January:	0

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

From inception (March 2017) to date we have received a total of 323 referrals.

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



Vouchers searching:	3
Up to date Inactive:	111
Up to date Lease up:	209

Mainstream Program:

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

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

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

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

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

On December 19, 2022 HUD awarded OCHA an additional 50 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers 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 546 referrals for the Mainstream Voucher Program. 146 families have successfully moved into a unit and 44 referrals have been issued a voucher and are currently searching for a unit.

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, 303 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 881 referrals, issued 602 vouchers, and leased 509 tenants.

Project Based Voucher Program

OCHA currently has 27 projects completed and leased. We have 11 projects under construction with AHAP executed with an expected completion date in 2024-2025: Santa Angelina in Placentia, Aurora Vista formerly Riviera Motel in Stanton, Crossroads at Washington in Santa Ana, Valencia Gardens in Orange, Orchard View in Buena Park, Cartwright in Irvine, Villa St. Joseph in Orange, Pelican Harbor formerly Huntington Beach Senior Homes in Huntington Beach, Paseo Adelanto in San Juan Capistrano, Huntington Beach Oasis in Huntington Beach, and 1400 Bristol in Costa Mesa.

OCCUPANCY SECTION:

Staffing

Occupancy currently has vacancies for five (5) Housing Specialist I positions. We continue to work with HR on the existing vacancies.

Activity

Occupancy Section is still finalizing eligibility on the initials to issue new vouchers from the 2012 Waiting List. We continue conducting a virtual briefing video to issue vouchers and one to one briefing as requested by our clients. Occupancy continues to work closely with all our clients.

Occupancy Activities

Occupancy pulled initials from the waiting list in the month of January 2024

Initial voucher issuance:	22
Initial vouchers expired:	5
Ongoing vouchers issued:	45
Ongoing vouchers expired:	2
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	712
Total interim decreases completed:	101
Total interim increases completed:	147
Number of repayments completed:	1

LEASING SECTION:

Staffing

Leasing currently has vacancies for four (4) Housing Specialist I/II positions and one (1) Housing Supervisor position. Active recruitment is going on.

Leasing Ongoing Activities

Production in the Leasing Section for January 2024:

Annual Inspections Scheduled (OCHA):	594
Follow up re-inspections Scheduled (OCHA):	103
Physical Inspections (OCHA):	72
New Leases - Number of RTA's received (OCHA):	146
Annual Inspections Received (Mobility):	154
Annual Inspections Scheduled (Mobility):	132
Follow up Re-inspections (Mobility):	22

New Leases Received (Mobility):	48
New Leases Scheduled (Mobility):	34
QC Inspections:	24
QC Inspections (Mobility):	0
Rent Increases received:	357
Rent Decreases received:	14
Rent Increase denied:	38

Total Abatement:	
Final notices mailed:	18
Were Abated:	1

Owners:	
Owners became inactive for the month of January	0
Owners relisted their property:	0
Units added to our vacancy listings:	54
Owner Hotline callers assisted:	32

Outreach Efforts

In January 2024, the Orange County Housing Authority continued to provide excellent customer service through the Owner Hotline to meet the specific needs of OC’s landlords and property managers.

ADMINISTRATION SECTION:

Staffing

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

Operations

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

Ongoing Activities

Critical tasks completed during January included the following:

Calls and inquiries addressed:	3,101
Mail Processed:	8,768
Public Records Act and Data Requests resolved:	7



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OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: February 22, 2024

TO: H&CD Commission

FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Mal*

SUBJECT: ACCOUNTING STATUS REPORT - January 2024

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**
We issued our January 3rd checks and electronic fund transfers to landlords on time using the HAPPY software system.
2. **Landlord and Tenant Overpayments**
 - Active: There are 25 tenant repayment agreements with a total balance of \$35,454 as of January 31, 2024.
 - Inactive: There are 345 outstanding cases with a total amount of \$738,126 as of January 31, 2024. Of the 345 cases, 229 are for tenants (66%) and 116 are for landlords (34%).
 - Grand total of active and inactive for January 2024: \$773,580.
3. **Operating Reserves Loan**
All loan payments were made through January 31, 2024, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through December 2023. There were zero payments to program participants under the Enhancement Program for the month of January.

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 December 2023 have been completed for all available funding.
 - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for December 2023 has been completed.
 - General & Other Fund Projects report was updated through 2nd quarter, December 2023.
 - Program Income Status Report for December 2023 has been completed.

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

ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR

6. The Orange County Development Agency (OCDA) Successor status report was updated through December 2023 and can be viewed on the shared drive.
7. Successor Notes Receivable interest and loan monitoring fees are calculated monthly and are up to date as of January 2024. Balances are reconciled for Successor Notes Receivables every April and June.



**FY 23-24 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 1/31/24**

	FY 23-24 Budget	(6)	YTD Exp/Rev Actual - Cash	FY 23-24 Y/E Cash
Beginning Cash Balance as of 07/01/23	13,770,690		13,770,690	13,770,690
Less: Other Miscellaneous Obligations				
Available Cash Balance as of 1/31/24	13,770,690		13,770,690	13,770,690

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		311,021 (2)	533,178
Miscellaneous Revenue - El Modena Rental Property	8,520		4,970	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0		1,017	1,017
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000		13,560	100,000
Miscellaneous Revenue - OC ARPA Landlord Incentives	0		0	0
Miscellaneous (Fund Balance Unassigned)	8,644,810		0	0
TOTAL SOURCES OF CASH:	22,705,549		14,101,257	14,425,923

Uses of Cash

Admin./Accounting staffs support to OCHA Ops Reserve	38,735		30,364 (4)	38,735
HCD Staff Support to OCHA Ops Research (KG00117)	150,000		(11,013) (4)	150,000
Affordable Housing/OCHA Rental Obligation (Fund Balancer)	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		3,489	41,864
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		0	0
Landlord Incentive Program / Tenant Assistance (KG017004)	5,000,000 (5)		292,006 (5)	1,000,000
OCHA District Attorneys MOU - FY 23-24	150,000		0 (5)	150,000
Single All Funds Audit	66		0	66
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000		13,560	100,000
TOTAL USES OF CASH:	8,934,859		342,943	1,520,203

TOTAL FY 23-24 UNCOMMITTED CASH:	13,758,314	12,905,720
LESS: Future Year's Non-discretionary Obligations		
OCHA Monthly Rental Obligations (3)		(4,757,807)
TOTAL FY 23-24 DISCRETIONARY CASH:		8,147,913

(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.

(5) For FY 23-24, OC ARPA Landlord Incentives has been replaced with Landlord Incentive Program / Tenant Assistance (KG017004). Correction to name was made for October's report.

(6) Budget amount updated to reflect FY 23-24 Budget_01.13.24

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	4	4	4	4
Homeownership HAP	\$5,213	\$5,546	\$5,546	\$5,600	\$5,600	\$5,888	\$5,801	\$5,801	\$5,801	\$6,078	\$6,172	\$6,172
Family Unification	269	273	275	278	282	283	289	289	291	303	303	302
Family Unification - (HAP)	\$469,236	\$481,515	\$499,543	\$508,234	\$523,566	\$533,447	\$549,918	\$549,083	\$556,801	\$592,890	\$607,974	\$606,968
Non Elderly Disabled	31	31	32	33	33	33	33	33	32	32	32	32
Non Elderly Disabled - (HAP)	\$47,388	\$49,092	\$51,383	\$53,530	\$53,643	\$53,221	\$53,568	\$53,461	\$51,665	\$51,604	\$51,907	\$52,438
Portable Vouchers Paid	14	15	14	14	13	11	11	12	9	8	8	7
Portable Voucher Paid HAP	\$15,695	\$15,254	\$15,203	\$16,418	\$15,245	\$11,777	\$11,600	\$12,959	\$12,505	\$10,623	\$8,175	\$9,683
Tenant Protection	44	44	41	40	40	40	40	40	40	40	39	38
Tenant Protection HAP	\$63,483	\$62,080	\$60,597	\$60,959	\$60,408	\$60,733	\$61,488	\$61,849	\$62,790	\$63,111	\$61,630	\$60,414
Enhanced Vouchers	3	3	3	3	3	3	3	3	3	3	2	2
Veterans Affair Supported Housing (VASH) Voucher	758	772	780	778	768	782	782	780	782	794	794	786
Veterans Affair Supported Housing (VASH) HAP	\$1,016,526	\$1,059,793	\$1,075,845	\$1,087,491	\$1,087,003	\$1,098,432	\$1,095,052	\$1,124,699	\$1,144,199	\$1,171,995	\$1,184,263	\$1,174,360
All Other Vouchers	8,877	8,883	8,907	8,883	8,874	8,873	8,877	8,882	8,862	8,896	8,899	8,923
All Other Vouchers HAP	\$12,658,848	\$12,841,887	\$12,982,814	\$13,101,829	\$13,249,321	\$13,413,142	\$13,518,213	\$13,663,280	\$13,774,854	\$13,980,356	\$14,079,816	\$14,198,615
FSS Escrow Deposits	\$28,255	\$28,338	\$27,349	\$27,042	\$27,666	\$28,421	\$28,739	\$28,472	\$28,864	\$16,694	\$24,564	\$25,197
All Voucher HAP Expenses After the First of Month	\$63,461	\$71,587	\$61,059	\$65,009	\$54,320	\$67,825	\$54,489	\$68,537	\$22,233	\$72,565	\$92,204	\$24,557
Total Vouchers	9,997	10,022	10,053	10,029	10,014	10,026	10,036	10,040	10,020	10,077	10,079	10,092
HAP Total	\$14,368,105	\$14,615,092	\$14,779,339	\$14,926,112	\$15,076,772	\$15,272,886	\$15,378,868	\$15,568,141	\$15,659,712	\$15,965,916	\$16,116,705	\$16,158,404
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	9,311	9,326	9,260	9,392	9,409	9,326
New vouchers issued but not under HAP contracts as of the last day of the month	210	166	172	137	126	121	128	222	178	181	156	162
Portability (Port In)	1,304	1,299	1,304	1,304	1,306	1,302	1,317	1,312	1,307	1,319	1,313	1,312
Portability (Port In HAP Administered)	\$2,184,846	\$2,215,773	\$2,262,764	\$2,286,113	\$2,317,463	\$2,351,809	\$2,394,621	\$2,408,278	\$2,425,396	\$2,476,202	\$2,482,700	\$2,482,412
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	158	313	313	256	256	264	264	264	264	264	264	193
Number of PBVs under HAP and leased	470	466	480	478	497	509	509	504	504	507	522	537
Number of PBVs under HAP and not leased	55	59	30	89	70	58	58	63	63	60	45	101
Fraud Recovery - Amount Booked this Month	\$175	\$50	\$175	\$50	\$50	\$50	\$38	\$125	\$13		\$125	
FSS Escrow Forfeitures This Month		\$26,663	\$104									
Number of Hard to House Families Leased	25	6	34	46	38	47	30	35	21	35	41	12
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	\$1,697,026	\$1,662,598	\$1,736,072	\$1,784,516



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: February 22, 2024
TO: H&CD Commission
FROM: Julia Bidwell, Director
 Housing and Community Development
Julia Bidwell
SUBJECT: Housing and Community Development Division
 Status Report December 2023 and January 2024

COMMUNITY DEVELOPMENT

The FY 2024-25 Annual Action Plan for Community Development Block Grant, Emergency Solutions Grant, and HOME Investment Partnerships funding year is scheduled to go to the Board of Supervisors in April 2024 and is due to HUD May 15, 2024. As part of the annual Public Facilities and Improvement project approval, an Request for Applications was conducted and 7 applications were received requesting up to \$ 1,904,184 in CDBG funding for FY 2024-25.

Public Services Programs are recommended for approval in a non-competitive process based on 15% of total CDBG funding.

Housing Rehabilitation Programs are recommended for approval based on the second year of a three-year Request for Proposal process.

Safe Homes for OC Seniors Housing Rehabilitation Program was approved by the Board on January 23 with the direction to add the small Urban County participating cities in addition to the unincorporated areas as eligible locations for the program. The addition of the participating cities requires a 30 public notice and final approval from the Board which is scheduled for April.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. The Project Review Advisory Panel (PRAP) met on December 18, 2023, at 2:00 p.m. via Microsoft Teams Meeting.



- PRAP concurred with staff recommendations to pass the Orion Apartments (located at 1800 East La Veta in the City of Orange and developed by USA Properties Fund Inc. and Riverside Charitable Corporation) on threshold review and proceed to underwriting.
 - PRAP concurred with staff recommendations to adopt the 2024 meeting schedule to occur every second (2) Thursday of the month from 1:00 p.m. to 2:00 p.m. via Microsoft Teams.
 - PRAP concurred with staff recommendation to receive and file the Recommended Changes to Policy and Process for the First Amendment to the 2023 Supportive Housing Notice of Funding Availability.
- II. The Project Review Advisory Panel (PRAP) met on January 30, 2024, at 1:00 p.m. via Microsoft Teams Meeting.
- PRAP concurred with staff recommendations to pass the Orion project on underwriting review and proceed to the Board of Supervisors for approval to commit \$921,150 and eight (8) Project-Based Housing Choice Vouchers for the development.
 - PRAP concurred with staff recommendations to pass Goldenwest project (located at 14125 Goldenwest Street in the City of Westminster and developed by American Family Housing) on threshold review and proceed to underwriting.
 - PRAP received and filed the 2023 Recommended Changes to Policy and Process for the First Amendment to the 2023 Supportive Housing Notice of Funding Availability.
- III. Future PRAP meeting date: March 14, 2024, at 1:00 p.m. virtually via Teams.

Affordable Rental Housing Programs

Projects Under Development

Mountain View Apartments (Completed) – 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 was completed in December 2023.

Pelican Harbor (formerly 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) (Completed) – 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. A Grand Opening was held on October 9, 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 unit) 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 unit) 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 California Housing Accelerator funds 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 unit) 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 unit) 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.

Salida Del Sol (formerly 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 unit) 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.

Archways Santa Ana (formerly 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 unit) 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 March 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 unit) 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 August 2024.

Iluma (formerly Stanton Inn and Suites) (Completed) – 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 unit). The developer, Jamboree Housing, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction on permanent phase was completed in October 2023.

Clara Vista (formerly Tahiti Motel) (Completed) – 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 unit). The developer, Jamboree Housing, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in December 2023.

Aurora Vista (formerly 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 unit). 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.

Mesa Vista (formerly Motel 6) (Phase I completed) – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. Mesa Vista is a two-phase conversion/rehabilitation of a 94-room motel into 88 units of permanent housing (87 rental units and one manager's unit). The developers, Community Development Partners and CM Mercy House CHDO LLC, closed on construction loan financing for Phase I in December 2022 and is under construction on 40 units of permanent supportive housing. Construction on Phase I was completed in December 2023. The Developers are working on securing financing for Phase II.

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 unit) 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 unit) 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 64-room Quality Inn and Suites. The Developers closed on acquisition and completed the necessary rehab for the interim phase. Developers are working towards converting to 62 permanent rental housing units and one manager's unit). The Developers received a 9% low-income housing tax credit award and anticipates closing on the construction loan in April/May 2024. Construction is anticipated to be completed in October 2025.

FX Residences (formerly Francis Xavier) - The Board authorized submittal of a grant application and was awarded \$3,382,388 for No Place Like Home (NPLH) competitive funding. The Board also approved \$2,834,658 in Special Needs Housing Program (SNHP) funding for 13 MHSA units. FX Residences is 17 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, HomeAid Orange County Inc., applied and was awarded OCHFT funding and closed on the construction loan in June 2023. Construction is anticipated to be completed in June 2024.

Orchard View Gardens – The Board authorized submittal of a joint application and was awarded \$3,042,572 in competitive No Place Like Home (NPLH) funding and \$969,955 in

Capitalized Operating Subsidy Reserve (COSR) funding for 13 MSHA units. The Board approved \$1,259,848 MSHA loan and 8 Project-Based Vouchers for individuals at-risk of homelessness or experiencing homelessness. The developer, National CORE, received a 9% low-income housing tax credit award, closed on construction loan financing in June 2023 and started construction. Construction is anticipated to be completed in October 2024.

Grand Openings/Groundbreakings/Events –

- I. The Ribbon Cutting Event for Casa Paloma was held on Thursday, January 25, 2024, at 9:30 a.m., at the project site location, 15161 Van Buren Street, in Midway City.



- II. The Mountain View Grand Opening will be held on Friday, March 1, 2024, at 10:00 a.m. at the project site location, 24551 Raymond Way, in Lake Forest.

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, 15 Mainstream and 13 VASH Project-Based Vouchers. Only one project remains under construction at this time.

Developer	Project Name	Funding Request	Project-Based HCV/ Request	Project-Based VASH Request	Project-Based Mainstream Voucher Request	No. Units	Type	City	Status
American Family Housing	Potter's Lane	\$1,458,000	0	0	0	16	Veterans	Midway City	Project Completed
National Core	Oakcrest Heights	\$1,644,300	8	0	0	54	Families/ MHSA	Yorba Linda	Project Completed
Community Development Partners	Newport Veterans Housing*	\$0	0	0	0	12	Veterans	Newport Beach	Did not pass Threshold Review
Mercy Housing	Placentia Veterans Village	\$2,754,000	0	0	0	50	Veterans	Placentia	Project Completed
Affirmed Housing, Inc.	Della Rosa	\$1,166,400	25	0	0	50	Permanent Supportive Housing	Westminster	Project Completed
Chelsea Investment Corporation	Salerno at Cypress Village (formerly Cypress Village)	\$1,462,860	10	5	0	80	Families/ Veterans/ Developmentally Disabled	Irvine	Project Completed
Jamboree Housing Corporation	Buena Esperanza (formerly Jamboree PSH)	\$0	0	0	0	70	Permanent Supportive Housing/ MHSA/ Veterans	Anaheim	Project Completed
Meta Housing Corporation	Westminster Crossing	\$850,500	20	0	0	65	Permanent Supportive Housing/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
TOTALS		\$13,020,361	200	13	15	785			

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 a 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	Project Completed
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.	Pelican Harbor (formerly 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.	Salida Del Sol (formerly Paseo Adelanto)	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	Under Construction
Community Development Partners	Archways Santa Ana (formerly 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.	Iluma (formerly Stanton Inn and Suites)	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Jamboree Housing Corp.	Clara Vista (formerly Tahiti Motel)	\$2,400,000	49	10	60	Homeless/At-risk/COVID-19	Stanton	Project Completed
Jamboree Housing Corp.	Aurora Vista (formerly Riviera Motel)	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Under Construction
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$5,350,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II Under Construction
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
TOTALS		\$31,053,493	292	60	1,122			

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 a 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 12 applications listed below, with 9 active applications requesting \$29,991,848 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/Fund 15G/SCHFA funds, 192 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.

American Family Housing	15222 Jackson	\$0	0	0	0	Homeless, MHSA eligible individuals	Midway City	Project Withdrawn
Linc Housing Corporation	La Palma Homekey	\$0	0	0	0	Homeless, MHSA eligible individuals	Anaheim	Project Withdrawn
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	13	0	55	Low-Income and Homeless Families, MHSA eligible individuals	Buena Park	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. The project is anticipated to go to the Board in March 2024.
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.
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$0	10	0	40	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II Under Construction
Pathways of Hope	Amerige	\$0	0	0	0	Homeless Individuals	Fullerton	Project Withdrawn
Orange 702, L.P.	The Orion Apartments	\$921,150	8	0	164	Homeless Individuals	Orange	Application received in October 2023. PRAP concurred with passing project on threshold and underwriting review. The project is anticipated to go to the Board in March 2024.
American Family Housing	Goldenwest Apartments	\$2,579,220	14	0	29	Homeless, MHSA eligible individuals	Westminster	Application received in October 2023 and is under underwriting review.
National CORE	Marks Way Orange	\$2,394,993	0	0	51	Homeless Individuals	Orange	Application received in December 2023 and is under threshold review.
TOTALS		\$29,991,848	192	10	619			

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. 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 is posted on HCD's website at www.ochcd.org/housing-development.

On July 18, 2023, 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.

On November 15, 2023, State HCD released an amendment to the Homekey Round 3 NOFA which included supplemental funding for all geographic regions. For Southern California, the supplemental allocation is \$13,535,272, for a combined total of \$82,318,910. State HCD is continuing to review pending applications until funds are exhausted.

Homeownership Activities

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

Mortgage Assistance Program/CalHome Grant

On August 25, 2020, the Board of Supervisors approved the recommended policy changes to the Mortgage Assistance Program (MAP) guidelines. The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). The revised guidelines have allowed the County to effectively support FTHB by increasing the maximum loan amount of down payment assistance to qualified individuals and reducing some barriers for eligibility. The guidelines were also revised to make them consistent with changes in funding, Department name changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Sherluna Vien of Housing & Community Development at 714-480-2936 or Sherluna.Vien@occr.ocgov.com.

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.