



# OC Community Resources

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

### H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, April 24, 2025 – 10:00 a.m.

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

Phat T. Bui, 1st District  
Tracy La, 2nd District  
Mike Alvarez, 3rd District  
Carrie Buck, 4th District  
Stephanie Oddo, **Chair**, 5th District

Dr. Tiffany Mitchell, 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](mailto:ochcdcommission@occr.ocgov.com)**

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

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

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

**I. CALL TO ORDER:** Chair or Vice-Chair

**II. PLEDGE OF ALLEGIANCE:** Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on February 27, 2025

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

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

**VII. CONSENT CALENDAR: (None)**

**VIII. DISCUSSION CALENDAR: (1)**

**1. 2025-2029 Consolidated Plan CDBG, ESG and HOME Programs report/presentation**

Craig Fee, Community Development Manager

**Recommended Actions:**

Receive and File

**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:**

May 22, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor

Santa Ana, CA 92705

Item IV:

## **MINUTES**



# OC Community Resources

## MEMORANDUM

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

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Conference Room A

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**I. CALL TO ORDER:** Chair or Vice-Chair  
**Meeting start time 10:03**

**II. PLEDGE OF ALLEGIANCE:** Chair or Vice-Chair

**S. Oddo** – Welcomed new At Large member, Dr. Tiffany Mitchell

**T. Mitchell** – Introduced herself to the Commission and mentioned her background

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

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on January 23, 2025

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

**Motion seconded:** W. Carvalho

**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.*

No public comments

**VII. CONSENT CALENDAR: (None)**

**VIII. DISCUSSION CALENDAR: (1)**

**1. Draft 5–Year and Annual Public Housing Agency (PHA) Plan for FY 2025**

January Johnson, Manager Housing Assistance Division

**Recommended Action:**

Direct Staff to receive and record comments

January Johnson explained the steps for OCHA's annual plan covering progress report for the period from July 1, 2024, through June 30, 2025 and the proposed five-year plan from July 1, 2025, through June 30, 2029 containing draft goals, a summary of accomplishments from the previous five-year plan, and verification of our compliance with the Violence Against Women Act. The PHA plans, both annual and five-year, are developed using HUD's required streamlined templates. There are two key components: the five-year plan and the annual plan. Additionally, mentioned the administrative plan outlines the policies and procedures OCHA uses to administer their program. Changes to the administrative plan are then presented to the Commission, which is the best opportunity for feedback on discretionary policies. This will then conclude in a Public Hearing on March 25, 2025.

**There was much discussion**

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

**X. REPORTS OF STAFF:**

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

January Johnson, Housing Manager

January Johnson mentioned that OCHA is preparing for various funding outcomes and wanted to clarify how their funding works. Housing authorities receive two sets of funding: Housing Assistance Payment funding, which is solely for housing assistance payments and cannot be used for staff or incentives, and Administrative Fees funding, which covers overhead and staff salaries. Contingency plans are being made for potential reductions in both types of funding due to differing House and Senate plans. Despite the uncertainty, it is not anticipated that staffing levels will be impacted. Over the years, staffing has been low, especially coming out of COVID, but OCHA is now nearly fully staffed and expects to maintain adequate employment levels.

**B. Community Development:**

Craig Fee, Community Development Manager

Craig Fee reported on the five-year Consolidated Plan, also known as the Con Plan, which is the planning document for the use of HUD funds under the Community Development Block Grant, Home Investment Partnerships Act, and the Emergency Solutions Grant programs. The Con Plan assessment is currently being updated for the next five years and is due to HUD on May 15, 2025. The updated 2025-2029 plan will identify current housing and community development needs in Urban County and set forth a strategic plan to address these needs. A presentation on the Con Plan will be brought to the Housing & Community Development Commission on March 27.

**C. Housing Development:**

Julia Bidwell, Housing Development Manager

Julia Bidwell reported on behalf of M. Zdeba. PRAP met on January 9, 2025, where staff presented the threshold review for Marks Way in the City of Orange and the underwriting review for Brea PSH in the City of Brea. Brea PSH was also approved by the Board on Tuesday, February 25, and will be submitting their tax credit application this week. As previously mentioned, staff has been working on the 2025 Notice of Funding Availability, which was approved by the Board of Supervisors earlier this week. Staff anticipates releasing the 2025 NOFA by the end of March. There are also two upcoming grand opening events on March 12th for which the Commission should have received invitations: Archways Santa Ana at 10am in Santa Ana and Orchard View Gardens at 12pm in Buena Park.

H. Smith-Gardner – Inquired on how people can apply for the communities

J. Bidwell – Mentioned that the permanent supportive housing units come through the coordinated entry system.

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

Julia Bidwell, Executive Director/Secretary

Julia Bidwell provided an update on Federal funding, stating that the pause on Federal funding was lifted and that Rental Assistance programs were not impacted. Currently, there is no effect from Federal Grant Pauses or withdrawn funding opportunities. OCHA received their February HAP and expects to receive their March HAP, with the ability to draw down on existing grant commitments. However, there is uncertainty about future funding levels and awarded grants, and the impact of budget negotiations in the Senate and House on existing programs is being monitored.

Additionally, the poster contest flyer is finalized and will be distributed to eligible participants tomorrow, with it also being available on [ochousing.org](http://ochousing.org) in different languages. OCHA is also registered to attend the 54th Annual Apartment Association of Orange County Trade Show, themed "Jive Staying Alive in '25," on April 3, 2025, at the OC Fair and Event Center in Costa Mesa, with a video of the event to be shared at a future H&CD Commission meeting.

S. Oddo – Mentioned the poster contest being a great idea especially for older kids in Middle School, High School or aspiring artists.

**XI. MEMBER COMMENTS:**

W. Carvalho – Inquired on the vacancy of District 1 Commission member who also was part of PRAP

J. Bidwell - mentioned that we will collaborate with District 1 to fill the vacancy. While we do not anticipate needing more than the three members for PRAP, we will still review this

H. Smith-Gardner – asked about the current committees

J. Bidwell – confirmed that we no longer have any committees

**XII. ADJOURNMENT**

Meeting Adjournment 11:07

**XIII. NEXT SCHEDULED MEETING:**

March 27, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor  
Santa Ana, CA 92705

Item V:

**PRESENTATIONS /  
INTRODUCTIONS**

(None)

Item VII:

## **CONSENT CALENDAR**

( None )



Item VIII:

## **DISCUSSION CALENDAR**

1. 2025-2029 Consolidated Plan CDBG, ESG and HOME Programs reports/presentation



# **2025-2029 Consolidated Plan CDBG, ESG and HOME Programs**

**Housing & Community Development Commission**

**April 24, 2025**

# Introductions

## Orange County Housing and Community Development

Craig Fee, Community Development Manager

### Veronica Tam and Associates

Veronica Tam, Principal

Jamie Power, Associate



# Presentation Outline

- Review objectives of the funding programs:
  - Community Development Block Grant (CDBG)
  - HOME
  - Emergency Solutions Grant (ESG)
- Outreach Summary
- Contents of the Consolidated Plan



# **Five-Year Strategic Plan (2025-2029 Consolidated Plan)**

- Requirement as an application for funding
- Must be updated every five years
- Components of five-year plan
  - Housing and community development needs assessment
  - Housing market analysis
  - Strategies to promote affordable housing, address homelessness, and reduce poverty
  - Prioritize funding for the next five years

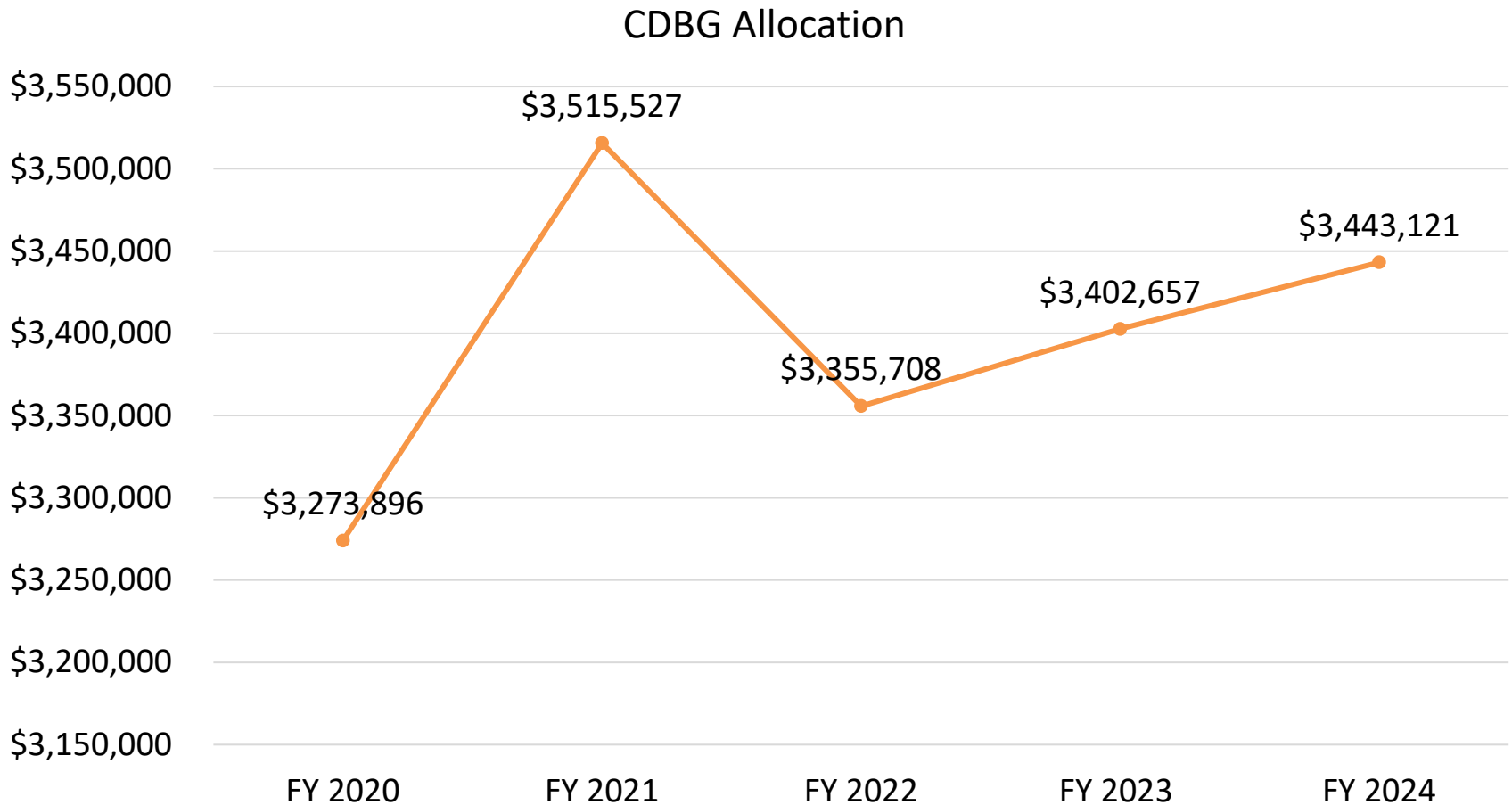


# Urban County

The Urban County is made up of the unincorporated County areas and the cities of Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Placentia, San Juan Capistrano, Seal Beach, Stanton, Villa Park, and Yorba Linda.



# Orange County CDBG Allocations



# Potential Uses for CDBG Funds

- Must meet National objectives:
  - Benefit low- and moderate-income persons
  - Eliminate slum and blight
  - Meet an urgent community need (occurred within the last 18 months that would threaten public health and safety, and that the community has no other resources to address the issue)



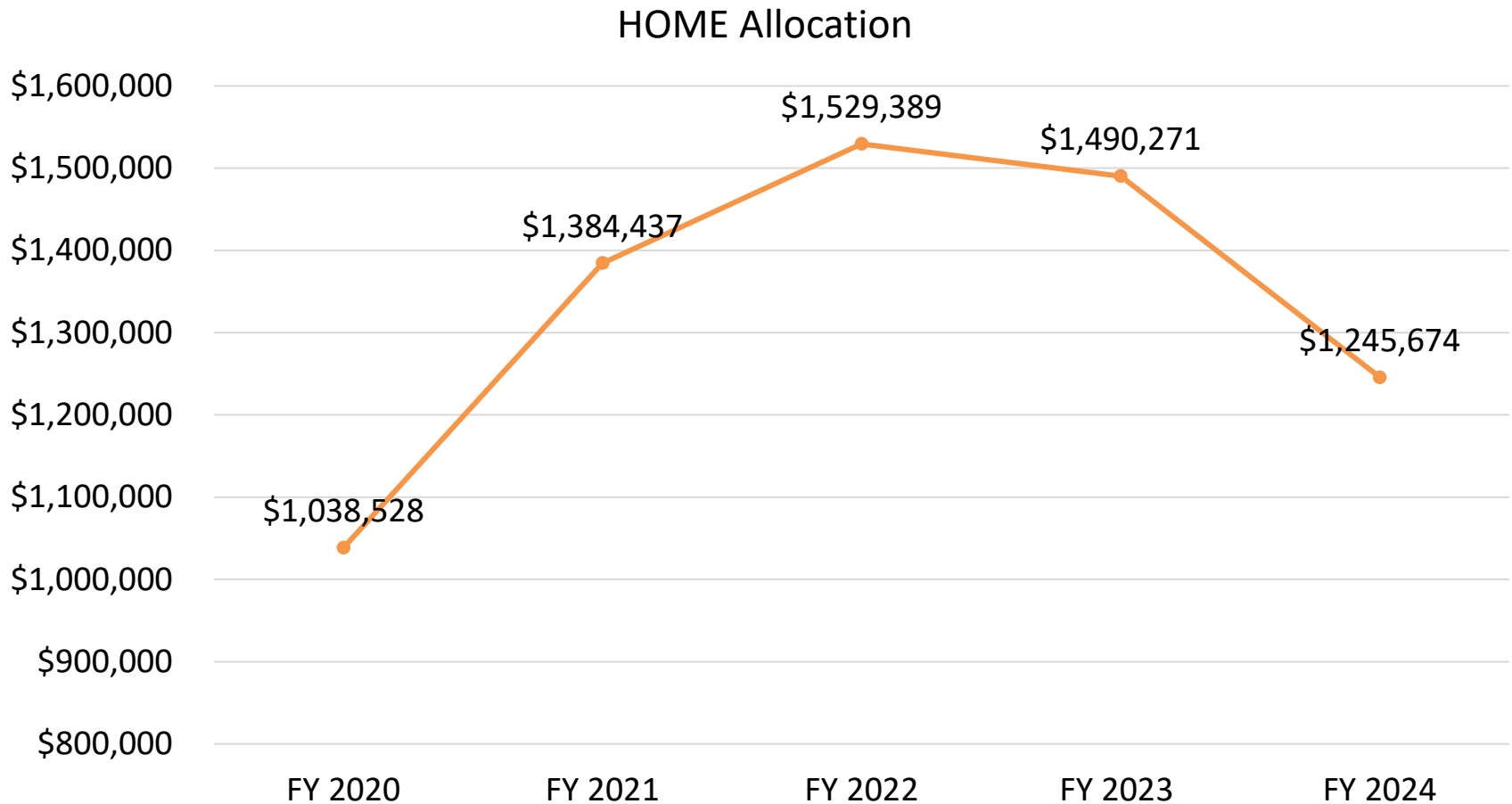


# Potential Uses for CDBG Funds

- Eligible activities and projects include
  - Retention of affordable housing
  - Infrastructure improvements
  - Community and special needs services (15% cap)
  - Community facilities
  - Economic development
- 70% of CDBG funds must be used for activities that benefit the low- and moderate-income population



# Orange County HOME Allocations

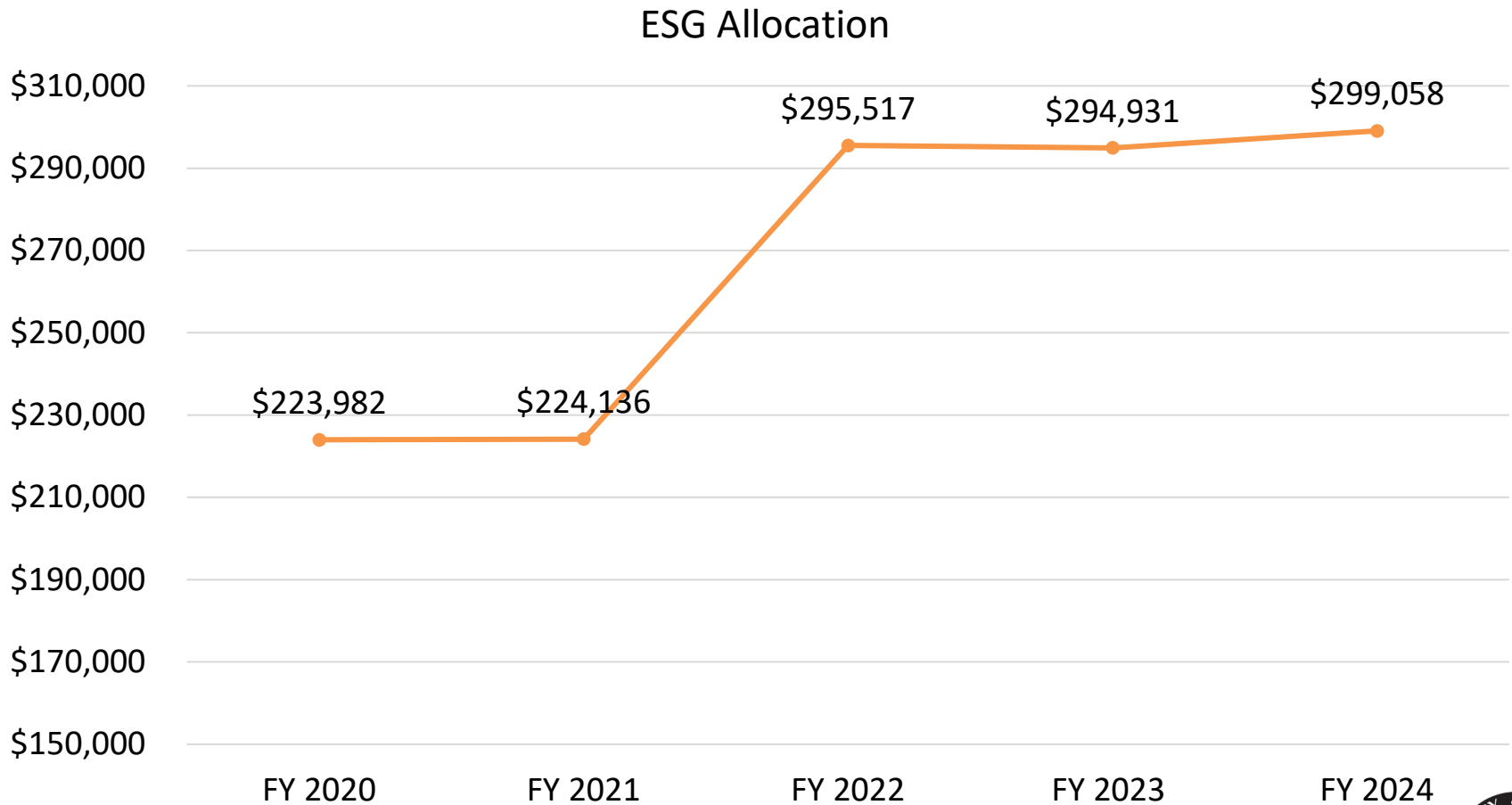


# Potential Uses for HOME Funds

- HOME Program is designed exclusively to create affordable housing for low-income households
  - Building, buying, and/or rehabilitating affordable rental and ownership housing
  - Providing direct rental assistance to low-income individuals



# Orange County ESG Allocations



# Potential Uses for ESG Funds

- Emergency Solutions Grant (ESG) funds are used to:
  - Engage homeless individuals and families living on the street
  - Rapidly re-house homeless individuals and families
  - Help operate and provide essential services in emergency shelters
  - Prevent individuals and families from becoming homeless



# Potential Uses for ESG Funds

- Eligible activities and projects include
  - Street outreach
  - Rapid Re-Housing Assistance
  - Emergency shelter
  - Homelessness prevention



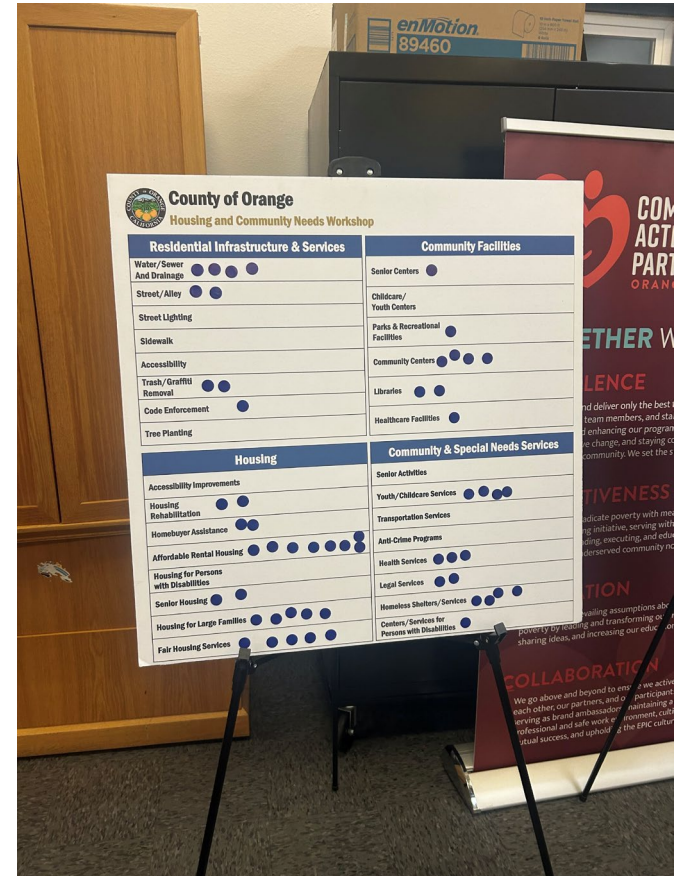
# Summary of Outreach

- Community Meetings (5)
  - Wednesday November 13, 2024, Laguna Woods Council Chambers
  - Wednesday November 13, 2024, Stanton City Hall
  - Monday November 18, 2024, El Modena Community Center (City of Orange)
  - Wednesday November 20, 2024, Midway City Community Center
  - Thursday January 16, 2025, Anaheim Independencia Community Center
- Stakeholder Workshops (2)
  - Thursday November 14, 2024, Virtual Workshop
  - Monday December 2, 2024, Orange County Housing Authority In-Person Workshop
- Community Needs Survey



# Community Meetings

- Presentation describing the Con Plan, funding, and priorities
- Open discussion on housing and community development needs
- Voting exercise





# Community Meetings

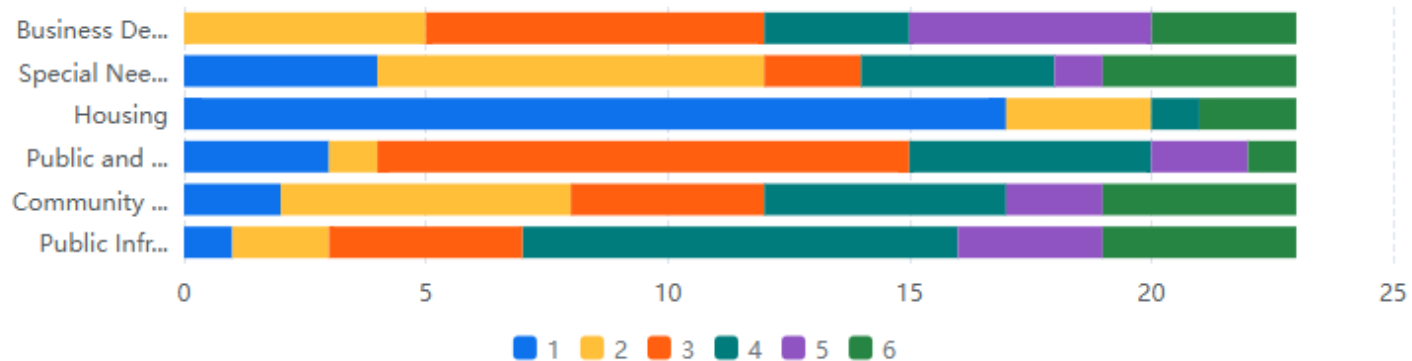
## Top priorities identified

- Affordable rental housing
- Special needs housing (persons with disabilities, seniors, etc.)
- Water/sewer drainage
- Accessibility
- Transportation
- Senior/community centers



# Stakeholder Workshops

- Presentation describing the Con Plan, funding, and priorities
- Open discussion on housing and community development needs
- Voting exercise (for virtual workshop only)



# Stakeholder Workshops

## Top priorities identified

- Affordable housing
- Outreach including new ways to disseminate information on services and programs
- Childcare costs
- Homeless services
- Public transportation
- Accessible housing units
- Services for victims of domestic violence and youth experiencing homelessness



# Community Needs Survey

- Open from October 2024 through January 2025
- Offered in multiple languages
  - English (277 responses)
  - Spanish (20 responses)
  - Korean (1 response)
  - Chinese
  - Vietnamese (1 response)
- Advertised on County website, government offices, distribution by local agencies, and at all outreach workshops



# Community Needs Survey

## Top priorities identified

- Community Facilities
  - Parks and recreation facilities
  - Senior centers
- Business and Jobs
  - Start-up business assistance
  - Job creation/retention
- Residential Infrastructure
  - Water/sewer
- Neighborhood Services
  - Trash and debris removal
- Affordable Housing
  - Affordable rental housing
  - Homebuyer assistance
  - Housing for seniors
- Community and Special Needs Services
  - Mental health services
  - Youth activities
  - Childcare services
  - Health services



# **Funding Priorities Under 2025-2029 Consolidated Plan**

- Expand affordable housing opportunities (high priority)
- Enhance quality of life through housing stock and infrastructure improvements (high priority)
- Prioritize public services for special needs populations (high priority)
- Promote economic development (low priority)
  - The County may consider Economic Development activities if funding becomes available



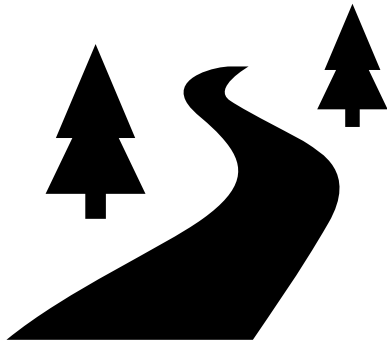
# Expand Affordable Housing Opportunities *(high priority)*

- Single-family housing rehabilitation
- Multi-family housing rehabilitation
- Affordable housing development opportunities (HOME)



# Enhance Quality of Life

## *(high priority)*

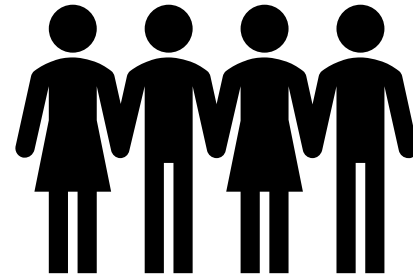


- Parks and Recreation Facilities
- Senior Centers
- Neighborhood Facilities
- Water/Sewer Improvements
- Street and Lighting Improvements
- Sidewalk Improvements



# Public Services *(high priority)*

- Homeless Facilities
- Youth and Family Services (childcare services)
- Health Services, including Mental Health Services
- Senior Services
- Services for Persons Experiencing Homelessness



# Next Steps

- Public Comment Period from April 11- May 12, 2025
- Public Hearing- Board of Supervisors – May 20, 2025
- Submit to HUD



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

## MEMORANDUM

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April 24, 2025

**TO:** H&CD Commission

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

**SUBJECT:** Executive Director's Summary for March 2025

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**

March 11, 2025	Approve Loan and Project-Based Vouchers for Altrudy II Senior Apartments
March 25, 2025	Approve Annual and Five-Year Public Housing Agency Plans



# OC Community Resources

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**DATE:** April 24, 2025

**TO:** H&CD Commission

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

**SUBJECT:** OCHA Status Report for March 2025

DS  
JJ

### **HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:**

The Lease-up rate for March 2025 was 89.3% with 10,416 households receiving Voucher program rental assistance. VASH veterans represent 834 of the assisted tenants, 36 were in the Non-Elderly Disabled (NED) program, and 192 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of March activities are as follows:

### **SPECIAL HOUSING PROGRAMS (SHP) SECTION:**

#### **Staffing**

SHP currently has no vacancies.

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

##### **Monthly activity:**

Current number of active clients with FSS contracts:	150
Clients currently earning escrow credits:	98
New Enrollees:	2

##### **Cumulative Status**

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	373
HUD-mandated remaining Contracts:	92
Clients graduating in March:	2

#### **Mainstream Program:**

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

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

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



OC Housing  
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Development

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 708 referrals for the Mainstream Voucher Program. 196 families have successfully moved into a unit, 33 referrals have been issued a voucher and are currently searching for a unit, and 12 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. 23 have moved into a unit, 0 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 EHVs. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHVs.

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

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. We began receiving referrals on July 26, 2021. To date we have received 881 referrals, issued 602 vouchers, and leased 552 tenants. This program will shrink with every client who leaves the program. To date, 42 households have left the program reducing the program size to 515.

## **Project Based Voucher Program**

OCHA currently has 32 projects completed and leased. We have 6 projects under construction with AHAP executed with an expected completion date in 2025: Orchard View in Buena Park, Cartwright in Irvine, Pelican Harbor formerly Huntington Beach Senior Homes in Huntington Beach, Paseo Adelanto in San Juan Capistrano, Huntington Beach Oasis in Huntington Beach, and Orion in Orange.

## **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 March 2025:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	54
Ongoing vouchers expired:	05
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	808
Total interim decreases completed:	171
Total interim increases completed:	152
Number of repayments completed:	0

## **LEASING SECTION:**

Leasing Ongoing Activities

Production in the Leasing Section for March 2025:

Annual Inspections Scheduled:	712
Follow up re-inspections scheduled:	190
Physical inspections:	125
New Leases - Number of RTA's received:	109
Annual inspections received - Mobility:	72
Annual inspections scheduled - Mobility:	67
Follow up re-inspections - Mobility:	45
New leases received - Mobility:	37
New leases scheduled - Mobility:	23
QC inspections:	16
QC inspections - Mobility:	0
Rent increases received:	545
Rent decreases received:	0
Rent increases denied:	45
Rent increase emails:	896
Rent increase calls:	130
Rent increases - Mobility:	125



**Total Abatement:**

Final notices mailed:	27
Were Abated:	0

**Owners:**

Owners became inactive for the month of March 2025:	1
Owners relisted their property:	4
Units added to our vacancy listings:	85
Owner Hotline callers assisted:	143

**Staffing**

Leasing currently has two vacancies for a Housing Specialist I/II position. Active recruitment is currently on hold.

**Outreach Efforts**

Orange County Housing Authority, in partnership and collaboration with the Apartment Association of Orange County (AAOC), participate and facilitate a presentation to prospective owners to educate about the Housing Choice Voucher (HCV) Program. The presentation informs potential landlords of the benefits of participating in the HCV Program. On March 27, 2025, OCHA facilitated a presentation to potential landlords which showcased these landlord benefits and additional helpful information to gain insight and understanding of the HCV Program.

The Orange County Housing Authority continued to provide excellent customer service assisting 143 callers through the Owner Hotline and 130 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**

Currently Administration Section has no vacancies.

**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 March included the following:

Calls and inquiries addressed:	1,871
Mail Processed:	11,957
Public Records Act and Data Requests resolved:	1

### VMS Data Collection Report

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-24	Dec-24
Homeownership	3	3									3	3
Homeownership HAP	\$5,489	\$5,489									\$5,532	\$5,489
Family Unification	293	291									297	293
Family Unification - (HAP)	\$589,799	\$596,361									\$607,996	\$591,367
Non Elderly Disabled	36	36									37	36
Non Elderly Disabled - (HAP)	\$61,929	\$62,168									\$63,120	\$62,049
Portable Vouchers Paid	20	21									18	22
Portable Voucher Paid HAP	\$31,174	\$35,013									\$27,998	\$34,226
Tenant Protection	34	35									34	34
Tenant Protection HAP	\$58,816	\$60,362									\$58,040	\$58,816
Enhanced Vouchers	2	2									2	2
Veterans Affairs Supported Housing (VASH) Voucher	840	832									849	845
Veterans Affairs Supported Housing (VASH) HAP	\$1,338,047	\$1,320,567									\$1,352,691	\$1,352,480
All Other Vouchers	9,105	9,013									9,133	9,132
All Other Vouchers HAP	\$15,410,266	\$15,317,497									\$15,401,612	\$15,411,688
FSS Escrow Deposits	\$17,729	\$31,635									\$29,661	\$33,096
All Voucher HAP Expenses After the First of Month	\$39,600	\$29,391									\$38,973	\$57,346
Total Vouchers	10,331	10,231									10,371	10,365
HAP Total	\$17,552,849	\$17,458,483									\$17,585,623	\$17,606,557
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,508	9,427									9,567	9,556
New vouchers issued but not under HAP contracts as of the last day of the month	5	4									22	5
Portability (Port In)	1,368	1,356									1,358	1,364
Portability (Port In HAP Administered)	\$2,743,152	\$2,722,228									\$2,708,721	\$2,738,715
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	285	285									285	285
Number of PBVs under HAP and leased	836	831									835	835
Number of PBVs under HAP and not leased	35	40									36	36
Fraud Recovery - Amount Booked this Month	\$125										\$250	
FSS Escrow Forfeitures This Month	\$15,304										\$18,217	
Number of Hard to House Families Leased	17	17									16	28
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$1,575,328	\$1,672,552									\$1,505,176	\$1,583,099



**FY 24-25 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 03/31/25**

Beginning Cash Balance as of 07/01/24  
Less: Other Miscellaneous Obligations  
**Available Cash Balance as of 03/31/25**

<b>FY 24-25 Budget</b>	<b>YTD Exp/Rev Actual - Cash</b>	<b>FY 24-25 Y/E Cash</b>
13,256,492	13,256,492	13,256,492
13,256,492	13,256,492	13,256,492

**Additional Sources of Cash**

Interest Received - County Investment Pool	550,000	442,330 (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	6,390	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	80,647	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	208,575	5,031	50,000
(Fund Balance Unassigned)	0	0	0
<b>TOTAL SOURCES OF CASH:</b>	<b>14,134,417</b>	<b>13,790,890</b>	<b>13,975,842</b>

**Uses of Cash**

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	29,306	42,652
HCD Staff Support to OCHA Ops Reserve (KG00117)	250,000	27,289	250,000
HCD/OCHA Staff Support for Joint Legislative Audit Committee	0	11,436	34,308
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	75,000	(207)	(207)
Monique Miner-CivicStone - FY23/24	0	11,933	11,933
NEPA Environmental Costs (i.e. Dudek)	400,000	237,575	455,000
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	1,589	5,500
County Investment Pool Admin Cost (Treasurer)	5,000	2,883	5,000
Family Self-Sufficiency Enhancement Payments	25,000	1,200	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	282,343	1,000,000
Fleet Services Asset Management & Services	0	3,722	22,333
OC Landlord Incentives (KG017004)	308,575	0	0
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	208,575	5,031	50,000
<b>TOTAL USES OF CASH:</b>	<b>10,145,293</b>	<b>614,100</b>	<b>2,146,584</b>

**TOTAL FY 24-25 UNCOMMITTED CASH:**

3,989,124	13,176,790	11,829,259
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**LESS: Future Year's Non-discretionary Obligations**

OCHA Monthly Rental Obligations (3)

(4,757,807)

**TOTAL FY 24-25 DISCRETIONARY CASH:**

**7,071,452**

(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.



# 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

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

DATE: April 24, 2025

TO: H&CD Commission

FROM: Julia Bidwell, Director  
OC Housing & Community Development

SUBJECT: Housing and Community Development Division  
Status Report March 2025

### COMMUNITY DEVELOPMENT

#### 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. A presentation on the ConPlan will be brought to the Housing & Community Development Commission at this April 24, 2025 meeting.

### HOUSING DEVELOPMENT

#### Project Review Advisory Panel (PRAP)

- I. PRAP met on February 13, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
  - PRAP concurred with staff's recommendations to commit up to \$1,100,000 for loan financing, as well as eight (8) Housing Choice Project-Based Vouchers, to a limited partnership to be formed by C&C Development Co., LLC, for the development of Altrudy II Apartments in the City of Yorba Linda.
- II. Future PRAP meeting: April 22, 2025, at 3:00 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 was 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 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 and the Developer converted to permanent financing in February 2025.

**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 and the Developer is targeting permanent conversion in June 2025.

**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 May 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 and the Developer is targeting permanent conversion in April 2025.

**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 converted to permanent financing in March 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 87 units of permanent housing (86 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 closed on the construction loan for Phase II in February 2025. Construction is anticipated to be completed in March 2026.

**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 for individuals experiencing homelessness earning at or below 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. The Board approved a \$2,682,400 Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) loan as operating subsidy. Construction was completed in March 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 63-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 April 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 eight (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 was completed in February 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.

**Lincoln Avenue Apartments** – The Board approved \$1,574,810 in SNHP/MHSA funding, \$1,200,000 in 15G Reserves, and 13 Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Lincoln Avenue Apartments is a new construction of 55 units, including 1 manager's unit and 54 rental units to households earning between 30-70% AMI. The developer, C&C Development, closed on the construction loan in December 2024. Construction is anticipated to be completed in November 2026.

**1400 Bristol (formerly Travelodge)** – The Board approved \$4,421,520 in MHSA funding and \$2,360,000 in 15G Reserves funds and 48 Project-Based Vouchers. 1400 Bristol is a conversion of a 120-room Travelodge motel into 2 manager units and 76 units for individuals at risk of or experiencing homelessness earning at or below 30% AMI. 24 of these units also meet MHSA eligibility criteria. The project closed on the construction loan in February 2025 and is under construction. Construction is anticipated to be completed in December 2025.



## **Grand Openings/Groundbreakings/Events –**

- I. A Grand Opening for Archways Santa Ana was held on Wednesday, March 12, 2025, at 10:00 a.m. at 2530 Westminster Avenue, in the City of Santa Ana.



(OC H&CD staff at the Grand Opening for Archways Santa Ana)

- II. A Grand Opening for Orchard View Gardens was held on Wednesday, March 12, 2025, at 12:00 p.m. at 8250 Valley View, in the City of Buena Park.



(OC H&CD staff along with Chairman Chaffee at the Grand Opening for Orchard View Gardens)



- III. A Grand Opening for Pelican Harbor was held on March 20, 2025, at 10:00 a.m. at 18431 Beach Blvd, in the City of Huntington Beach.



(OC H&CD staff at the Grand Opening for Pelican Harbor)

#### Upcoming

- I. A Grand Opening for The Meadows Senior Apartments will be held at 11:00 a.m. on Thursday, April 17, 2025 at 101 Lopala, in the City of Lake Forest.
- II. A Grand Opening for WISEPlace on Broadway will be held at 10:30 a.m. on Wednesday, May 14, 2025 at 1411 N. Broadway 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 (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, 288 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	17	0	65	Seniors / MHSA	Placentia	Project Completed
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	Project Completed
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	Project Completed
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	Project Completed
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	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Closed on construction loan for Phase II in February 2025.
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	Project Completed
<b>TOTALS</b>		<b>\$31,053,493</b>	<b>288</b>	<b>60</b>	<b>1,121</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 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 eight active applications requesting \$29,402,240 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 217 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 conditional 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 conditional 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	Under Construction
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$0	10	0	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II - Under Construction
Pathways of Hope	Amerige	\$0	0	0	0	Homeless Individuals	Fullerton	Project Withdrawn
Orange 702, L.P.	The Orion Apartments	\$921,150	8	0	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 in 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>611</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 \$13,605,800 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 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	Project Completed  Developer identified a gap in financing and applied 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. On January 28, 2025, the Board approved commitment of COSR funding.
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. On September 12, 2024, PRAP concurred with passing project on underwriting review. On February 13, 2025, PRAP concurred with passing project on underwriting review. On March 11, 2025, the Board approved conditional commitment of funding and PBVs.
National CORE	Marks Way	\$2,107,600	25	50	Seniors / MHSA /Homeless individuals	Orange	Application received in July 2024. On January 9, 2025, PRAP concurred with passing project on threshold review and continue with underwriting review.
Jamboree Housing Corp.	Brea PSH	\$5,225,000	38	39	Homeless Individuals	Brea	Application received in August 2024. On January 9, 2025, PRAP concurred with passing project on underwriting review. On February 25, 2025, the Board approved conditional commitment of funding and PBVs.
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>\$13,605,800</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 (63 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 (87 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. The project closed on the construction loan in February 2025 and is under construction. Construction is anticipated to be completed in December 2025.

**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 released the Homekey+ Notice of Funding Availability (NOFA) in November 2024 with applications due in early to mid 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 was completed and staff published a list of qualified developers on January 27, 2025. Staff is currently working with a developer on an identified prospective site and Homekey+ application.

Applications may be submitted to State HCD for Homekey+ funding from January 30, 2025 to May 30, 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 2 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.





# OC Community Resources

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

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OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** April 24, 2025

**TO:** H&CD Commission

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

**SUBJECT:** ACCOUNTING STATUS REPORT - March 2025

### ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

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

2. **Landlord and Tenant Overpayments**

- Active: There are 24 tenant repayment agreements with a total balance of \$35,054 as of March 31, 2025.
- Inactive: There are 342 outstanding cases with a total amount of \$730,251 as of March 31, 2025. Of the 342 cases, 228 are for tenants (67%) and 114 are for landlords (33%).
- Grand total of active and inactive for March 2025: \$765,305.

3. **Operating Reserves Loan**

All loan payments were made through March 31, 2025, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through March 2025. There were zero payments to program participants under the Enhancement Program for the month of March.

### HOUSING AND COMMUNITY DEVELOPMENT

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

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for February 2025 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for February 2025 has been completed.
- General & Other Fund Projects report was updated through 2nd Quarter, February 2025.
- Program Income Status Report for February 2025 has been completed.



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

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

6. The Orange County Development Agency (OCDA) Successor status report was updated through February 2025 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 April 2025. Balances are reconciled for Successor Notes Receivables every April and June.