



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, September 26, 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 June 27, 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: (1)

- 1. 2024-2025 Proposed Utility Allowance Schedule for Housing Choice Voucher Program**
January Johnson, Manager Housing Assistance Division

Recommended Action:

Receive and file the attached 2025 Utility Allowance Schedule effective October 1, 2024

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: October 24, 2024



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING
AGENDA DRAFT MINUTES

Thursday, June 27, 2024 - 10:00 a.m.

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

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I. CALL TO ORDER: Chair or Vice-Chair
Meeting called to order at 10:09 A.M.

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

III. ROLL CALL: Commission Clerk
Present: J. Mai, W. Carvalho, C. Buck, M. Frost, S. Oddo, C. Wilkerson, T. La
Excused Absence: C. Hupp, M. Alvarez, H. Smith-Gardner
Unexcused Absence: A. Nguyen

IV. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on April 25, 2024

Motion to approve minutes: M. Frost

Motion was seconded: C. Buck

All in favor: Vote was unanimous

V. PRESENTATIONS/INTRODUCTIONS: (1)

1. Orange County 2024 Point In Time Count Summary

Doug Becht, Director, Office of Care Coordination

Presentation of the Orange County 2024 Point In Time Count Summary was conducted. Multiple Commission members had questions on the Point in Time Count. There was much discussion.

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

- **Provided an update on the 2024-25 Annual Action Plan that was approved by the Board June 2024**
- **Provided an update to the operator Agreement between the County and Abrazar Inc.**
- **Discussed the Request for Proposal for a Consultant to prepare the next five-Year Consolidated Plan**
- **Provided an update to the Consolidated Annual Performance Report**

B. Housing Development:

Michelle Zdeba, Housing Development Manager

- **Provided an update on the Project Review Advisory Panel (PRAP) meetings and its recommendations**
- **Provided Commission members an update on the groundbreaking event for The Orion Apartments in the City of Orange. Informed Commission members that they will be receiving an invitation once it becomes available**

C. Buck – Asked who was part of the PRAP and how are they selected

J. Bidwell – PRAP members are not required to be part of the H&CD Commission; however, they are selected by the Director, OC H&CD as a recommending body to the Director of OC H&CD

C. Orange County Housing Authority Update:

January Johnson, Housing Manager

- **Provided an update on funding received by OCHA**

- **Provided a breakdown of funding and costs**
 - S. Oddo - Inquired on the funding amount that OCHA will be receiving**
 - J. Johnson – The 2024 funding received, which amounts to \$191 million, exceeds a little over \$202 million when including reserves**
 - C. Buck – Mentioned how unfortunate it was to not receive a higher funding amount**
 - J. Johnson – Explained where funding came from**

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

- **Mentioned that she was going to present the Commission with a fun PowerPoint presentation from the 53rd Apartment Association trade show however will show it at the next meeting.**
- **Mentioned that if there are no items for a July meeting, Commission members will be notified.**

XI. MEMBER COMMENTS:

J. Mai – 11:19am had to excuse himself due to an emergency. Commission meeting maintained quorum and meeting continued.

C. Buck – Mentioned her attendance at the St. Angelina Senior Apartment Opening

XII. ADJOURNMENT

Meeting Adjourned at 11:34 a.m.

XIII. NEXT SCHEDULED MEETING: July 25, 2024



OC Community Resources
M E M O R A N D U M

DYLAN WRIGHT
 DIRECTOR
 OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
 ASSISTANT DIRECTOR
 OC COMMUNITY RESOURCES

JOANNE VEEDOR
 DIRECTOR
 ADMINISTRATIVE SERVICES

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 DIRECTOR
 OC PARKS

JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

September 26, 2024

TO: H&CD Commission

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

SUBJECT: Executive Director's Summary for August 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**

August 13, 2024	Annual Section Eight Management Assessment Program Certification FY 2023-24
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OC Community Resources

M E M O R A N D U M

CONSENT

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
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
RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: September 26, 2024

TO: OCHA Staff

FROM: January Johnson, Housing Manager 

SUBJECT: 2025 Annual Utility Allowance Review

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

OCHA determined that there was a change of greater than ten percent to the allowance for basic electricity for 2-5 bedrooms, electric cooking, electric heating for 4-5 bedrooms, air conditioning for 0-4 bedrooms, sewer and trash costs for units.

OCHA adjusted its Utility Allowance schedule to reflect the increases noted above, all other allowances remain unchanged from the 2024 Utility Allowance Schedule. OCHA will implement the attached 2025 Utility Allowance Schedule (Attachment A) October 1, 2024, for use in 2024-2025. OCHA has attached the 2024 Utility Allowance Schedule (Attachment B) for your reference.

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

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

To comply with a recommendation from the Department of HUD, the 2025 Utility Allowance Schedule is being presented to the H&CD Commission for its receipt and file.

Recommended Action:
Receive and file the attached 2025 Utility Allowance Schedule effective October 1, 2024.

Attachments:
Attachment A - 2025 Utility Allowance Schedule
Attachment B - 2024 Utility Allowance Schedule





2025 Utility Allowance Schedule

The following utility allowances will be used by the Orange County Housing Authority for administration of the Housing Choice Voucher Program effective October 1, 2024.

Bedroom	0	1	2	3	4	5
Gas						
Cooking	4	4	7	9	12	13
Heating	16	18	21	22	25	27
Water Heating	9	10	14	20	26	31
Natural Gas Base Charge	4					
Electric						
Basic	30	35	57	76	100	124
Cooking	11	13	19	25	31	37
Heating	19	22	25	28	30	35
Water Heating	25	30	38	46	55	63
Other						
Air Conditioning	13	16	22	28	34	41
Water	45	49	71	104	138	171
Sewer	8	8	8	8	8	8
Trash	43					
Refrigerator	12					
Stove	11					

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

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





2024 Utility Allowance Schedule

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

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DATE: September 26, 2024
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division 
SUBJECT: OCHA Status Report for August 2024

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for August 2024 was 89.8% with 10,423 households receiving Voucher program rental assistance. VASH veterans represent 821 of the assisted tenants, 35 were in the Non-Elderly Disabled (NED) program, and 154 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of August activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has vacancies for one (1) Senior Housing Specialist, one (1) Housing Specialist III, one (1) Housing Specialist I, and one (1) Office Specialist.

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts: 158
Clients currently earning escrow credits: 111
New Enrollees: 4

Cumulative Status

HUD-mandated Initial Contracts: 465
Cumulative FSS Graduates: 366
HUD-mandated remaining Contracts: 99
Clients graduating in August: 1

Mainstream Program:

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

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

November 14, 2019 OCHA was awarded an additional 33 Mainstream Vouchers. We used this opportunity to



expand the assisted population to include non-elderly homeless individuals who were frequent users of Orange County hospitals/emergency rooms. Referrals for these additional vouchers began on March 01, 2020.

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

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

On December 19, 2022 HUD awarded OCHA an additional 50 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers are in progress.

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. 167 families have successfully moved into a unit, 46 referrals have been issued a voucher and are currently searching for a unit, and 11 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, 302 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. 14 have moved into a unit, 8 have been issued a voucher and are searching for a suitable unit, and 2 have been referred and are going through the eligibility process.

Emergency Housing Voucher Program

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

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

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. We began receiving referrals on July 26, 2021. To date we have received 881 referrals, issued 602 vouchers, and leased 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 539.

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 no vacancies.

Activity

Occupancy Section 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 activities in the month of August 2024:

Initial voucher issuance:	0
Initial vouchers expired:	8
Ongoing vouchers issued:	50
Ongoing vouchers expired:	1
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	755
Total interim decreases completed:	179
Total interim increases completed:	130
Number of repayments completed:	0

LEASING SECTION:

Staffing

Leasing currently has two vacancies for Housing Specialist I/II positions due to a retirement and a promotion. Active recruitment is on-going.

Leasing Ongoing Activities

Production in the Leasing Section for August 2024:

Annual Inspections Scheduled (OCHA):	654
Follow up re-inspections Scheduled (OCHA):	150
Physical Inspections (OCHA):	94
New Leases - Number of RTA's received (OCHA):	85
Annual Inspections Received (Mobility):	140
Annual Inspections Scheduled (Mobility):	123
Follow up Re-inspections (Mobility):	12
New Leases Received (Mobility):	40
New Leases Scheduled (Mobility):	35
QC Inspections:	16
QC Inspections (Mobility):	0

Rent Increases received:	583
Rent Decreases received:	4
Rent Increase denied:	30
Rent Increase emails:	620
Rent Increase Calls:	97
Mobility Rent Increase:	151

Total Abatement:

Final notices mailed:	24
Were Abated:	0

Owners:

Owners became inactive for the month of August:	0
Owners relisted their property:	2
Units added to our vacancy listings:	83
Owner Hotline callers assisted:	291

Outreach Efforts

In August 2024, the Orange County Housing Authority continued to provide excellent customer service assisting 291 callers through the Owner Hotline and 97 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 hired one Office Technician. Administration currently has vacancies for one (1) Office Specialist and one (1) Office Technician due to a promotional opportunity. We are working with HR on the recruitment process for the Office Specialist and Office Technician.

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 August included the following:

Calls and inquiries addressed:	1,774
Mail Processed:	11,414
Public Records Act and Data Requests resolved:	3



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DIRECTOR
OC COMMUNITY RESOURCES

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JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: September 26, 2024
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*
SUBJECT: **ACCOUNTING STATUS REPORT - August 2024**

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**
We issued our August 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 August 31, 2024.
 - Inactive: There are 350 outstanding cases with a total amount of \$744,188 as of August 31, 2024. Of the 350 cases, 228 are for tenants (65%) and 122 are for landlords (35%).
 - Grand total of active and inactive for August 2024: \$779,242.
3. **Operating Reserves Loan**
All loan payments were made through August 31, 2024, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through July 2024. There were zero payments to program participants under the Enhancement Program for the month of August.

HOUSING AND COMMUNITY DEVELOPMENT

5. **CDBG, HOME, ESG, CALHOME, and General Fund**
 - The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for June 2024 have been completed for all available funding.
 - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June 2024 has been completed.
 - General & Other Fund Projects report was updated through 4th Quarter, June 2024.
 - Program Income Status Report for June 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 June 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 September 2024. Balances are reconciled for Successor Notes Receivables every April and June.



**FY 24-25 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 8/31/24**

	<u>FY 24-25 Budget</u>	<u>YTD Exp/Rev Actual - Cash</u>	<u>FY 24-25 Y/E Cash</u>
Beginning Cash Balance as of 07/01/24	13,256,492	13,256,492	13,256,492
Less: Other Miscellaneous Obligations			
Available Cash Balance as of 8/31/24	13,256,492	13,256,492	13,256,492
<u>Additional Sources of Cash</u>			
Interest Received - County Investment Pool	550,000	100,315 (2)	550,000
Interest Received - Ops Reserve Loans	10,830	0 (1)	10,830
Principal Received - Ops Reserve Loans	0	0	0
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	0	0
Rents & Concessions - El Modena Rental Property	8,520	1,420	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	0	100,000
Miscellaneous Revenue - OC ARPA Landlord Incentives	0	0	0
Miscellaneous Revenue - Partial Repayment of Bankruptcy Loss	0	0	0
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME (Fund Balance Unassigned)	208,575 0	0 0	208,575 0
TOTAL SOURCES OF CASH:	14,134,417	13,358,228	14,134,417
<u>Uses of Cash</u>			
Building & Improvements Maintenance - El Modena/Esplanade Property	20,000	0	20,000
Affordable Housing/OCHA Rental Obligation (Balancer)	5,542,909	0	0
Admin/Accounting staffs support to OCHA Ops Reserve	79,668	6,401	79,668
HCD Staff Support to OCHA Ops Research (KG00117)	250,000	908	250,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	75,000	22	75,000
Monique Miner-CivicStone - FY23/24	0	11,933	11,933
NEPA Environmental Costs (i.e. Dudek)	400,000	83,488	200,000
OCHA District Attorneys MOU - FY 24-25	150,000	0	150,000
OCHA Settlement Costs (Added new for FY 24-25)	75,000	-	75,000
Single All Funds Audit	66	-	66
County-wide Cost Allocation Plan (CWCAP)	5,500	-	5,500
County Investment Pool Admin Cost (Treasurer)	5,000	569	5,000
Family Self-Sufficiency Enhancement Payments	25,000	-	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	105,674	3,000,000
OC Landlord Incentives (KG017004)	308,575	-	308,575
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	208,575	-	208,575
TOTAL USES OF CASH:	10,145,293	208,993	4,414,317
TOTAL FY 23-24 UNCOMMITTED CASH:	3,989,124	13,149,235	9,720,101
LESS: Future Year's Non-discretionary Obligations			
OCHA Monthly Rental Obligations (3)			(4,757,807)
TOTAL FY 23-24 DISCRETIONARY CASH:			4,962,294

(1) Budgeted amount represents interest amount only.

(2) The Treasurer is three months behind in dispersing interest. Per 13 Corrections are included in July numbers.

(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.

Note: This document does not account for the accounts receivable reserve for housing loans.

See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.

VMS Data Collection Report

	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	12/1/20234
Homeownership	4	4	4	4	4	4	4					
Homeownership HAP	\$6,172	\$6,959	\$6,959	\$6,692	\$6,692	\$6,943	\$6,943					
Family Unification	305	301	302	305	304	302	301					
Family Unification - (HAP)	\$617,246	\$610,425	\$617,344	\$635,127	\$628,107	\$621,265	\$624,072					
Non Elderly Disabled	33	34	33	32	34	35	35					
Non Elderly Disabled - (HAP)	\$53,578	\$55,176	\$53,591	\$51,959	\$54,915	\$57,415	\$57,730					
Portable Vouchers Paid	11	11	11	13	13	11	10					
Portable Voucher Paid HAP	\$13,946	\$13,958	\$13,169	\$17,340	\$17,880	\$16,465	\$15,727					
Tenant Protection	38	37	36	36	35	35	34					
Tenant Protection HAP	\$59,126	\$58,541	\$58,474	\$58,280	\$59,250	\$59,649	\$57,030					
Enhanced Vouchers	2	2	2	2	2	2	2					
Veterans Affair Supported Housing (VASH) Voucher	795	813	811	821	826	828	824					
Veterans Affair Supported Housing (VASH) HAP	\$1,203,178	\$1,233,428	\$1,242,143	\$1,262,879	\$1,280,392	\$1,288,877	\$1,298,310					
All Other Vouchers	9,090	9,139	9,139	9,098	9,107	9,126	9,127					
All Other Vouchers HAP	\$14,536,553	\$14,682,267	\$14,757,806	\$14,847,352	\$14,944,666	\$15,070,531	\$15,138,498					
FSS Escrow Deposits	\$24,706	\$21,075	\$23,590	\$24,516	\$22,820	\$23,438	\$24,662					
All Voucher HAP Expenses After the First of Month	\$120,807	\$82,486	\$81,890	\$86,375	\$118,539	\$76,569	\$59,212					
Total Vouchers	10,276	10,339	10,336	10,309	10,323	10,341	10,335					
HAP Total	\$16,635,132	\$16,762,315	\$16,854,966	\$16,990,520	\$17,133,261	\$17,221,152	\$17,282,184					
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,587	9,563	9,593	9,599	9,630	9,582	9,556					
New vouchers issued but not under HAP contracts as of the last day of the month	165	157	154	157	160	115	77					
Portability (Port In)	1,317	1,322	1,316	1,323	1,319	1,329	1,321					
Portability (Port In HAP Administered)	\$2,522,550	\$2,538,419	\$2,537,982	\$2,563,956	\$2,582,933	\$2,599,973	\$2,602,110					
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	110	110	334	306	285	285	285					
Number of PBVs under HAP and leased	646	663	667	701	730	745	763					
Number of PBVs under HAP and not leased	75	68	64	128	80	65	47					
Fraud Recovery - Amount Booked this Month				\$1,826	\$870	\$1,737						
FSS Escrow Forfeitures This Month	\$12,969		\$53,982		\$35,679							
Number of Hard to House Families Leased	63	33	39	39	57	29	30					
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$1,725,237	\$1,644,477	\$1,557,146	\$1,507,367	\$1,437,385	\$1,383,689	\$1,401,507					



OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

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JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: September 26, 2024

TO: H&CD Commission

FROM: Julia Bidwell, Director
OC Housing & Community Development

SUBJECT: Housing and Community Development Division
Status Report August 2024

COMMUNITY DEVELOPMENT

FY 2023-24 Consolidated Annual Performance and Evaluation Report

The Consolidated Annual Performance and Evaluation Report (CAPER) is an annual assessment report that identifies the Urban County of Orange's overall housing and community development accomplishments in meeting the Five-year Consolidated Plan strategy that establishes priorities for addressing the identified housing and community development needs. The County will provide the FY 2023-24 CAPER assessment due to HUD by September 28th.

FY 2025-26 Funding Allocation Policy and Process

The FY 2025-26 Funding Allocation Policy and Process (FAPP) is a planning document that marks the fifth year of the FY 2020-24 Consolidated Plan (ConPlan). The primary purpose of the FAPP is to utilize priorities listed in the ConPlan to set policies and processes to address local housing and community development needs with Federal and local resources in preparing the Annual Action Plan. The FY 2025-26 FAPP with proposed changes is available for public review and comment through October 8, 2024 and may accessed on the Housing & Community Development Website (<https://www.ochcd.org/community-development>) .

Below is more information on the proposed changes to the FY 2025-26 FAPP:

Background:

The Urban County did not achieve the required CDBG timeliness goal (expenditure of funding) in FY 2022-23 and just reached the goal in FY 2023-24. Per HUD CDBG rules, if a Grantee (the Urban County) does not reach this goal, funding could be in jeopardy of recapture by HUD. The goal is not to have unspent CDBG funds that are greater than 150% of the current years CDBG Grant amount.

County OC H&CD staff is recommending changes to the (FAPP) to facilitate timely use and reallocation of funds and to avert the potential loss of funding for failing to meet timeliness/expenditure requirements.



Summary of Recommended Changes:

- Require 80% drawn on existing awarded funds over the last three years by the time Request For Application is released (usually in October) to be able to apply for a new PF&I contract for one year of funding. (This is a new proposed requirement)
- Accept one primary application and one waitlist application (or expanded primary scope) for PF&I applications. (Previously was one application per jurisdiction)
- Allow increase for Housing Rehabilitation funding up to \$200,000 (within the year) when initial accomplishments completed, provided funding is available. (This is a new proposed funding maximum).
- Increase Public Facilities and Improvement project maximums from \$150,000 no match/ \$350,000 with match to \$250,000 no match/\$450,000 with match.
- Increase notice for contract extensions for 6 months requests to 90 days' notice (previously 45 days) based on extraordinary circumstances out of the sub-recipients' (city's) control at the County's discretion. Limited to one extension per contract.
- Require expenditure of 50% of project funding or obligate funds by January 15th or recapture of funding will be initiated. (Previously 50% by February 15th)
- Require expenditure of 70% by Feb 15th and 80% by March 15th of project funding. (Previously 70% by March 15th and 80% by April 15th)
- Require Design of PF&I projects completed by September 30th. (This is a new proposed milestone)
- Require Bid Package for PF&I projects completed by November 15th. (This is a new proposed milestone)
- Not meeting design and bid package completion will result in not being eligible for a new award for one year.

These changes were reviewed at the CDBG City Managers' Subcommittee Meeting on September 4, 2024.

Five-Year Consolidation Plan

The Five-Year Consolidated Plan (ConPlan) is a planning document for the use of HUD funds under the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) programs. The FY 2025-29 ConPlan assessment is currently being updated for the next five years and is due to HUD by May 15, 2025. The updated plan will identify the current housing and community development needs in the Urban County and sets forth a strategic plan for addressing the identified needs. It also satisfies the minimum statutory requirements of the CDBG, HOME, and ESG programs.

Affirmatively Furthering Fair Housing Plan

A Fair Housing Plan and a Fair Housing Certification is required for communities that administer Federal programs such as, CDBG, ESG, and HOME funding. The Affirmatively Furthering Fair Housing Plan for all of Orange County is in progress with the City of Santa Ana taking the lead and expected to be submitted with the ConPlan to HUD.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. The Project Review Advisory Panel (PRAP) meeting was cancelled on July 11, 2024.

- II. PRAP met on August 22, 2024 at 1:00 p.m. via Microsoft Teams Meeting.
 - PRAP concurred with staff recommendations to pass WISEPlace on threshold review and continue to underwriting.
- III. PRAP met on September 12, 2024 at 1:00 p.m. via Microsoft Teams Meeting.
 - PRAP concurred with staff recommendations to pass Altrudy II Senior Apartments on threshold review and continue to underwriting.
- IV. Future PRAP meeting date: October 2024, date to be determined.

Affordable Rental Housing Programs

Projects Under Development

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 October 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 Garden (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 a 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 (Completed) – 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 was completed in July 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 September 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. Construction is anticipated to be completed in December 2024.

Archways Santa Ana (formerly Westview House) (Completed) – 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 was 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 June 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 December 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 September 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 November 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 Crossroads at Washington will be held on Thursday, September 26, 2024, at 2:00 p.m. at 1136 Washington Avenue, in the City of Santa Ana.

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 (HSA) and Federal HOME Investment Partnerships Program funds (HOME) 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 HAS funds and/or HOME and up to an additional of 50 U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH).

The 2016 PSH NOFA committed a combination of \$13,020,361 in capital funding and 200 Housing Choice, 15 Mainstream and 13 Veterans Affairs Project-Based Vouchers to complete 13 projects, resulting in the development of 773 affordable and supportive housing units.

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	Project Completed
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	Project Completed
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 and underwriting review. On July 23, 2024, the Board approved commitment of funding and PBVs.
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 received a preliminary tax credit award.

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	Seniors / MHSA eligible 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 6 applications listed below, with 6 active applications requesting \$12,698,200 in HOME/HOME-ARP/MHSA/15G funds, and 113 Project-Based Housing Choice Vouchers and/or VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based Voucher 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. PRAP concurred with passing project on 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.
C&C Development	Altrudy II Senior Apartments	\$1,100,000	8	72	Seniors / MHSA	Yorba Linda	Application received in July 2024. RAP concurred with passing project on threshold and underwriting review.
National CORE	Marks Way	\$1,200,000	25	50	Homeless individuals	Orange	Application received in July 2024 and is under threshold review.
Jamboree Housing Corp.	Brea PSH	\$5,225,000	38	38	Homeless Individuals	Brea	Application received in August 2024 and is under threshold review.

Jamboree Housing Corp.	Costa Mesa Senior	\$2,490,800	34	70	Seniors / MHSA	Costa Mesa	Application received in August 2024 and is under threshold review.
TOTALS		\$12,698,200	113	467			

Homekey Program

The Homekey Program (Homekey) is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or at risk of homelessness, and who are, thereby, disproportionately impacted by and at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases.

The County and the applicable developers, as co-applicants, submitted applications to the California Department of Housing and Community Development Department (State HCD) for funding in Rounds 1, 2 and 3 of Homekey and were awarded over \$83 million in funding to acquire, rehabilitate, construct and/or operate six projects:

- Round 1
 - Iluma (formerly Stanton Inn and Suites), Stanton (72 units/\$9.6 million in Homekey funding)
 - Clara Vista (formerly Tahiti Motel), Stanton (60 units/\$10,992,000 in Homekey funding)
- Round 2
 - HB Oasis (formerly Quality Inn and Suites), Huntington Beach (64 units/\$17 million in Homekey funding)
 - Aurora Vista (formerly Riviera Motel), Stanton (21 units/\$6,070,000 in Homekey funding)
 - Mesa Vista (formerly Motel 6), Costa Mesa (88 units/\$10,550,000 in Homekey funding)
- Round 3
 - 1400 Bristol (formerly Travelodge), Costa Mesa (78 units/\$29 million in Homekey funding). On July 23, 2024, the County received a conditional award letter for \$29 million in Homekey capital funding. On August 14, 2024, State HCD announced \$130 million in Homekey funding awards to local jurisdictions including this project. Staff, along with the co-applicant/developer, are working with State HCD on accepting the award and receiving funding to acquire the property and complete construction by the 12-month deadline.

Homekey+ Program: Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. State HCD, in partnership with CalVet, will expand the Homekey Program with Homekey+ utilizing approximately \$2 billion in funding from the Bond Act to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness. State HCD anticipates releasing the Homekey+ Notice of Funding Availability (NOFA) in late 2024 with applications due in early 2025.

In anticipation of State HCD's release of the Homekey+ NOFA in November 2024, HCD, in partnership with Corporation for Supportive Housing, is hosting a Roundtable event on September 23, 2024 at 11:00 am. During this roundtable discussion, we will focus on sharing insight on Homekey and explore the Homekey+ Program.

Homeownership Activities

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

Mortgage Assistance Program/CalHome Grant

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

Since the update to the MAP program in August 2020, H&CD has 106 applications processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approved and are actively searching for a home with 3 applications under review.

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.