



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, April 25, 2024 - 10:00 a.m.

County Administration North
Conference Room 101
400 W. Civic Center Drive, First Floor

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

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES
CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES
JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES
MONICA SCHMIDT
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

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".

The Housing & Community Development Commission shall not hold a meeting unless the number of members participating constitutes a quorum of the Housing & Community Development Commission.

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.

\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.

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

\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.

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

I. CALL TO ORDER: Chair or Vice-Chair

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**IV. APPROVAL OF MINUTES:**

**RECOMMENDED ACTION:**

Approve the Summary of Minutes of the meeting held on February 22, 2024

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

**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: (2)**

**1. AD HOC Selection Committee for Tenant Member**

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

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

**2. AD HOC Selection Committee for At-Large Member**

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

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

**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:**

January Johnson, 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:** May 23, 2024



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

These are summary minutes. Complete hearing audio is available at:  
[www.ochousing.org/hcd-commission](http://www.ochousing.org/hcd-commission)

Thursday, February 22, 2024 – 10:00 a.m.

**ORANGE COUNTY HOUSING AUTHORITY,  
Conference Room A  
1501 E. St. Andrew Pl. Santa Ana, CA 92705**

**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](mailto:ochcdcommission@occr.ocgov.com)**

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

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

*\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

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

*\* Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

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

- I. CALL TO ORDER:** Chair or Vice-Chair  
**Meeting called to order at 10:00 A.M.**  
**Chair welcomed two new members to the Commission, Carrie Buck and Tracy La**
- II. PLEDGE OF ALLEGIANCE:** Chair or Vice-Chair  
**Cecilia Hupp, Chair**
- III. ROLL CALL:** Commission Clerk  
**Present:** C. Hupp, M. Alvarez, J. Mai, W. Carvalho, C. Wilkerson, M. Frost, S. Oddo, T. La, C. Buck  
**Excused Absence:** H. Smith-Gardner  
**Unexcused Absence:** A. Nguyen
- Staff not in attendance:** January Johnson
- IV. APPROVAL OF MINUTES:**
- RECOMMENDED ACTION:**  
Approve the Summary of Minutes of the meeting held on December 7, 2024
- Motion to approve minutes: C. Wilkerson**  
**Motion was seconded: M. Frost**
- All in favor:** Vote was unanimous.
- V. PRESENTATIONS/INTRODUCTIONS: (1)**
- Affordable Housing Development**  
Michelle Zdeba, Housing Development Manager
- Several H&CD Commission members had follow-up questions to the presentation. Staff provided responses to those questions. There was much discussion.**
- VI. PUBLIC COMMENTS: (1)**  
**J. Cleveland**, Senior Deputy County Counsel, Counsel to the Board announced he was present to read certain public comments submitted in writing. Mr. Cleveland provided an introductory statement and disclaimers noting that the comments were solely the speakers and did not reflect the position of the County, County staff, the Housing and Community Development Commission, or the Housing & Community Development Commission's members. He further stated that the County, County staff, and Housing & Community Development Commission, and the Housing & Community Development Commission members did not endorse or confirm the completeness or accuracy of the comments. Mr. Cleveland read public comments from: [purposedriveninvoice@gmail.com](mailto:purposedriveninvoice@gmail.com) and [purposedriveninvoice@outlook.com](mailto:purposedriveninvoice@outlook.com) regarding James Mai, as reflected in the hearing audio.
- VII. CONSENT CALENDAR: (None)**
- VIII. DISCUSSION CALENDAR: (1)**
- 1. (OCHA) Draft - Annual Public Housing Agency (PHA) Plan for FY 2024**  
Juana Munoz, Assistant Housing Manager, Housing Assistance Division
- RECOMMENDED ACTION:**  
Direct staff to receive and record comments
- Motion to move Discussion item#1 :S. Oddo**  
**Motion was second: M. Alvarez**
- Reintroduction:** J. Cleveland, Senior Deputy County Counsel. Mr. Cleveland made the same introductory statement and disclaimers noted under item VI (Public Comments) above and then read public comments from: [purposedriveninvoice@gmail.com](mailto:purposedriveninvoice@gmail.com) and [purposedriveninvoice@outlook.com](mailto:purposedriveninvoice@outlook.com). The comments, as submitted by the speaker objected to the Annual Public Housing Agency Plan for FY 2024, questioned its validity, and criticized a H&CD Commission member, as reflected in the hearing audio.
- IX. PUBLIC HEARINGS: (None)**

**X. REPORTS OF STAFF:**

**A. Community Development:**

Craig Fee, Community Development Manager

- **Discussed and updated on the Annual 2024/25 Action Plan for Community Development Block Grant, Emergency Solution Grant and HOME Investment Partnership Funding is pending Board review and approval with plans to send to HUD by May 15, 2024**
- **Mentioned applications that were received requesting CDBG funding**
- **Mention Housing Rehabilitation program updates**
- **Mentioned OC Safe Homes housing rehabilitation program update**

**B. Housing Development:**

Michelle Zdeba, Housing Development Manager

- **Discussed PRAP meeting updates. Last meeting held January 30, 2024**
- **Discussed various project updates**
- **Discussed updates to the Amended 2023 NOFA pending Board approval**
- **March 14, 2024, next is PRAP meeting**
- **Discussed having 9 active applications and 15 projects under construction**
- **Mentioned Grand Opening of Mountain View on March 1<sup>st</sup> and Santa Angelina Community, Placentia, Ca on May 13<sup>th</sup>.**

**M. Frost** – Asked about the changes made to the NOFA

***M. Zdeba** – mentioned the updates were made to some policies as a routine review*

***J. Bidwell** – Added the process of how the development community is contacted for suggestions*

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

Juana Muñoz, Assistant Housing Manager

- **Discussed that OCHA continues to offer landlord incentives to assist with applicants with units.**
  - ✓ **\$500 for existing landlords**
  - ✓ **\$1,000 for new landlords**
  - ✓ **Refrigerator reimbursement**
  - ✓ **Security deposit assistance**

**C. Wilkerson** - Asked if the information was online?

**J. Munoz** – Mentioned she would double check if the information was listed on the website, however, when the (RTA) Request for Tenant Approval is received the client will be offered assistance and this also applies to new and current landlords

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

Julia Bidwell, Executive Director/Secretary

- **Wished all a Happy 2024 as she had not had the chance to wish all a happy New Year**
- **Discussed staff telecommuting opportunity and spoke on how technology has been an advantage to all including tenant and landlords especially when it comes doing remote inspections and the ability to do remote meetings to avoid driving to Santa Ana**
- **Mentioned OCHA received an award for 25 Foster Youth to Independence (FYI) vouchers**

**S. Oddo** – Asked if there was a deadline or a waiting list?

**J. Bidwell** – Orange County Social Service Agency works with the youth to provide the referral

**XI. MEMBER COMMENTS:**

**M. Frost** - He discussed his family's experience with the school district requesting their home composition.

**T. La** - Seeking assistance with voucher application inquiries for Vietnamese-speaking seniors who were uncertain about their eligibility due to their workplace or place of residence.

**J. Munoz** – Mentioned that anyone can apply and explained the preference

**W. Carvalho** – Asked for further explanation regarding Public Comments and the staff's obligation to accommodate.

**J. Bidwell** – Clarified that during all County meetings and BCC meetings, individuals are advised to notify the department if they need accommodations. The accommodation was initially provided at the Board of Supervisors (BOS) meeting and was subsequently adopted by the Housing and Community Development (H&CD) Commission based on that.

**T. La** – Added that these meeting are not accessible to most due to schedule conflicts and having more accommodation is needed.

**Clerk** – Mentioned Annual filing for all Commissioners email was sent as a reminder to complete.

**XII. ADJOURNMENT**  
**Meeting Adjourned at 11:12 A.M.**

**XIII. NEXT SCHEDULED MEETING:**  
March 28, 2024



# OC Community Resources

## MEMORANDUM

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
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

April 25, 2024

**TO:** H&CD Commission

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

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

March 26, 2024	Approve Loan and Project-Based Vouchers for Lincoln Avenue Apartments
	Approve Annual Public Housing Agency Plan FY 2024-25
	Permanent Local Housing Allocation Program
	Approve Loan and Project-Based Vouchers for the Orion Apartments



DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
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: Apr. 25, 2024
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division
SUBJECT: OCHA Status Report for March 2024

DS
JJ

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for March 2024 was 90.2% with 10,468 households receiving Voucher program rental assistance. VASH veterans represent 830 of the assisted tenants, 34 were in the Non-Elderly Disabled (NED) program, and 140 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of March activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has vacancies for two (2) Housing Specialist III, one (1) 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: 116
New Enrollees: 6

Cumulative Status

HUD-mandated Initial Contracts: 465
Cumulative FSS Graduates: 360
HUD-mandated remaining Contracts: 105
Clients graduating in March: 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: 213



This program has ended as of February 2024.

### **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 624 referrals for the Mainstream Voucher Program. 146 families have successfully moved into a unit and 106 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.

### **Foster Youth to Independence (FYI)**

The Foster Youth to Independence (FYI) program provides an HCV for youth at least 18 years of age but not more than 24 years of age who have left foster care or will leave foster care within 90 days. OCHA may apply for FYI vouchers at a rate of 25 a year if OCHA's FUP program is at a 90% utilization and funding remains. The HCV provides assistance for a maximum of 36 months.

OCHA applied for and was awarded our first allocation of 25 FYI vouchers in November 2023.

As of today, OCHA has received 25 referrals for the FYI program. 2 have been issued an HCV and are searching for a suitable unit, and 23 are pending voucher issuance.

**Emergency Housing Voucher Program**

The Emergency Housing Voucher (EHV) program is a voucher program funded through the American Rescue Plan Act of 2021 (ARPA). ARPA was signed into law on March 11, 2021, and included funding for approximately 70,000 EHVs. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHVs.

EHVs are to assist individuals and families who are experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family’s homelessness or having high risk of housing instability.

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. We began receiving referrals on July 26, 2021. To date we have received 881 referrals, issued 602 vouchers, and leased 521 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 four (4) 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 briefings as requested by our clients. Occupancy continues to work closely with all our clients.

**Occupancy Activities**

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

Initial voucher issuance:	45
Initial vouchers expired:	10
Ongoing vouchers issued:	61
Ongoing vouchers expired:	04
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	634
Total interim decreases completed:	118
Total interim increases completed:	120
Number of repayments completed:	1

**LEASING SECTION:**

**Staffing**

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

### **Leasing Ongoing Activities**

Production in the Leasing Section for March 2024:

Annual Inspections Scheduled (OCHA):	523
Follow up re-inspections Scheduled (OCHA):	104
Physical Inspections (OCHA):	137
New Leases - Number of RTA's received (OCHA):	126
Annual Inspections Received (Mobility):	88
Annual Inspections Scheduled (Mobility):	79
Follow up Re-inspections (Mobility):	56
New Leases Received (Mobility):	29
New Leases Scheduled (Mobility):	24
QC Inspections:	0
QC Inspections (Mobility):	0
Rent Increases received:	523
Rent Decreases received:	7
Rent Increase denied:	59

### **Total Abatement:**

Final notices mailed:	20
Were Abated:	1

### **Owners:**

Owners became inactive for the month of March	1
Owners relisted their property:	0
Units added to our vacancy listings:	36
Owner Hotline callers assisted:	191

### **Outreach Efforts**

In March 2024, the Orange County Housing Authority (OCHA) continued to provide excellent customer service through the Owner Hotline to meet the specific needs of OC's landlords and property managers. The OCHA had the opportunity to participate in The Apartment Association of Orange County (AAOC) Annual tradeshow, which was held on Thursday, March 28, 2024, at the OC Fair & Event Center in Costa Mesa. This year's theme was Into the Future – Embracing the Multifamily Industry of Tomorrow. OCHA staff was in attendance and met and engaged with new, current, and prospective landlords. Landlords, whether new or current, were given an opportunity to enter our raffle when listing their vacant property(ies). Approximately, 76 tradeshow attendees stopped by our booth. Nine (9) vacancy listings were completed and submitted, and five (5) landlords completed the owner survey. The feedback we received continues to reflect that the OCHA is listening to their clients and that our efforts to incorporate their suggestions has proven successful.

## **ADMINISTRATION SECTION:**

### **Staffing**

Administration currently has one (1) Office Technician position vacant and is in the final stages of Office Technician recruitment.

### **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 February included the following:

Calls and inquiries addressed:	3,034
Mail Processed:	8,826
Public Records Act and Data Requests resolved:	3



# 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  
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:** April 25, 2024

**TO:** H&CD Commission

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

**SUBJECT:** ACCOUNTING STATUS REPORT - March 2024

### ORANGE COUNTY HOUSING ASSISTANCE

#### 1. Section 8 Housing Assistance Payments

We issued our March 4<sup>th</sup> checks and electronic fund transfers to landlords on time using the HAPPY software system.

#### 2. Landlord and Tenant Overpayments

- Active: There are 24 tenant repayment agreements with a total balance of \$35,054 as of March 31, 2024.
- Inactive: There are 345 outstanding cases with a total amount of \$738,076 as of March 31, 2024. Of the 345 cases, 229 are for tenants (66%) and 116 are for landlords (34%).
- Grand total of active and inactive for March 2024: \$773,130.

#### 3. Operating Reserves Loan

All loan payments were made through March 31, 2024, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through February 2024. There were zero payments to program participants under the Enhancement Program for the month of March.

### HOUSING AND COMMUNITY DEVELOPMENT

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

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for February 2024 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for February 2024 has been completed.
- General & Other Fund Projects report was updated through 2<sup>nd</sup> quarter, February 2024.
- Program Income Status Report for February 2024 has been completed.

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

#### **ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR**

6. The Orange County Development Agency (OCDA) Successor status report was updated through February 2024 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 March 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 3/31/24**

	FY 23-24 Budget	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			
<b>Available Cash Balance as of 3/31/24</b>	<b>13,770,690</b>	<b>13,770,690</b>	<b>13,770,690</b>
<b><u>Additional Sources of Cash</u></b>			
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	412,431 (2)	549,908
Miscellaneous Revenue - El Modena Rental Property	8,520	6,390	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
<b>TOTAL SOURCES OF CASH:</b>	<b>22,705,549</b>	<b>14,204,087.8</b>	<b>14,442,653</b>
<b><u>Uses of Cash</u></b>			
Admin./Accounting staffs support to OCHA Ops Reserve	38,735	36,743 (4)	38,735
HCD Staff Support to OCHA Ops Research (KG00117)	150,000	(10,984) (4)	150,000
Affordable Housing/OCHA Rental Obligation (Fund Balancer)	3,458,058	0	0
Building & Improvements Maintenance - El Modena/Esplanade Property	2,500	15,473	15,473
County Investment Pool Admin Cost (Treasurer)	5,000	4,296	51,552
County-wide Cost Allocation Plan (CWCAP)	5,500	1,418	17,016
CDBG Disallowed Expenses moved to Fund 117	0	394,775	
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
OC ARPA Landlord Incentives	0	0	0
Landlord Incentive Program / Tenant Assistance (KG017004) (5)	5,000,000	332,568 (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
<b>TOTAL USES OF CASH:</b>	<b>8,934,859</b>	<b>787,848</b>	<b>1,547,842</b>
<b>TOTAL FY 23-24 UNCOMMITTED CASH:</b>		<b>13,416,239</b>	<b>12,894,811</b>
<b>LESS: Future Year's Non-discretionary Obligations</b>			
OCHA Monthly Rental Obligations (3)			(4,757,807) (3)
<b>TOTAL FY 23-24 DISCRETIONARY CASH:</b>			<b>8,137,004</b>

(1) Budgeted amount represents interest amount only.

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

(3)

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

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

(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.





# 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  
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:** April 25, 2024  
**TO:** H&CD Commission  
**FROM:** Julia Bidwell, Director  
OC Housing & Community Development

DS  
JB

**SUBJECT: Housing and Community Development Division  
Status Report March 2024**

### COMMUNITY DEVELOPMENT

The FY 2024-25 Annual Action Plan went out for public review on April 12, 2024 for 30 days and is scheduled to go before the Board of Supervisors on May 21, 2024. The FY 2024-25 Annual Action Plan includes recommendations for the following funding:

- Public Facility & Improvements- Six (6) projects recommended for funding from the cities of Brea, Laguna Hills, Laguna Woods, Los Alamitos, Seal Beach, Stanton, Friendship Shelter in Laguna Beach and the County of Orange. The selection of the projects was completed through a Request for Application process.
- Housing Rehabilitation- Four (4) projects recommended for continued funding from the cities of Brea, Cypress, Seal Beach and the County of Orange. The Housing Rehabilitation activities were selected in an RFP in 2022 and are on a three-year funding cycle.
- Public Services- Four (4) projects recommended for funding. Public Service activities are exempt and include Orange County Emergency Shelter(s), Abrazar Inc. to operate the Midway City Community Center, Laguna Beach ASL and the Fair Housing Council of Orange County,

The Safe Home for OC Seniors program was approved by the Board of Supervisors on April 9, 2024. The Safe Homes for OC Seniors Program is a previous Board directive to establish a Housing Rehabilitation Program for low-income Seniors 62 years of age or older residing in the Unincorporated areas and cities that participate in the Orange County Urban County Program. The purpose of the program is to assist low-income seniors make basic health, safety and welfare-related home repairs that will enable them to continue living safely in their own homes.

The Midway Community Center Improvement Modular purchase to replace existing modulars for the center to support after school and summer programs at the Community Center was approved by the Board of Supervisors on April 9, 2024. Per previous Board approvals, Community Development Block Grant funding is being used for the purchase of the modulars.



The Community Development Division is gearing up to update the Five-Year Consolidated Plan for FY 2025-2030. In order to receive Federal U.S. Department of Housing and Urban Development (HUD) Community Planning and Development (CPD) funding, a jurisdiction (Grantee) must complete the following documents in order to receive funding:

- A Five-Year Consolidated Plan and Citizen Participation Plan
- An Annual Action Plan Funding application for the three CPD programs (CDBG, HOME and ESG)

An RFP will be released for a consultant to assist in preparing these plans.

In addition to the Five-Year Plan, HUD also requires completion of an Affirmatively Furthering Fair Housing Plan. This Plan includes Title VIII of the Civil Rights Act of 1968, known as the Fair Housing Act, and requires HUD and recipients of federal funds from HUD to affirmatively further the policies and purposes of the Fair Housing Act, also known as “affirmatively further fair housing” or “AFFH.” The obligation to affirmatively further fair housing requires recipients of HUD funds to take meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities free from barriers that restrict access to opportunity based on protected characteristics.

The County is partnering with other entitlement cities that are also required to update their AFFH. The City of Santa Ana has released an RFP for a consultant to Affirmatively Furthering Fair Housing for all of the Cities in Orange County including the Urban County program with applications due by April 30, 2024.

## **HOUSING DEVELOPMENT**

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

- I. The February, March and April 2024 meetings were canceled.
- II. Future PRAP meeting date: May 9, 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.

**Valencia Gardens (formerly Orange Corporate Yard) (Completed)** – 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 was completed in March 2024.

**Santa Angelina Senior Community (Completed)** – 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 was completed in February 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 April 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 July 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 April 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) (Completed)** – 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 was 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 March 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 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 MHSA units. The Board approved \$1,259,848 MHSA 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 Mountain View Grand Opening was held on Friday, March 1, 2024, at 10:00 a.m. at the project site location, 24551 Raymond Way, in the City of Lake Forest.



- II. OC H&CD, in partnership with Vice Chairman Doug Chaffee's office, Affordable Housing Clearinghouse and NeighborWorks OC, hosted a First-Time Homebuyer Resource Fair at the Buena Park Community Center on April 6, 2024, which included presentations and information on the Orange County real estate market, preparing for the homebuying process, CalHFA's Dream for All program, other down payment assistance programs and benefits of owning a home. The Resource Fair was attended by 100 individuals.

## **2016 Permanent Supportive Housing Notice of Funding Availability**

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
<b>TOTALS</b>		<b>\$13,020,361</b>	<b>200</b>	<b>13</b>	<b>15</b>	<b>785</b>			

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

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

## **2020 Supportive Housing Notice of Funding Availability**

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	Project Completed
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
<b>TOTALS</b>		<b>\$31,053,493</b>	<b>292</b>	<b>60</b>	<b>1,122</b>			

## 2023 Supportive Housing Notice of Funding Availability

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. On March 26, 2024 the Board approved commitment of funding and PBVs.
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 is in progress of funding
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. On March 26, 2024 the Board approved commitment of funding and PBVs.

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	Project Withdrawn
<b>TOTALS</b>		<b>\$29,991,848</b>	<b>192</b>	<b>10</b>	<b>619</b>			

## 2023 Supportive Housing Notice of Funding Availability First Amendment

On February 27, 2024, the Orange County Board of Supervisors (Board), approved issuance of the 2023 Supportive Housing Notice of Funding Availability (NOFA) First Amendment making available up to \$32.7 million in Federal HOME Investment Partnership Program (HOME), HOME American Rescue Plan Program (HOME-ARP), Mental Health Services Act (MHSA) and 15G Reserves funds and up to 218 Housing Choice, Mainstream and/or Veterans Affairs Supportive Housing Project-Based Vouchers. The 2023 NOFA First Amendment was released on March 14, 2024.

Staff received 1 applications listed below, with 1 active applications requesting \$3,000,000 in HOME/HOME-ARP/MHSA/15G funds, and 0 Housing Choice Project-Based Vouchers and/or VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
Jamboree	WISEPlace PSH	\$3,000,000	0	0	58	Families/ Permanent Supportive Housing	Santa Ana	Under Construction Developer identified a gap in financing and submitted an application for the 2023 NOFA in April 2024 and is under threshold review.
<b>TOTALS</b>		<b>\$3,000,000</b>	<b>0</b>	<b>0</b>	<b>58</b>			

## Homekey Program

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

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

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

- \$6.07 million for a 20-unit motel conversion (Riviera Motel, Stanton)
- \$17 million for a 62-unit interim to permanent conversion (HB Oasis, Huntington Beach)
- \$10,550,000 for an 88-unit motel conversion (Motel 6, Costa Mesa)

Round 3: On March 29, 2023, the State announced the availability of \$736 Million in Round 3 Homekey Funds for applications to be submitted on a continuous, over-the-counter basis starting April 24, 2023, through July 28, 2023, or until the available funds are exhausted, whichever occurs first. 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](http://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](http://www.ochcd.org/housing-development/homeowner-program).

## **Mortgage Assistance Program/CalHome Grant**

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