



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, June 27, 2024 – 10:00 a.m.

County Administration South
Conference Room 103/105
601 North Ross Santa Ana, Ca.

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".

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 April 25, 2024

V. PRESENTATIONS/INTRODUCTIONS: (1)

1. Orange County 2024 Point In Time County Summary

Doug Becht, Director, Office of Care Coordination

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: (None)

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: July 25, 2024



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING
AGENDA DRAFT MINUTES

These are summary minutes. Complete hearing audio is available at:
www.ochousing.org/hcd-commission

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
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I. CALL TO ORDER: Chair or Vice-Chair
Meeting called to order at 10:05 A.M.

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. Buck, A. Nguyen, H. Smith-Gardner
Excused Absence: S. Oddo, T. La
Unexcused Absence: M. Frost, C. Wilkerson

IV. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

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

Motion to approve minutes: C. Buck
Motion was seconded: J. Mai

All in favor: Vote was unanimous

V. PRESENTATIONS/INTRODUCTIONS: (None)

VI. PUBLIC COMMENTS: (1)

Dinorah Echavarria – spoke on her personal experience and experience with housing choice voucher process

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

J. Bidwell: Presented the recommended actions for the AD HOC Selection Committee for Tenant Member.

Chair: Opened the floor to make a motion for volunteers

There was discussion and clarifying questions on the process.

Nominations were made as follows:

1. S. Oddo
2. M. Frost

Motion to approve: M. Alvarez
Motion was seconded: J. Mai

All in favor: Vote was unanimous

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

J. Bidwell: Presented the recommended actions for the AD HOC Selection Committee for At-Large Member

Chair: Opened the floor to make a motion for volunteers

Nominations were made as follows:

1. C. Buck
2. M. Alvarez
3. H. Smith-Gardner

Motion to approve: H. Smith-Gardner

Motion was seconded: M. Alvarez

All in favor: Vote was unanimous

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Community Development:

Craig Fee, Community Development Manager

- Discussed the FY 2024-25 Annual Action Plan that went out for public review in April**
 - **Mentioned applications received for Public Facilities and Improvements activities under a Request for Proposals (RFP)**
 - **Mentioned Housing Rehabilitation Project activities previously selected under a previous RFP**
 - **Mentioned and explained public services activities**
- Discussed Safe Homes for OC Seniors program approved by the Board of Supervisors on April 9th**
- Mentioned the purchase of new modulars at Midway City Community Center to be used for after school and summer programs and other activities at the Center. Purchase of modulars approved by the Board of Supervisors on April 9th**
- Mentioned the upcoming Five-Year Consolidated Plan (Plan) FY 2025-2030 that needs to be updated and the various plans required for use of Federal CDBG, HOME and ESG funding. An RFP was released for a consultant to update the Plan. The County is also required to complete/update the Affirmatively Furthering Fair Housing Plan.**

C. Buck - Asked about the Five-Year Plan and inquired about timeline and when will feedback be received

C. Fee- Explained the process for input to the Five-Year Plan

J. Bidwell – Added that the Plan will have a series of meetings that will include non-profits representing special populations including homeless population and meetings targeting cities that are part of the plan. Mentioned that staff will bring the Plan to the H&CD Commission as well.

B. Housing Development:

Michelle Zdeba, Housing Development Manager

Discussed the Project Review Advisory Panel (PRAP) meetings. Staff anticipates bringing one project for threshold review and two projects for underwriting.

Provided an update on the amendment to the Notice of Funding Availability (NOFA) released on March 15th

C. Orange County Housing Authority Update:

January Johnson, Housing Manager

Discussed no updates on funding

Discussed the Annual Plan submitted to HUD on April 15th. OCHA also has Five-Year Plan they will update.

Mentioned the Landlord incentive funding for landlords and tenants

J. Mai – Asked if there was a flyer available to be provided.

J. Johnson – indicated the location of the information on the website and also mentioned forwarding the incentive program flyer to the Commission members

H. Smith-Gardner – Asked for clarification on Project Based Vouchers

J. Johnson – Provided an explanation of the Project Based Voucher process

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

Discussed the 53rd Annual Apartment Association Event

- **Mentioned ideas suggested at the trade show**

Mentioned Santa Angelina development grand opening in Placentia and gave a description of the project. Grand Opening is May 13th at 11:30a.m.

H. Smith-Gardner – Asked about the age composition of the property

XI. MEMBER COMMENTS: (1)

J. Mai – Mentioned he was at the Santa Angelina groundbreaking and he is looking forward to being there for the grand opening.

XII. ADJOURNMENT

Meeting Adjourned at 10:50 a.m.

XIII. NEXT SCHEDULED MEETING: May 23, 2024

ORANGE COUNTY
2024 POINT IN TIME COUNT SUMMARY



EVERYONE
COUNTS



2024 marks the third
PIT Count conducted



Aligns with National
best practices

1,251

Highest number of
volunteers in PIT history



EVERYONE
COUNTS
2024 Point In Time

METHODOLOGY



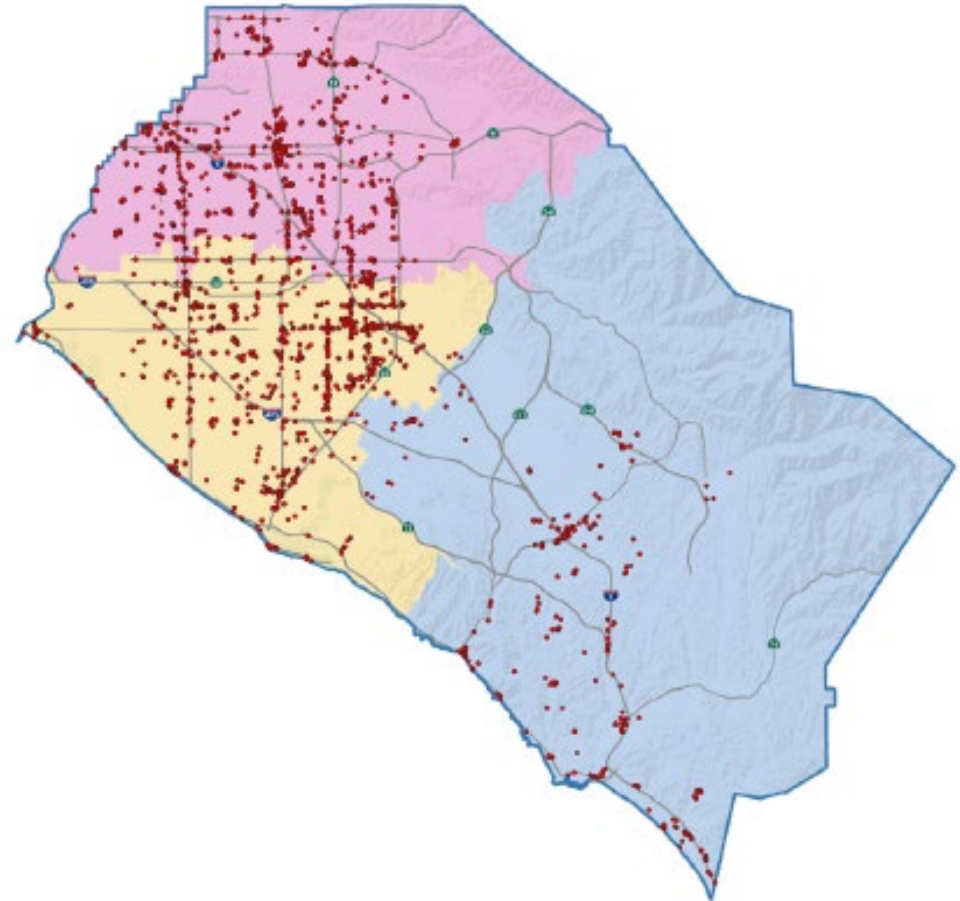
**EVERYONE
COUNTS**
2024 Point In Time

COUNTYWIDE DATA

7,322
Persons

4,173
UNSHELTERED TOTAL

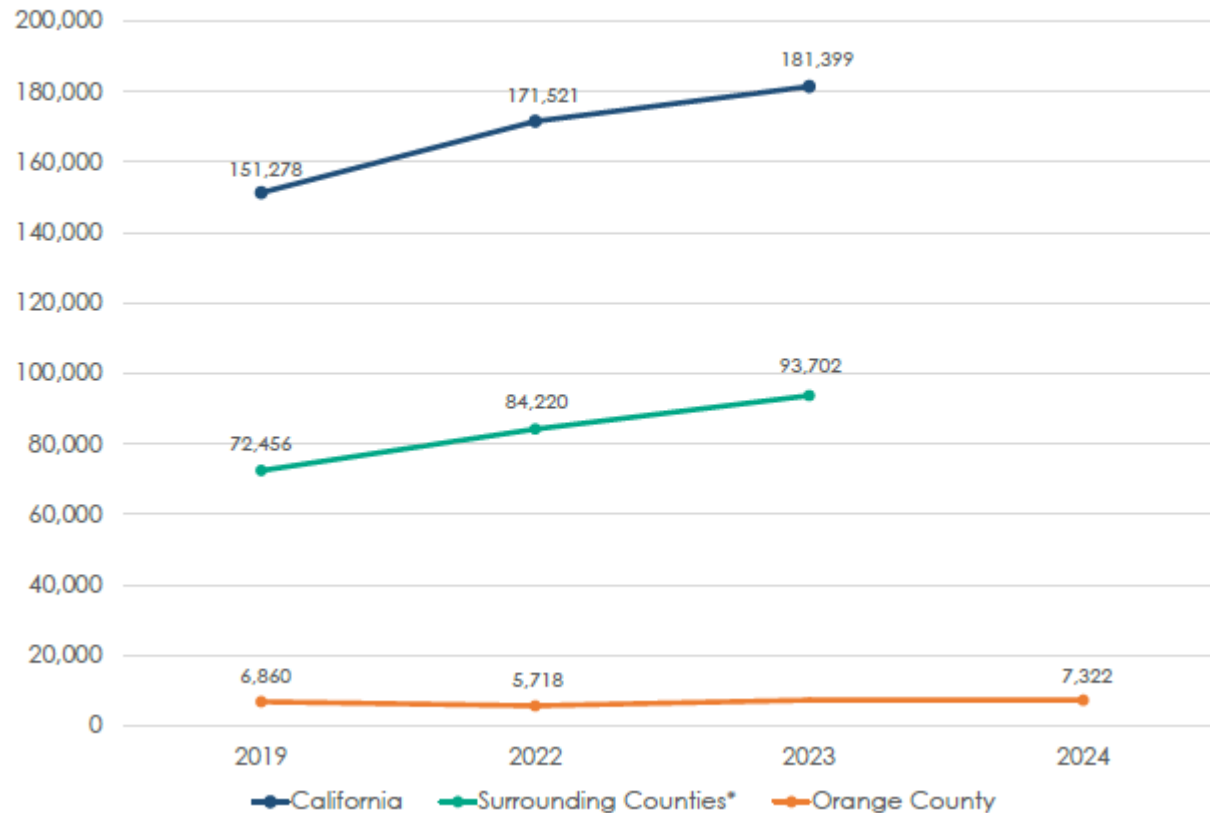
3,149
SHELTERED TOTAL





GROWTH TRENDS

GROWTH TRENDS OF CALIFORNIA HOMELESS POPULATION



**5 YEAR
RATE OF
GROWTH**

California:	20%
Surrounding Counties:	29%
Orange County:	7%

Surrounding Counties include: Los Angeles County, Riverside County, San Bernardino County and San Diego County

328

VETERANS

Persons who served in the U.S. Armed Forces, National Guard or Reserves

308

**TRANSITIONAL
AGED YOUTH**

Persons ages 18 to 24

869

SENIORS

Persons ages 62 and older



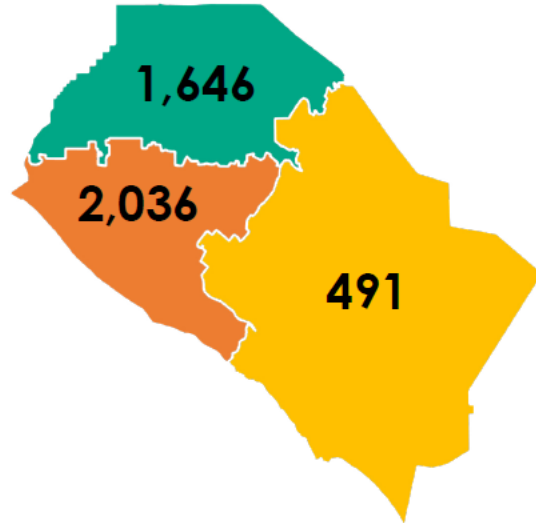
**EVERYONE
COUNTS**
2024 Point In Time

**COUNTYWIDE
SUBPOPULATIONS DATA**



**EVERYONE
COUNTS**
2024 Point In Time

UNSHELTERED AND SHELTERED COUNT



4,173
UNSHELTERED TOTAL

248

VETERANS

Persons who served in
the U.S. Armed Forces,
National Guard or
Reserves

162

**TRANSITIONAL
AGED YOUTH**

Persons ages 18 to 24

413

SENIORS

Persons ages 62
and older

80

VETERANS

Persons who served in
the U.S. Armed Forces,
National Guard or
Reserves

146

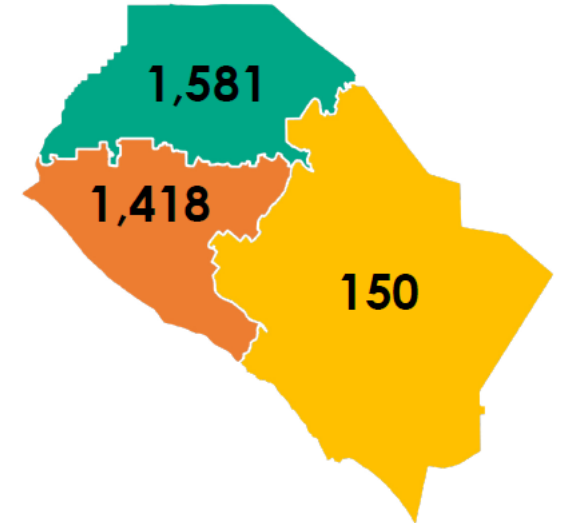
**TRANSITIONAL
AGED YOUTH**

Persons ages 18 to 24

456

SENIORS

Persons ages 62
and older



3,149
SHELTERED TOTAL



HOUSEHOLD STATUS

2024 HOUSEHOLD STATUS

Population	Description	Unsheltered (3,803) Households	Sheltered (2,456) Households	Total (6,259) Households
Individuals	Households with only adults 18 and older	3,747 Households 3,993 Persons	2,159 households 2,195 Persons	5,906 Households 6,188 Persons
Families	Households with at least one adult 18 and older and one child 17 or younger	56 Families 180 persons in households: 81 Adults 99 Children	291 Families 948 persons in households: 362 Adults 586 Children	347 Families 1128 persons in households: 443 Adults 685 Children
Unaccompanied Minors	Minors, 17 and younger not accompanied by an adult	0	6 households and 6 persons	6 households and 6 persons

Descriptions:

Individuals: Households with only adults 18 and older.

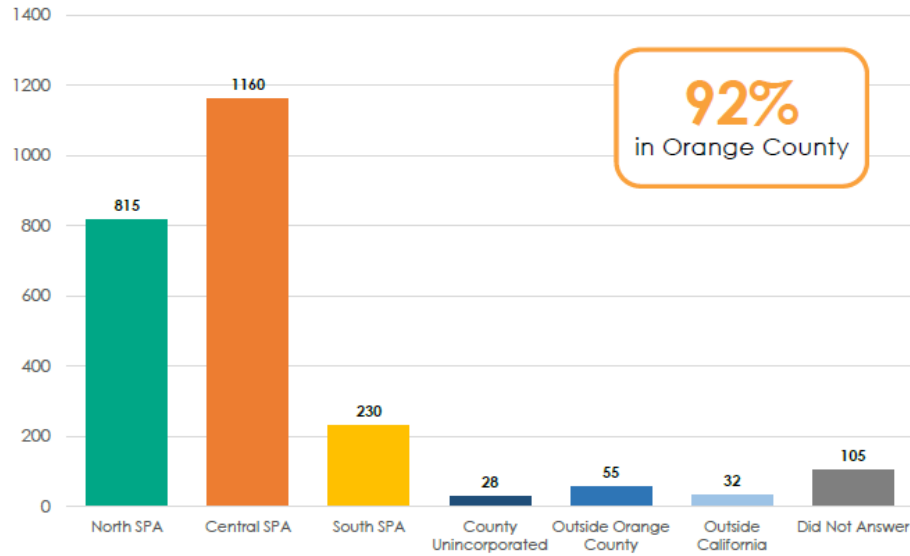
Families: Households with at least one adult 18 and older and one child 17 or younger.

Unaccompanied Minors: 17 years and younger not accompanied by an adult.

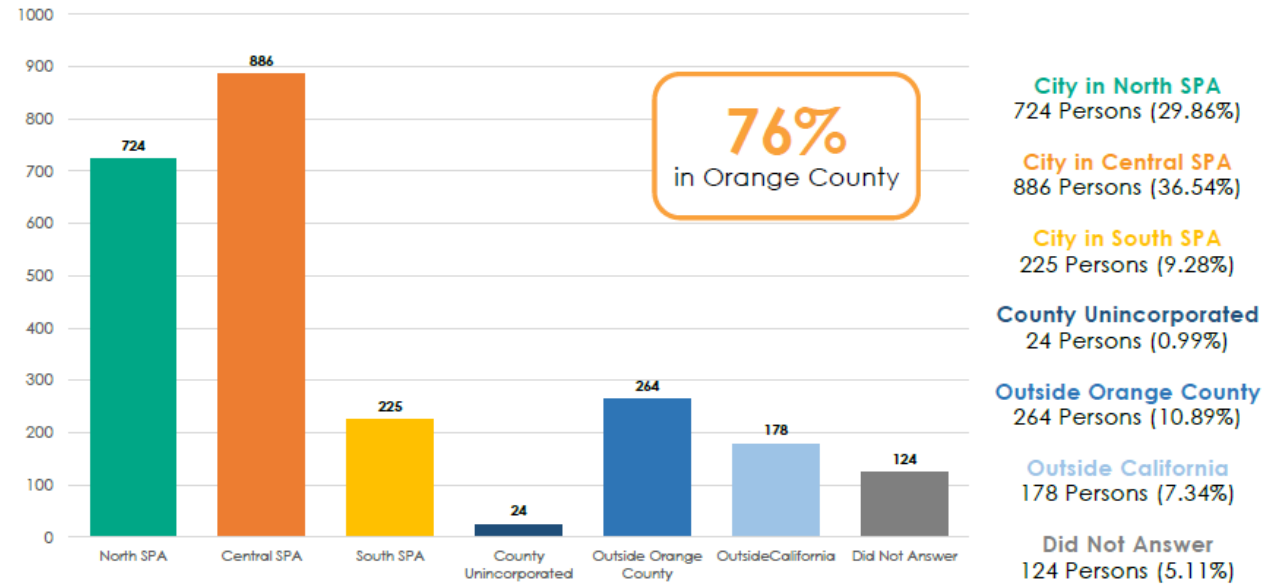


COMMUNITY TIES: UNSHELTERED ADULTS

REPORTED CITY WHERE MOST SPENT TIME WHILE HOMELESS



REPORTED CITY OF LAST PERMANENT ADDRESS



Notes:

This data is based off the 2,425 unsheltered Adults surveyed.



COMMUNITIES TIES: UNSHELTERED ADULTS



51.75%
1,255 Persons

Have family in Orange County



48.33%
1,172 Persons

Experiencing homelessness for the first time in the past 12 months



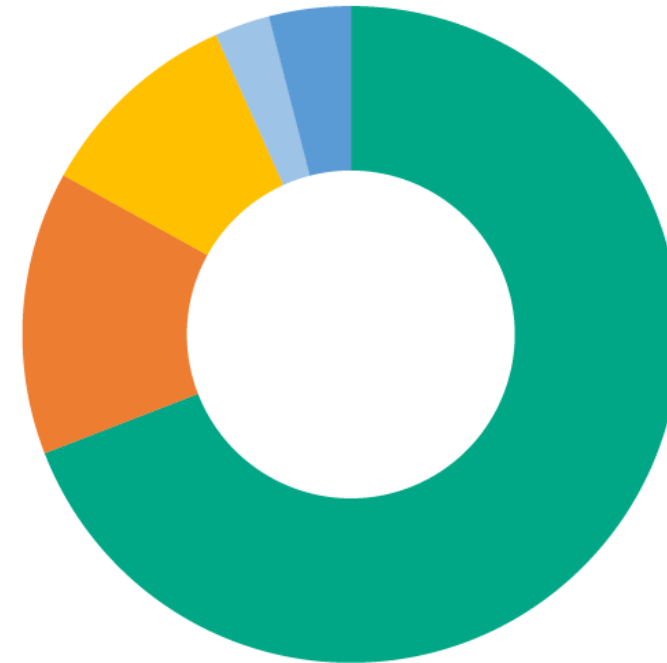
63.42%
1,538 Persons

Currently working or have ever worked in Orange County



43.09%
1,045 Persons

Attending or have attended school in Orange County



CURRENT EMPLOYMENT STATUS

Unemployed
1,676 Persons, 69.11%

Full-Time, Part Time, Seasonally Employed
338 Persons, 13.94%

Retired, Disabled
248 Persons, 10.23%

Other
66 Persons, 2.72%

Did Not Answer
97 Persons, 4.00%

Notes:

This data is based off the 2,425 unsheltered Adults surveyed.

	UNSHELTERED	SHELTERED
ADULTS	4,074	2,557
CHRONIC HOMELESSNESS	38.44%	34.30%
	1,566 Adults	877 Adults
SUBSTANCE USE DISORDER	49.85%	23.46%
	2,031 Adults	600 Adults
PHYSICAL DISABILITY	31.42%	29.88%
	1,280 Adults	764 Adults
SERIOUS MENTAL ILLNESS	30.68%	35.31%
	1,250 Adults	903 Adults
DEVELOPMENTAL DISABILITY	17.43%	0.20%
	710 Adults	5 Adults
DOMESTIC VIOLENCE	10.01%	10.40%
	408 Adults	266 Adults
HIV/AIDS	2.26%	6.84%
	92 Adults	175 Adults



**EVERYONE
COUNTS**
2024 Point In Time

**SUBPOPULATIONS &
DISABLING
CONDITIONS**

Notes:

Data only includes adults ages 18 and older. Some adults may identify with more than one subpopulation and/or report more than one disabling condition.



SERVICE PLANNING AREA COMPARISON



North Service Planning Area

2,765 ↓ **2,419** ↑ **3,227**
2019 -12.51% 2022 33.40% 2024

Central Service Planning Area

3,332 ↓ **2,714** ↑ **3,454**
2019 -18.55% 2022 27.27% 2024



South Service Planning Area

763 ↓ **585** ↑ **641**
2019 -23.33% 2022 9.57% 2024





**EVERYONE
COUNTS**
2024 Point In Time

SHELTER-TO- HOUSING

Homeless shelters in the County provide more than just beds for persons experiencing homelessness. Shelters are considered a gateway to housing and provide a variety of services to support people experiencing sheltered homelessness to obtain and sustain housing. On April 4, 2024, the County conducted a “point-in-time” snapshot of the County’s two shelters, Yale Navigation Center and Bridges at Kraemer Place, in an effort to understand the current state of the shelter-to-housing pipeline. The results were astonishing and spoke to the need to increase housing in the county for those experiencing homelessness.



Yale Navigation Center &
Bridges at Kraemer Place



72% of its current population completed all necessary steps to be eligible for housing



Only 1 out of every 12 were connected to housing



Housing



OC Community Resources

M E M O R A N D U M

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DIRECTOR
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JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

June 27, 2024

TO: H&CD Commission

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

SUBJECT: Executive Director's Summary for May 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**

May 21, 2024	Approve FY 2024-25 Annual Action Plan and Contracts
	Jamboree Properties Partnership and Management Transfer
	Alice Court Sale and Transfer



OC Community Resources

M E M O R A N D U M

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DIRECTOR
OC COMMUNITY RESOURCES

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ASSISTANT DIRECTOR
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DATE: June 27, 2024
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division 
SUBJECT: OCHA Status Report for May 2024

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for May 2024 was 89.2% with 11,611 households receiving Voucher program rental assistance. VASH veterans represent 823 of the assisted tenants, 31 were in the Non-Elderly Disabled (NED) program, and 136 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of May activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

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

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts: 167
Clients currently earning escrow credits: 107
New Enrollees: 3

Cumulative Status

HUD-mandated Initial Contracts: 465
Cumulative FSS Graduates: 362
HUD-mandated remaining Contracts: 103
Clients graduating in May: 2

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 699 referrals for the Mainstream Voucher Program. 153 families have successfully moved into a unit, 23 referrals have been issued a voucher and are currently searching for a unit, and 56 have been referred and are going through the eligibility process.

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, 304 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. 9 have been issued an HCV and are searching for a suitable unit, and 13 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 529 tenants. This program will shrink with every client who leaves the program. To date, 19 households have left the program reducing the program size to 538.

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 finalizing eligibility on the initials and has halted issuing new vouchers. Briefings have halted as well. Occupancy continues to work closely with all our clients and applicants.

Occupancy Ongoing Activities

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

Initial voucher issuance:	27
Initial vouchers expired:	9
Ongoing vouchers issued:	83
Ongoing vouchers expired:	3
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	629
Total interim decreases completed:	141
Total interim increases completed:	124
Number of repayments completed:	0

LEASING SECTION:**Staffing**

Leasing currently has vacancies for five (5) 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 May 2024:

Annual Inspections Scheduled (OCHA):	543
Follow up re-inspections Scheduled (OCHA):	109
Physical Inspections (OCHA):	112
New Leases - Number of RTA's received (OCHA):	142
Annual Inspections Received (Mobility):	97
Annual Inspections Scheduled (Mobility):	67
Follow up Re-inspections (Mobility):	20
New Leases Received (Mobility):	46
New Leases Scheduled (Mobility):	31
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	568

Rent Decreases received:	3
Rent Increase denied:	40
Rent Increase emails:	565
Rent Increase Calls:	126
Mobility Rent Increase:	140

Total Abatement:

Final notices mailed:	24
Were Abated:	10

Owners:

Owners became inactive for the month of May:	0
Owners relisted their property:	1
Units added to our vacancy listings:	62
Owner Hotline callers assisted:	364

Outreach Efforts

In May 2024, the Orange County Housing Authority continued to provide excellent customer service assisting 364 callers through the Owner Hotline and 126 callers through the rent increase line to meet the specific needs of OC’s landlords and property managers.

As operations move forward, customer service and timely business operations continue to be a priority.

ADMINISTRATION SECTION:

Staffing

Administration currently has one (1) Office Technician position vacant. We are currently finalizing the selection with HR.

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.

Administration Ongoing Activities

Critical tasks completed during May included the following:

Calls and inquiries addressed:	1,627
Mail Processed:	11,714
Public Records Act and Data Requests resolved:	3



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: June 27, 2024
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*
SUBJECT: ACCOUNTING STATUS REPORT - May 2024

ORANGE COUNTY HOUSING ASSISTANCE

- 1. Section 8 Housing Assistance Payments
We issued our May 2nd 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 May 31, 2024.
Inactive: There are 341 outstanding cases with a total amount of \$733,014 as of May 31, 2024. Of the 341 cases, 228 are for tenants (67%) and 113 are for landlords (33%).
Grand total of active and inactive for May 2024: \$768,068.
3. Operating Reserves Loan
All loan payments were made through May 31, 2024, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (FSS) reconciliation through April 2024. There were zero payments to program participants under the Enhancement Program for the month of May.

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 April 2024 have been completed for all available funding.
The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for April 2024 has been completed.
General & Other Fund Projects report was updated through 3rd Quarter, March 2024.
Program Income Status Report for April 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 April 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 May 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 5/31/24**

	<u>FY 23-24 Budget</u>	<u>YTD Exp/Rev Actual - Cash</u>	<u>FY 23-24 Y/E Cash</u>
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 5/31/24	13,770,690	13,770,690	13,770,690
<u>Additional Sources of Cash</u>			
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	512,966 (2)	559,599
Miscellaneous Revenue - El Modena Rental Property	8,520	7,100	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	14,305,332.5	14,452,344
<u>Uses of Cash</u>			
Admin./Accounting staffs support to OCHA Ops Reserve	38,735	42,106 (4)	45,934
HCD Staff Support to OCHA Ops Research (KG00117)	150,000	56,268 (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	4,637	5,058
County-wide Cost Allocation Plan (CWCAP)	5,500	1,418	1,547
CDBG Disallowed Expenses moved to Fund 117	0	394,775	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)	5,000,000 (5)	387,347 (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	915,584	1,887,852
TOTAL FY 23-24 UNCOMMITTED CASH:		13,389,749	12,564,491
LESS: Future Year's Non-discretionary Obligations			(4,757,807) (3)
OCHA Monthly Rental Obligations (3)			7,806,684
TOTAL FY 23-24 DISCRETIONARY CASH:			7,806,684

(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 June'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. These corrections were applied to July FY 23-24. 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

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RENEE RAMIREZ
 DIRECTOR
 OC COMMUNITY SERVICES

PAM PASSOW
 DIRECTOR
 OC PARKS

JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

DATE: June 27, 2024

TO: H&CD Commission

FROM: Julia Bidwell, Director
 OC Housing & Community Development

SUBJECT: Housing and Community Development Division
 Status Report May 2024

COMMUNITY DEVELOPMENT

The FY 2024-25 Annual Action Plan was approved by the Board on June 4, 2024. The plan included recommendations for up to \$6.4 million in Federal and local funding to be used in FY 2024-25 for various housing and community development activities throughout the Orange Urban County.

The Operator Agreement between the County and Abrazar Inc. for the Midway City Community Center two-year extension was approved by the Board on June 4, 2024.

The Community Development Division issued a Request for Proposal for a consultant to prepare the Five-Year Consolidated Plan which is to be updated and submitted to the U.S. Department of Housing and Urban Development by May 15, 2025.

In addition, the FY 2023-34 Consolidated Annual Performance Report (CAPER) outlining the accomplishments of the prior program year is due to HUD by September 2024.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. The Project Review Advisory Panel (PRAP) met on May 16, 2024, at 1:30 p.m. via Microsoft Teams Meeting.
 - PRAP concurred with staff recommendations to commit \$11,494,210 in Mental Health Services Act Funds, HOME American Rescue Plan (HOME-ARP) Funds and MHSA Capitalized Operating Subsidy Reserves (MHSA COSR) to American Family Housing (AFH) for the development of 15081 Jackson Apartments in Midway City.



Discussion regarding the environmental assessments and soil related concerns due to previous uses at the project site. Staff will identify any environmental concerns as a strength or weakness in staff report moving forward.

- II. PRAP met on June 13, 2024, at 2:00 p.m. via Microsoft Teams Meeting.
 - PRAP concurred with staff recommendations to commit \$3,000,000 in Mental Health Services Act Funds and 17 Project-Based Housing Choice Vouchers to Mercy Housing California for the development of Placentia Baker Street Apartments in the City of Placentia.
- III. Future PRAP meeting date: July 11, 2024, at 1:00 p.m. virtually via Microsoft Teams Meeting.

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 September 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 June 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 July 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 October 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 closed 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.

The Orion Apartments – The Board approved a \$921,150 Mental Health Services Act (MHSA) loan and eight (8) Project-Based Vouchers for seniors experiencing homelessness earning at or below 30% AMI. The Orion Apartments is new construction of 166 units (164 rental units and two manager's unit) of affordable housing for low to extremely low-income senior households. The developers, a partnership between USA Properties Fund Inc. and the Riverside Charitable Corporation, secured 4% low-income housing tax credits and closed on the construction loan in May 2024. Construction is anticipated to be completed in December 2025.

Grand Openings/Groundbreakings/Events –

- I. A Grand Opening event for the three Stanton Homekey Motel Conversions (Iluma, Clara Vista and Aurora Vista) was held on Wednesday, May 29, 2024, at 10:00 a.m. at 11870 Beach Boulevard, in the City of Stanton.



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 Project Withdrawn
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			

* 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 19 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, 60 Project-Based VASH Vouchers and 1 withdrawn application.

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	Project Completed
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	Project Completed
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 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 (HOME-ARP) funds, State Mental Health Services Act (MHSA) funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) 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 8 active applications requesting \$31,281,460 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 192 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers and 4 withdrawn applications.

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	Under Construction
American Family Housing	15081 Jackson	\$11,494,210	30	0	65	Homeless, MHSA eligible individuals	Midway City	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On June 23, 2024, the Board approved commitment of funding (capital and capitalized operating subsidy reserve) and PBVs.
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 July 2023. PRAP concurred with passing project on threshold and underwriting review. On March 26, 2024, the Board approved commitment of funding and PBVs. The developer applied for tax credits in April 2024 and is in progress of funding.
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	Under Construction
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	\$0	0	0	0	Homeless Individuals	Orange	Project Withdrawn
TOTALS		\$31,281,460	192	10	562			

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 2 applications listed below, with 2 active applications requesting \$2,682,400 in HOME/HOME-ARP/MHSA/15G funds, and 8 Project-Based Housing Choice Vouchers and/or VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV Request	Total Units	Type	City	Status
Jamboree	WISEPlace PSH	\$2,682,400	0	48	Families/ Permanent Supportive Housing	Santa Ana	Under Construction Developer identified a gap in financing and submitted an application under the 2023 NOFA First Amendment in April 2024 and is under threshold review.
USA Properties Fund Inc.	Metro at Melrose	\$0	8	189	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in April 2024 and is under threshold review.
TOTALS		\$2,682,400	8	237			

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. 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 issued a threshold letter to the County and American Family Housing on May 24, 2024 and the co-applicants are working together to provide responses to State HCD's letter and follow-up questions.

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 applications 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.