



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, January 23, 2025 - 10:00 a.m.

OC Housing & Community Development
Conference Room A
1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

An Nguyen, 1st District
Tracy La, 2nd District
Mike Alvarez, 3rd District
Carrie Buck, 4th District
Stephanie Oddo, Chair, 5th District

James Mai, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
Helen Smith-Gardner, Vice Chair, Tenant Representative
Mike Frost, City Selection Representative
Cecilia Hupp, 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 December 5, 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. Resident Advisory Board for The Orange County Housing Authority (OCHA) 2025 Annual Plan and 5-Year Public Housing Agency (PHA) Plan**

January Johnson, Manager Housing Assistance Division

**Recommended Action:**

Reappoint the members of the H&CD Commission to act as the Resident Advisory Board for the OCHA 2025 Annual Plan and 5-Year Public Housing Agency (PHA) Plan

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

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

**X. REPORTS OF STAFF:**

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

January Johnson, Housing Manager

**B. Community Development:**

Craig Fee, Community Development Manager

**C. Housing Development:**

Michelle Zdeba, Housing Development 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:**

February 27, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor

Santa Ana, CA 92705

Item IV:

**MINUTES**



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING
DRAFT MINUTES

Thursday, December 5, 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
Meeting called to order at 10:03 a.m.

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**Present:** W. Carvalho, M. Frost, S. Oddo, C. Wilkerson, M. Alvarez, H. Smith-Gardner

**Excused Absence:** C. Buck, A. Nguyen, T. La, C. Hupp

**Unexcused Absence:** J. Mai

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on September 26, 2024

**Motion to approve minutes:** C. Wilkerson

**Motion seconded:** S. Oddo

**Motion Approved Unanimously**

**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: (3)**

**1. 2024-2025 Payment Standards for Housing Choice Voucher Program**

January Johnson, Manager Housing Assistance Division

**Recommended Action:**

Receive and file the attached 2024 -2025 Payment Standards for Housing Choice Voucher Program effective November 1, 2024

- **Discussed and provided updates on the housing authorities updating their payment standards based on HUD's newly released fair market rents each year.**
  - **M. Frost** – Requested information for an understanding on the impact of payment standards on vouchers and rent amounts.
  - **There was much discussion**

**2. 2024-2025 Payment Standards for Emergency Housing Voucher Program  
January Johnson, Manager Housing Assistance Division**

**Recommended Action:**

Receive and file the attached 2024 -2025 Payment Standards for Housing Choice Voucher Program effective November 1, 2024

- **Discussed that when the Emergency Housing Voucher program started, HUD recognized the challenges in finding housing for those served by the program due to various hardship scenarios and briefed how HUD allowed for two separate payment standards: a higher one for the Emergency Housing Vouchers and a standard one for the Housing Choice Voucher program. This was to help those in the Emergency Housing Vouchers program secure housing.**
  - **H. Smith-Gardner** – Asked for more information on Payment standard for shared housing
  - **There was much discussion**

**3. Proposed 2025 H&CD Commission Meeting Schedule**

Julia Bidwell, Executive Director/Secretary

**Recommended Action:**

1. Adopt the 2025 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

- **Vice Chair Carvalho made motion to adjust the 2025 H&CD Commission meeting schedule so that the December meetings will be held on the second Thursday of each December, instead of the first week of December, due to November being DARK.**
- **M. Alvarez added to continue our meetings at the OC Housing & Community development office at 1501 E. St. Andrew Place.**

**Motion to approve moving the 2025 December meeting on the 2025 H&CD Commission meeting schedule to the second Thursday of the month, December 11, 2025.**

**Motion to approve:** C Wilkerson

**Motion was seconded:** S. Oddo

**Motion Approved Unanimously**

**VIII. DISCUSSION CALENDAR: (3)**

**1. Ad Hoc Selection Committee Recommendations for At Large Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments**

Julia Bidwell, Executive Director/Secretary

**Mike Alvarez presented on behalf of the Ad Hoc Committee, while Vice Chair, Wayne Carvalho recused himself**

**Recommended Actions:**

a) Receive report from Ad Hoc Selection Committee for At-Large Members regarding interviews of applicants for At-Large Member position on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two "At-Large" H&CD Commission Members, pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2026:

- Wayne Carvalho
- Tiffany Mitchell

b) Approve recommendations of Ad Hoc Selection Committee for At-Large Members and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two "At-Large" H&CD Commission Members:

- Wayne Carvalho
- Dr. Tiffany Mitchell

**Motion to approve:** C. Wilkerson

**Motion was seconded:** S. Oddo

**Abstain:** W. Carvalho

**Motion Approved:** 1 abstention, balance in favor.

**2. Ad Hoc Selection Committee Recommendations for Tenant Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments**

Julia Bidwell, Executive Director/Secretary

**Stephanie Oddo presented on behalf of the Ad Hoc Committee.**

**Recommended Actions:**

a) Receive report from Ad Hoc Selection Committee for Tenant Member regarding interviews of applicants for Tenant Member positions on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two Tenant H&CD Commission Members pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2026:

- Helen Smith-Gardner
- Carla Wilkerson

b) Approve recommendations of Ad Hoc Selection Committee for Tenant Member and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing

Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two Tenant H&CD Commission Members:

- Helen Smith-Gardner
- Carla Wilkerson

**Motion to approve:** M. Frost

**Motion was seconded:** M. Alvarez

**Abstain:** H. Smith-Gardner, C. Wilkerson

**Motion Approved:** 2 abstentions, balance in favor.

### 3. Election of Officers

Cecilia Hupp, Chair, H&CD Commission

Wayne Carvalho, Vice-Chair, H&CD Commission

#### **Recommended Action:**

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

#### 1. Election of Chair

**Motion to nominate Wayne Carvalho received** – M. Frost

**Motion was declined** - W. Carvalho

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

**Motion to nominate S. Oddo** – M. Alvarez

**Motioned Second** - M. Frost

**S. Oddo – Accepted**

**Motion Approved Unanimously**

#### 2. Election of Vice-Chair

**Motion to nominate H. Smith- Gardner** - C. Wilkerson

**Motion was second** – M. Alvarez

**H. Smith-Gardner – Accepted**

**Motion Approved Unanimously**

### IX. **PUBLIC HEARINGS:** (None)

### X. **REPORTS OF STAFF:**

#### A. **Orange County Housing Authority Update:**

January Johnson, Housing Manager

- **Discussed partnership with Orange County Social Services Agency for Operation Santa Claus, which provides gifts to children in foster care and low-income households and year-round donations to Operation Santa Claus. Mentioned the distribution of toys to children in OCHA's family self-sufficiency program, with 65 children participating. Explained how the self-sufficiency program helps Housing Choice Voucher holders achieve goals in education and employment, with support and financial assistance. Also mentioned that participants can save money in an escrow account, which they receive upon graduation and can use for various purposes, including homeownership.**

#### B. **Community Development:**

Craig Fee, Community Development Manager

- **Provided an update on the Five-Year Consolidated Plan (ConPlan), which plans the use of HUD funds from CDBG, HOME, and ESG programs. The assessment for the FY 2025-29 ConPlan is being updated and is due by May 15, 2025, to HUD. It will identify housing and community**

**development needs in the Urban County and outline a strategy to address them. Additionally, a series of outreach meetings were conducted with service providers and community members throughout Orange County.**

- **M. Frost** – Inquired about more information on the surveys that were conducted
- **S. Oddo** – Inquired if the surveying was completed and asked how outreach was conducted and requested a copy of the media kit.
- **There was much discussion**

**C. Housing Development:**

Michelle Zdeba, Housing Development Manager

- **Provided updates of ongoing projects and discussed the prior meeting with the Project Review Advisory Panel (PRAP) on October 17<sup>th</sup> and mentioned the recommendations made. Additionally discussed the 2025 Notice of Funding of Availability (NOFA) that includes recommended changes to the Policies and Process. Mentioned that this annual review ensures it aligns with State and Federal guidelines in addition to ensure the NOFA implements current industry standards and best practices.**

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

Julia Bidwell, Executive Director/Secretary

- **Discussed staff vacancy rate from 25% to 4% mentioning that OCHA now has more staff than ever and have added positions to support our growing housing programs and the assistance of third-party vendors to create training programs. Additionally, mentioned that OCHA received its final SEMAP rating, which measures performance in several areas, like rent calculation, housing quality inspections, and adherence to timelines. OCHA scored 150 out of 145 points, 5 points higher than last year and the highest possible score. With a score exceeding 100%, OCHA will retain its status as a high performing housing authority for the 17th consecutive year. Concluded with a reminder to complete Ethics training and wished Happy Holidays and thanked them all for their service to the Commission.**

**XI. MEMBER COMMENTS:**

- **S. Oddo** – Wished staff Happy Holidays
- **M. Frost** - If there is marketing directed at landlords/owners. Is there an aim for certain %?  
**J. Johnson** – Mentioned there is no percentage aimed, but mentioned that OCHA has plenty of resources available. There was much discussion
- **W. Carvalho** – Thanked staff for their hard work and wished all Happy Holidays

**XII. ADJOURNMENT**

**XIII. NEXT SCHEDULED MEETING:**

January 23, 2025

Housing & Community Development  
1501 E. St. Andrew Pl, 1st / Conference room A  
Floor, Santa Ana, CA 92705



Item VII:

# **CONSENT CALENDAR**

- 1 .Resident Advisory Board for The Orange County Housing Authority  
(OCHA) 2025 Annual Plan and 5-Year Public Housing Agency (PHA) Plan



MEMORANDUM

Consent item #1

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
PAM PASSOW
DIRECTOR
OC PARKS
JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: January 23, 2025
TO: H&CD Commission
FROM: January Johnson, Housing Assistance Manager
SUBJECT: Resident Advisory Board for the Orange County Housing Authority (OCHA) 2025 Annual Plan and 5-Year Public Housing Agency (PHA) Plan

The United States Department of Housing and Urban Development (HUD) regulations require all Public Housing Agencies administering the Housing Choice Voucher Program to prepare a Public Housing Agency (PHA) Plan. There are two parts to the PHA Plan, the Annual Plan, which is submitted to HUD every year and the 5-Year Plan, which is submitted once every 5th PHA fiscal year.

The PHA Plan process requires a Resident Advisory Board (RAB), as defined in 24 CFR 903.13, to assist and make recommendations in the development of the Plan.

In past years, the Housing and Community Development (H&CD) Commission appointed its members as the RAB. The RAB reviews the information in the Plan, makes recommendations to staff on the proposed plan, and recommends adoption to the Board of Commissioners. The Orange County Housing Authority (OCHA) proposes that the members of the H&CD Commission again represent OCHA's assisted Housing Choice Voucher tenants in development of the Plan. This includes allowing for input from members and the public and recommending adoption by the Board.

OCHA has begun drafting the 2025 Annual Plan and the 5-Year PHA Plan for review. In compliance with 24 CFR 903.17, the Plan will be available to the public via OCHA's website at www.ochousing.org/docs and will be scheduled for discussion at the regularly scheduled H&CD Commission meeting in February 2025. The Plan must be submitted to HUD on or before April 15, 2025.

RECOMMENDED ACTION:
Reappoint the members of the H&CD Commission to act as the Resident Advisory Board for the OCHA 2025 Annual Plan and 5-Year Public Housing Agency (PHA) Plan



Item VIII:

**DISCUSSION CALENDAR:  
(None)**

Item IX:

**PUBLIC HEARINGS:**  
**(None)**

# Item X:

# REPORTS OF STAFF

- A. Orange County Housing Authority Update
- B. Community Development
- C. Housing Development
- D. Executive Director/ Secretary's Report



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

DYLAN WRIGHT  
 DIRECTOR  
 OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
 ASSISTANT DIRECTOR  
 OC COMMUNITY RESOURCES

JOANNE VEEDOR  
 DIRECTOR  
 ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
 DIRECTOR  
 OC ANIMAL CARE

JULIA BIDWELL  
 DIRECTOR  
 OC HOUSING &  
 COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
 DIRECTOR  
 OC COMMUNITY SERVICES

PAMELA PASSOW  
 DIRECTOR  
 OC PARKS

JULIE QUILLMAN  
 COUNTY LIBRARIAN  
 OC PUBLIC LIBRARIES

January 23, 2025

**TO:** <sup>DS</sup> H&CD Commission

**FROM:** <sup>JB</sup> Julia Bidwell, Director, Housing & Community Development/Executive Director of OCHA

**SUBJECT:** Executive Director’s Summary for December 2024

Individual activity reports are attached from the Managers of Housing Assistance, Housing and Community Development and Accounting:

- 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. HOUSING & COMMUNITY DEVELOPMENT DIVISION**  
**Craig Fee, Community Development Manager**  
**Michelle Zdeba, Housing Development Manager**
  - A. Community Development
  - B. Housing Development
  
- III. 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
  
- IV. ADMINISTRATION**

December 3, 2024	Concurrence with Orange County Housing Finance Trust Recommended Projects
December 17, 2024	FY 2023-24 Housing Successor Agency Annual Report
	Renewal of Contract for Public Housing Agency Software System



# OC Community Resources

## M E M O R A N D U M

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
DIRECTOR  
OC ANIMAL CARE

JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAMELA PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** January 23, 2025  
**TO:** H&CD Commission  
**FROM:** January Johnson, Manager, Housing Assistance Division  
**SUBJECT:** OCHA Status Report for December 2024



### HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for December 2024 was 89.9% with 10,442 households receiving Voucher program rental assistance. VASH veterans represent 828 of the assisted tenants, 36 were in the Non-Elderly Disabled (NED) program, and 168 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of December activities are as follows:

### SPECIAL HOUSING PROGRAMS (SHP) SECTION:

#### Staffing

SHP currently has vacancies for one (1) Housing Specialist I and three (3) Housing Specialist III.

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

##### Monthly activity:

Current number of active clients with FSS contracts: 154  
Clients currently earning escrow credits: 98  
New Enrollees: 3

##### Cumulative Status

HUD-mandated Initial Contracts: 465  
Cumulative FSS Graduates: 369  
HUD-mandated remaining Contracts: 96  
Clients graduating in December: 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 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 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 704 referrals for the Mainstream Voucher Program. 188 families have successfully moved into a unit, 33 referrals have been issued a voucher and are currently searching for a unit, and 22 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, 286 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. 18 have moved into a unit, 4 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 552 tenants. This program will shrink with every client who leaves the program. To date, 37 households have left the program reducing the program size to 520.



**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**

Currently, we do not have any 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 December 2024:

Initial voucher issuance:	0
Initial vouchers expired:	1
Ongoing vouchers issued:	55
Ongoing vouchers expired:	3
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	742
Total interim decreases completed:	135
Total interim increases completed:	143
Number of repayments completed:	0

**LEASING SECTION:**

**Leasing Ongoing Activities**

Production in the Leasing Section for December 2024:

Annual Inspections Scheduled (OCHA):	675
Follow up re-inspections Scheduled (OCHA):	203
Physical Inspections (OCHA):	81
New Leases - Number of RTA's received (OCHA):	87
Annual Inspections Received (Mobility):	121
Annual Inspections Scheduled (Mobility):	121
Follow up Re-inspections (Mobility):	44
New Leases Received (Mobility):	19
New Leases Scheduled (Mobility):	17
QC Inspections:	16
QC Inspections (Mobility):	7
Rent Increases received:	343
Rent Decreases received:	0
Rent Increase denied:	40
Rent Increase emails:	791

Rent Increase Calls:	75
Mobility Rent Increase:	107

**Total Abatement:**

Final notices mailed:	40
Were Abated:	6

**Owners:**

Owners became inactive for the month of October:	0
Owners relisted their property:	0
Units added to our vacancy listings:	52
Owner Hotline callers assisted:	154

**Staffing**

Effective December 13, 2024, all positions in the Leasing section have been filled.

**Outreach Efforts**

In December 2024, the Orange County Housing Authority continued to provide excellent customer service assisting 154 callers through the Owner Hotline and 18 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 a vacancy for one (1) Senior Housing Specialist. We are working with HR on the recruitment process for the Senior Housing Specialist

**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 December included the following:

Calls and inquiries addressed:	1,702
Mail Processed:	11,796
Public Records Act and Data Requests resolved:	2

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	3	3	3	3	
Homeownership HAP	\$6,172	\$6,959	\$6,959	\$6,692	\$6,692	\$6,943	\$6,975	\$5,567	\$5,567	\$5,532	\$5,532	
Family Unification	305	301	302	305	304	301	300	303	300	298	296	
Family Unification - (HAP)	\$617,246	\$610,425	\$617,344	\$635,127	\$628,107	\$618,815	\$622,105	\$624,020	\$625,389	\$615,222	\$605,783	
Non Elderly Disabled	33	34	33	32	34	35	36	37	36	36	37	
Non Elderly Disabled - (HAP)	\$53,578	\$55,176	\$53,591	\$51,959	\$54,915	\$57,415	\$60,772	\$60,685	\$60,757	\$60,885	\$63,120	
Portable Vouchers Paid	11	11	11	13	13	11	12	10	15	14	14	
Portable Voucher Paid HAP	\$13,946	\$13,958	\$13,169	\$17,340	\$17,880	\$16,465	\$18,924	\$17,137	\$25,250	\$22,319	\$23,568	
Tenant Protection	38	37	36	36	35	35	34	34	34	34	34	
Tenant Protection HAP	\$59,126	\$58,541	\$58,474	\$58,280	\$59,250	\$59,649	\$57,030	\$57,013	\$58,025	\$58,025	\$58,040	
Enhanced Vouchers	2	2	2	2	2	2	2	2	2	2	2	
Veterans Affairs Supported Housing (VASH) Voucher	795	813	811	821	826	830	828	836	846	836	842	
Veterans Affairs Supported Housing (VASH) HAP	\$1,203,178	\$1,233,428	\$1,242,143	\$1,262,879	\$1,280,392	\$1,291,543	\$1,318,557	\$1,337,009	\$1,343,109	\$1,339,125	\$1,340,547	
All Other Vouchers	9,090	9,139	9,139	9,098	9,107	9,131	9,153	9,156	9,140	9,174	9,133	
All Other Vouchers HAP	\$14,536,553	\$14,682,267	\$14,757,806	\$14,847,352	\$14,944,666	\$15,084,523	\$15,181,287	\$15,252,526	\$15,289,886	\$15,391,597	\$15,405,649	
FSS Escrow Deposits	\$24,706	\$21,075	\$23,590	\$24,516	\$22,820	\$23,438	\$24,662	\$24,762	\$26,801	\$29,962	\$29,661	
All Voucher HAP Expenses After the First of Month	\$120,807	\$82,486	\$81,890	\$86,375	\$118,539	\$88,068	\$78,076	\$43,958	\$75,694	\$38,031	\$25,411	
Total Vouchers	10,276	10,339	10,336	10,309	10,323	10,347	10,367	10,379	10,374	10,395	10,359	
HAP Total	\$16,635,132	\$16,762,315	\$16,854,966	\$16,990,520	\$17,133,261	\$17,246,853	\$17,368,388	\$17,422,677	\$17,510,478	\$17,560,698	\$17,557,311	
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,587	9,563	9,593	9,599	9,630	10,347	9,634	9,595	9,656	9,612	9,525	
New vouchers issued but not under HAP contracts as of the last day of the month	165	157	154	157	160	115	77	51	33	27	22	
Portability (Port In)	1,317	1,322	1,316	1,323	1,319	1,333	1,330	1,340	1,344	1,350	1,353	
Portability (Port In HAP Administered)	\$2,522,550	\$2,538,419	\$2,537,982	\$2,563,956	\$2,582,933	\$2,611,408	\$2,631,022	\$2,654,804	\$2,678,664	\$2,696,993	\$2,697,539	
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	110	110	334	306	285	285	285	285	285	285	285	
Number of PBVs under HAP and leased	646	663	667	701	730	745	763	770	777	790	835	
Number of PBVs under HAP and not leased	75	68	64	128	80	65	47	40	33	63	36	
Fraud Recovery - Amount Booked this Month				\$1,826	\$870	\$1,737		\$125		\$125	\$250	
FSS Escrow Forfeitures This Month	\$12,969		\$53,982		\$35,679				\$58,003	\$46,737	\$18,217	
Number of Hard to House Families Leased	63	33	39	39	57	34	44	14	58	31	7	
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	\$1,531,888	\$1,529,246	\$1,430,918	\$1,505,176	



**FY 24-25 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 12/31/24**

	<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			
<b>Available Cash Balance as of 12/31/24</b>	<b>13,256,492</b>	<b>13,256,492</b>	<b>13,256,492</b>
<b><u>Additional Sources of Cash</u></b>			
Interest Received - County Investment Pool	550,000	297,771 (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	3,550	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	23,608	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	2,740 0	208,575 0
<b>TOTAL SOURCES OF CASH:</b>	<b>14,134,417</b>	<b>13,584,161</b>	<b>14,134,417</b>
<b><u>Uses of Cash</u></b>			
Building & Improvements Maintenance - El Modena/Esplanade Property	20,000	19,450	20,000
Affordable Housing/OCHA Rental Obligation (Balancer)	5,542,909	0	0
Admin/Accounting staffs support to OCHA Ops Reserve	79,668	21,032	79,668
HCD Staff Support to OCHA Ops Research (KG00117)	250,000	32,909	250,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	75,000	(207)	75,000
Monique Miner-CivicStone - FY23/24	0	11,933	11,933
NEPA Environmental Costs (i.e. Dudek)	400,000	141,469	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	0	75,000
Single All Funds Audit	66	0	66
County-wide Cost Allocation Plan (CWCAP)	5,500	0	5,500
County Investment Pool Admin Cost (Treasurer)	5,000	2,785	5,000
Family Self-Sufficiency Enhancement Payments	25,000	1,200	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	216,027	1,000,000
Fleet Services Asset Management & Services	0	806	4,838
OC Landlord Incentives (KG017004)	308,575	0	308,575
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	208,575	2,740	208,575
<b>TOTAL USES OF CASH:</b>	<b>10,145,293</b>	<b>450,144</b>	<b>2,419,155</b>
<b>TOTAL FY 24-25 UNCOMMITTED CASH:</b>	<b>3,989,124</b>	<b>13,134,017</b>	<b>11,715,263</b>
<b>LESS: Future Year's Non-discretionary Obligations</b>			
OCHA Monthly Rental Obligations (3)			<b>(4,757,807)</b>
<b>TOTAL FY 24-25 DISCRETIONARY CASH:</b>			<b>6,957,456</b>

(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.



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

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** January 23, 2025  
**TO:** H&CD Commission  
**FROM:** Julia Bidwell, Director  
OC Housing & Community Development

DS  
JB

**SUBJECT: Housing and Community Development Division  
Status Report December 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.

A consultant, Veronica Tam and Associates is assisting the County in compiling information required for the ConPlan. The consultant and staff conducted a series of outreach meetings starting in October consisting of 2 service provider meetings and 5 community outreach meetings throughout the participating cities and unincorporated areas of Orange County. There will also be a survey available until January 24, 2025 throughout these areas of Orange County asking the public about the Community Development needs in their neighborhood.

Once the draft plan is completed, staff will bring it to the H&CD Commission for a presentation on what the plan shows as high priority needs for the next five years.

**Annual Action Plan**

The annual application process for Public Facilities and Improvements for the FY 2025-26 Annual Action Plan (AAP) has been completed. There were six applications submitted from participating cities. The next step is to award the contracts which will be part of the FY 2025-26 AAP submitted to the Board of Supervisors in April 2025 for final approval. Award and non-award letters will be sent out to all applicants.

**HOUSING DEVELOPMENT**

**Project Review Advisory Panel (PRAP)**

- I. PRAP met on December 12, 2024 at 1:00 p.m. via Microsoft Teams Meeting.



- PRAP concurred with staff recommended changes to policy and process for the 2025 Notice of Funding Availability.
- PRAP concurred with staff recommendations to adopt the 2025 meeting schedule, as proposed, with meeting dates to occur every second Thursday of the month from 1:00 p.m. to 2:00 p.m. via Microsoft Teams, unless otherwise advised by staff.

II. Future PRAP meeting date: January 9, 2025, at 1:00 p.m. virtually via Microsoft Teams Meeting.

### **Affordable Rental Housing Programs**

#### **Projects Under Development (2020 and 2023 Notice of Funding Availability)**

**Pelican Harbor (formerly Huntington Beach Senior Housing)** – The Board of Supervisors (Board) approved a \$3,603,160 Mental Health Services Act (MHSA) loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Pelican Harbor 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 (Jamboree), secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in January 2025.

**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 for 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, and the Developer is targeting permanent conversion in February 2025.

**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 (Completed)** – 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 was completed in September 2024.

**Salida Del Sol (formerly Paseo Adelanto)** – The Board approved a \$2,384,630 MHSA loan 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, secured 9% low-income housing tax credits and closed on the construction loan in December 2022. Construction is anticipated to be completed in January 2025.

**Archways Santa Ana (formerly Westview House) (Completed)** – The Board approved a \$4,258,280 MHSA loan 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 was completed in December 2024.

**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, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in December 2023 and converted to permanent financing in December 2024.

**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, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in March 2024, and the Developer is targeting permanent conversion in January 2025.

**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 began construction on 40 units of permanent supportive housing. Construction on Phase I was completed in December 2023. The Developers are targeting construction loan closing in February 2025 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-SLFRF 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. The project closed on the construction loan in March 2023. Construction is anticipated to be completed in November 2024. Jamboree is requesting \$2,682,400 in Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) from the County and is under review. Construction is anticipated to be completed in January 2025.

**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 January 2025.

**Orchard View Gardens** – The Board authorized submittal of a joint application and was awarded \$3,042,572 in competitive NPLH funding and \$969,955 in COSR funding for 13 MHSA units. The Board approved a \$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 January 2025.

**The Orion Apartments** – The Board approved a \$921,150 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 Dedication event for FX Residences was held on Tuesday, December 10, 2024, at 8:00 a.m. at 801 E. Santa Ana Blvd., in the City of Santa Ana.



(OCCR & HCA staff along with Carla Wilkerson, H&CD Commission Member, at the Dedication Event for FX Residences)

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

On November 10, 2015, the Board authorized the OC Community Resources (OCCR) 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 and utilize up to 100 Housing Choice Project-Based Vouchers. Staff will return to the Board for funding commitments to individual projects. The PRAP concurred with staff's 2016 PSH NOFA policy recommendations at the December 10, 2015, PRAP meeting.

On April 24, 2018, the Board 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 Board authorized the OCCR 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 HSA funds, Federal HOME funds and 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 MHSA 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 one 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	Project Completed
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 In Progress of Funding

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

**2023 Supportive Housing Notice of Funding Availability**

On February 7, 2023, the Board authorized the OCCR 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 funds, Federal HOME American Rescue Plan Act (HOME-ARP) funds, State MHA 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 eight 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 four 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 25, 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	Under Construction
American Family Housing	1400 Bristol	\$6,781,520	48	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	166	Seniors / MHSA eligible individuals	Orange	Under Construction
American Family Housing	Goldenwest Apartments	\$700,000	19	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
<b>TOTALS</b>		<b>\$29,402,240</b>	<b>217</b>	<b>10</b>	<b>564</b>			

**2023 Supportive Housing Notice of Funding Availability First Amendment**

On February 27, 2024, the Board approved issuance of the 2023 NOFA First Amendment making available up to \$32.7 million in Federal HOME, HOME American Rescue Plan Program (HOME-ARP), 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 five active applications requesting \$12,698,200 in HOME/HOME-ARP/MHSA/15G Reserve funds, and 105 Project-Based Housing Choice Vouchers and/or VASH Vouchers and one withdrawn application.

As of September 9, 2024, the 2023 Supportive Housing NOFA First Amendment is temporarily suspended until further notice, as we prioritize our resources for Homekey+ Program.

On November 14, 2024, staff held a Developer Input Session to solicit feedback from developers on recommended changes to NOFA policies and process and discuss current trends, development/construction costs and other related issues that the County should take into consideration for the next NOFA.

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	Construction is anticipated to be completed in January 2025.  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. On October 17, 2024, PRAP concurred with passing project on underwriting review.
USA Properties Fund Inc.	Metro at Melrose	\$0	0	0	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Project Withdrawn
C&C Development	Altrudy II Senior Apartments	\$1,100,000	8	71	Seniors / MHSA	Yorba Linda	Application received in July 2024. PRAP concurred with passing project on threshold and continue with 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	39	Homeless Individuals	Brea	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review.
Jamboree Housing Corp.	Costa Mesa Senior	\$2,490,800	34	70	Seniors / MHSA	Costa Mesa	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review.
<b>TOTALS</b>		<b>\$12,698,200</b>	<b>105</b>	<b>278</b>			

**Homekey Program**

The Homekey Program (Homekey) is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or are 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, worked with State HCD to accept the award and is continuing to work with State HCD to receive funds 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 November 2024 with applications due in early 2025.

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

Staff released a Request for Information/Qualifications (RFI) to solicit interested developers or potential projects located in Orange County that could utilize Homekey+ funding on November 8, 2024 with responses due on November 27, 2024. A panel review of the RFI responses is being completed and staff anticipates publishing a list of qualified developers in January 2025.

### **Homeownership Activities**

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

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

On August 25, 2020, the Board 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 OC 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, 109 applications have been processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approval, and 3 applications are 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.



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

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

DATE: January 23, 2025  
TO: H&CD Commission  
FROM: Bill Malohn, Manager, OC Community Resources  
Accounting *Bill Malohn*

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

**ORANGE COUNTY HOUSING ASSISTANCE**

**1. Section 8 Housing Assistance Payments**

We issued our December 3<sup>rd</sup> checks and electronic fund transfers to landlords on time using the HAPPY software system.

**2. Landlord and Tenant Overpayments**

- Active: There are 24 tenant repayment agreements with a total balance of \$35,054 as of December 31, 2024.
- Inactive: There are 345 outstanding cases with a total amount of \$735,675 as of December 31, 2024. Of the 345 cases, 228 are for tenants (66%) and 117 are for landlords (34%).
- Grand total of active and inactive for December 2024: \$770,729.

**3. Operating Reserves Loan**

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

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

**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 November 2024 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for November 2024 has been completed.
- General & Other Fund Projects report was updated through 1<sup>st</sup> Quarter, September 2024.
- Program Income Status Report for November 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 November 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 January 2025. Balances are reconciled for Successor Notes Receivables every April and June.