OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, October 23, 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

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.
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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. **<u>APPROVAL OF MINUTES:</u>**

Recommended Action:
Approve the Summary of Minutes of the meeting held on August 28, 2025

V. **<u>PRESENTATIONS/INTRODUCTIONS:</u> (None)**

VI. **<u>PUBLIC COMMENTS</u>:** *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. **<u>CONSENT CALENDAR:</u> (2)**

1. **2025-2026 Housing Choice Voucher Payment Standard**
   January Johnson, Housing Manager

   <u>Recommended Action:</u>
   Receive and file the attached 2025–2026 Housing Choice Voucher Program Payment Standard, effective November 1, 2025.

2. **2026 Annual Utility Allowance Review**
   January Johnson, Housing Manager

   <u>Recommended Action:</u>
   Receive and file the attached 2026 Utility Allowance Schedule effective October 1, 2025

VIII. **<u>DISCUSSION CALENDAR:</u> (1)**

1. **2025-2026 Proposed Administrative Plan and Annual Plan revisions**
   January Johnson, Housing Manager

   <u>Recommended Action:</u>
   Direct staff to receive and record comments

IX. **<u>PUBLIC HEARINGS</u>: (None)**

X. **<u>REPORTS OF STAFF</u>:**

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. **<u>MEMBER COMMENTS</u>:** *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* ***<u>NO</u>*** *action shall be taken on non-agenda items unless authorized by law.*

XII. **<u>ADJOURNMENT</u>**

XIII. **<u>NEXT SCHEDULED MEETING:</u>**

December 4, 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

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, August 28, 2025 – 10:00 a.m.

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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
10:14 a.m.

II. PLEDGE OF ALLEGIANCE:

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

IV. **APPROVAL OF MINUTES:**

Recommended Action:
Approve the Summary of Minutes of the meeting held on June 26, 2025

Motion to approve minutes: W. Carvalho
Motion second: M. Frost
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: (1)**

1. **Section 8 Management Assessment Program (SEMAP) FY24-25**
   January Johnson, Housing Manager

   Recommended Action:
   Receive and File

   Mentioned that at the close of each fiscal year, HUD requires housing authorities to complete a self-assessment under the Section 8 Management Assessment Program (SEMAP). OCHA has been rated a High Performer (90%+) for 17 consecutive years and anticipates the same rating for the 18th year. Final results are expected in October or November.

   Motion to receive and file: H. Smith-Gardner
   Motion second: C. Wilkerson
   Motion Approved Unanimously

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

1. **Falling through the Safety Net: Understanding Individuals Journey and Contributing Factors to Homelessness**
   Zulima Lundy, Director of Operations, Office of Care Coordination

   Presentation given on the 2025 study titled "Following Through the Safety Net: Understanding Individuals Journey and Contributing Factors to Homelessness.

   There was much discussion

   Motion to receive and file: M. Frost
   Motion second: C. Hupp
   Motion Approved Unanimously

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

X. **REPORTS OF STAFF:**

A. **Orange County Housing Authority Update:**
January Johnson, Housing Manager
Shared that the agency has applied for additional Veterans Affairs Supportive Housing (VASH) vouchers through HUD's annual registration of interest. A decision is expected by late 2025 or early 2026. Last time, the agency received 50 vouchers

B. **Community Development:**
Craig Fee, Community Development Manager
Brief mention of the FY 2024–25 Consolidated Annual Performance and Evaluation Report (CAPER), which reviews progress on goals set in the Annual Action Plan and will be available for public review starting tomorrow.

C. **Housing Development:**
Michelle Zdeba, Housing Development Manager
Reported that the Project Review Advisory Panel (PRAP) recently reviewed the Aspan Court project in Lake Forest, which has advanced from threshold review to underwriting. The next PRAP meeting is scheduled for September 11, 2025, and reminded the Commission of groundbreaking for 1400 Bristol Homekey project for anyone interested in attending.

D. **Executive Director/Secretary's Report:**
Julia Bidwell, Executive Director/Secretary
Reported that the Emergency Housing Voucher (EHV) program—originally designed for individuals and families experiencing or at risk of homelessness, domestic violence, or human trafficking—has 522 active vouchers out of 557 received. The program is set to sunset by October 2026, with no new funding expected. Transitioning EHV households to the Housing Choice Voucher (HCV) program is challenging due to limited capacity and an outdated waitlist (last opened in 2012). OCHA is working with national and local partners on funding strategies and policy updates, including changes to OCHA's Administrative Plan. Advocacy efforts are also underway through Townsend Public Affairs and National Association of Housing and Redevelopment Officials.

Additionally, Congress has not yet passed final appropriations for housing programs. Current proposals fall short of funding needs for HCV program, with potential impacts on Community Development Block Grant and HOME Investment Partnerships Program funding. Updates are expected in the coming weeks.

XI. <u>MEMBER COMMENTS</u>: *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 **<u>NO</u>** action shall be taken on non-agenda items unless authorized by law.*

M. Frost – asked about the implications of next year's 93% funding level, which does not account for inflation. Specifically, M.Frost asked what would happen if the Housing Authority had to begin removing participants from the program.
J.B. – The Housing Authority's Administrative Plan outlines steps for managing funding shortfalls. A natural attrition rate of 6% has allowed the agency to maintain support for current participants without issuing new vouchers. January Johnson has successfully kept OCHA out of shortfall, unlike other jurisdictions such as Los Angeles. Remaining out of shortfall also enables OCHA to apply for new FYI vouchers.

H. Smith-Gardner. – raised concerns about landlord hesitation due to fears that voucher funding may run out.
J.B. – There are no expected changes from last year.

XII. <u>ADJOURNMENT</u>

11:08 a.m.

XIII. <u>NEXT SCHEDULED MEETING:</u>

October 23, 2025

OC Housing & Community Development

Conference Room A

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

Item V:

PRESENTATIONS –
(none)

Item VII:

CONSENT CALENDAR – (2)

1. **2025-2026 Housing Choice Voucher Payment Standard**
   January Johnson, Housing Manager.

2. **2026 Annual Utility Allowance Review**
   January Johnson, Housing Manager

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: October 23, 2025

TO: H&CD Commission

FROM: January Johnson, Housing Manager DS JJ

SUBJECT: **2025-2026 Housing Choice Voucher Payment Standard**

The Orange County Housing Authority (OCHA) is proposing updated payment standards for the Housing Choice Voucher (HCV) Program, effective November 1, 2025. These standards are designed to improve housing affordability for low-income families while maintaining fiscal responsibility and compliance with federal regulations.

Regulatory Framework

Under 24 CFR § 982.503, PHAs are authorized to set payment standards between 90% and 110% of the HUD-published Fair Market Rent (FMR) for each unit size. Any deviation beyond this range requires HUD approval.

OCHA has adopted a tiered payment standard structure to reflect the diverse rental markets across Orange County. These tiers are:

- **Restricted:** Higher-cost areas in south county, including Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hilla, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano, San Clemente, Tustin, and unincorporated areas south of the 55 Freeway.
- **Central:** Mid-range markets including Costa Mesa, Fountain Valley, and Huntington Beach.
- **Basic:** All other cities in OCHA's jurisdiction, excluding Anaheim, Garden Grove, and Santa Ana, which administer their own programs and set their own payment standards.

Key Considerations

In setting the 2025–2026 payment standards, OCHA evaluated:

- Current market rents to ensure voucher holders can access a range of neighborhoods.
- Rent burden data, aiming to reduce the number of families paying more than 30% of their income toward rent.
- Voucher success rates, to support timely lease-ups and housing stability.
- Budget impact, ensuring the standards are sustainable and do not reduce the number of families served.

Impact of Proposed Standards

- Reduces the percentage of families paying over 30% of income toward rent from 48.8% to 14.3%.
- Reduces households paying over 40% of income from 21% to 2.3%.

- Maintains OCHA's ability to serve families, including those transitioning from the Emergency Housing Voucher (EHV) program, without compromising budget capacity.

EHV Alignment
OCHA previously maintained a separate, higher payment standard for EHV households to support initial lease-up success. However, since these households have been stably housed since 2023, and current data shows no continued need for a separate standard, OCHA proposes aligning EHV and HCV payment standards moving forward.

Recommended Action
Receive and file the attached 2025–2026 Housing Choice Voucher Program Payment Standard, effective November 1, 2025.

2026 Payment Standards

The following Payment Standards will be used by OCHA for administration of the Housing Choice Voucher Program effective November 1, 2025. These amounts are based on the Fair Market Rents (FMRs) published by HUD on the HUD User Website at:

https://www.huduser.gov/portal/datasets/fmr.html

TRADITIONAL RENTAL HOUSING UNITS

Number of Bedrooms (BR):	0BR	1BR	2BR	3BR	4BR	5BR	6BR
Basic Payment Standards:	$2,415	$2,475	$2,925	$3,965	$4,725	$5,430	$6,140
Central Payment Standards: (For selected cities - see below)	$2,470	$2,525	$2,975	$4,045	$4,825	$5,550	$6,275
Restricted Payment Standards: (For selected cities - see below)	$2,550	$2,610	$3,235	$4,265	$5,090	$5,735	$6,480

**Payment Standards for unit sizes larger than 6 bedrooms are available upon request.*

SPECIAL HOUSING UNITS

Shared Housing

Payment Standard: The lower of OCHA's payment standard for the family unit size or the pro-rata share of OCHA's payment standard for the shared housing unit size (24 CFR 982.617(c)).

Single Room Occupancy

Payment Standard: 75% of the 0-bedroom payment standard amount on OCHA's payment standard schedule (24 CFR 982.604).

Central Payment Standards: *The following "central coast" cities within the county qualify for Central Payment Standards: Costa Mesa, Fountain Valley and Huntington Beach.*

Restricted Payment Standards: *The following "high rent areas" of the county qualify for Restricted Payments Standards: Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano (including Capistrano Beach), San Clemente, Tustin, and unincorporated areas south of the 55 Freeway.*

OC HOUSING AUTHORITY
1501 E. ST. ANDREW PLACE, FIRST FLOOR, SANTA ANA, CA 92705 | PHONE (714) 480-2700 FAX (714) 480-2945

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CONSENT

DATE: **October 23, 2025**

TO: H&CD Commission

FROM: January Johnson, Housing Manager DS JJ

SUBJECT: 2026 Annual Utility Allowance Review

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

OCHA determined that there were no changes of greater than ten percent to the allowance.

OCHA implemented the attached Utility Allowance Schedule for use in 2025-2026.

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

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

To comply with a recommendation from the U.S. Department of Housing and Urban Development, the 2026 Utility Allowance Schedule is being presented to the H&CD Commission for its receipt and file.

Recommended Action:
Receive and file the attached 2026 Utility Allowance Schedule effective October 1, 2025.

OC Community Resources

2026 Utility Allowance Schedule

The following utility allowances will be used by the Orange County Housing Authority for administration of the Housing Choice Voucher Program effective October 1, 2025.

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

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

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

Item VIII:

DISCUSSION CALENDAR – (1)

1. **2025-2026 Proposed Administrative Plan and Annual Plan revisions**
   January Johnson, Housing Manager

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M E M O R A N D U M

DATE: October 23, 2025

TO: H&CD Commission

FROM: January Johnson, Housing Manager DS JJ

SUBJECT: **2025-2026 Proposed Administrative and Annual Plan Revisions**

On January 23, 2025, the H&CD Commission appointed its members as the Resident Advisory Board (RAB) for the Orange County Housing Authority (OCHA). The RAB reviews information in the plans, makes recommendations to staff on the proposed plans, and recommends adoption to the Board of Commissioners. Enclosed are the draft Plans for the RAB's consideration. OCHA will incorporate any applicable feedback from the RAB/H&CD Commission.

SUMMARY:

Adoption of OCHA's Revised Administrative and Annual Plans ensure compliance with federal requirements to document statutory, regulatory, and local discretionary policies used to administer the Housing Choice Voucher (HCV) Program. The Administrative Plan includes one significant amendment related to local preferences, which requires a corresponding amendment to the Annual Plan. All other changes reflect non-discretionary updates required by federal regulation.

Significant Discretionary Change: New Local Preference

OCHA proposes a new local preference for households at risk of losing rental assistance due to funding cuts or program changes.

Proposed Language (Chapter 4-III.C):

Individuals and Families who are at risk of Rental Assistance loss due to funding or program changes.

Definition:

At OCHA's discretion, families currently receiving assistance through special-purpose voucher or grant-funded programs (such as Emergency Housing Vouchers) who are at risk of losing assistance may be offered the next available HCV or another qualifying voucher. If more families qualify than vouchers available, priority will be based on the original referral date to OCHA.

This language was recommended by the HUD Technical Assistance that OCHA consulted with in review of the end of the Emergency Housing Voucher (EHV) program.

OC Housing & Community Development

1501 E. ST. ANDREW PLACE, FIRST FLOOR, SANTA ANA, CA 92705 | PHONE (714) 480-2900 FAX (714) 480-2978

Why This Matters:

HUD has ended funding for the EHV program. This change would allow OCHA to transition up to 489 EHV households into the regular HCV program, helping them avoid losing their homes.

<u>Non-Discretionary Updates: Required by Federal Law</u>
These updates are required by the Housing Opportunity Through Modernization Act (HOTMA) and other federal regulations. They include:

- New rules for income calculations and asset limits.
- Updates to eligibility and program administration.
- Revisions to the HUD-VASH program to clarify leasing, eligibility, and case management.

These changes are not optional and are being incorporated to ensure compliance with federal law.

<u>How These Changes Are Documented:</u>
- The Administrative Plan includes the new local preference and HOTMA updates (digital version located at https://www.ochousing.org/documents-forms).
- The Annual Plan includes a formal amendment (HUD Form 50075, Section B.1) to reflect the significant discretionary change.

<u>Recommended Action</u>
Direct staff to receive and record comments

Attachment A – Summary of Changes Administrative Plan

OCCommunity Resources

ADMINISATRATIVE PLAN for
ORANGE COUNTY HOUSING AUTHORITY
SUMMARY OF AMENDMENTS FOR 2025

Amendments throughout document:

- Replaced “housing quality standard HQS” to adhere to change in inspection process under NSPIRE per HUD requirements.
- Replaced “medical professional” with “knowledgeable person” to comply with HUD requirements.
- Replaced HUD form “9886” with HUD form “9886-A”
- Removed “2005” from Violence Against Women Act title and added “sexual assault” and “human trafficking” to comply with updated regulation.
- Updated CFR to reflect revisions to regulation.
- Updated definitions to comply with updated CFR definitions.

Chapter 1 – Overview of the Program and Plan

- 1-II.B. – OCHA’s Programs – Added the Plan is applicable to Family Self-Sufficiency Program
- 1-III.B. – Contents of the Plan – Added policies on administering decreases and increases in the payment standard during HAP Contract term.
- 1-III.C. – Applicable Regulations – Added 24 CFR Part 982: Project-Based Vouchers and 24CFR Part 985: The Section 8 Management Assessment Program (SEMAP)

Chapter 3 – Eligibility

- 3-I.B. – Added a family includes and eligible youth ages 18 – 24 years.
- 3-I.K. – Added foster children and foster adults who are living with the applicant… are considered household members.
- 3-II.B. – Added a low-income family is eligible for assistance under Veterans Affairs Supportive Housing (VASH)
- 3-II. E. – Added revocation of consent to access financial records.
- 3-II.F. – Removed EIV and IVT reports
- 3-III.C. – Remove any arrest for drug related activity based on regulation.

Chapter 4 – Applications, Wait List and Tenant Selection

- 4-III.B. – Added Foster Youth to Independence Initiative
- 4-III.C. – Added Individuals and families who are at risk of Rental Assistance Loss due to funding or program changes
- 4-III.C. – Removed Emergency Housing Voucher Program

Chapter 5 – Briefings and Voucher Assistance

- 5-I.B. – Added For limited English proficient (LEP) applicants, OCHA will provide interpretation services in accordance with the LEP plan and briefing.
- 5-II.D. – Revised language for voucher issuance to comply with regulation.
- 5-II.E. – Clarified language for extension requests

Chapter 6 – Income and Subsidy Determinations

- 6-I.A. through 6-I.D. – Significantly revised Income, and Earned Income sections
- 6-I.M. – Significantly revised Additional Exclusions form Annual Income section
- 6-III.E. – Added Exhibit 6.1 Annual Income Full Definitions, including new and revised definitions of income types made by HOTMA

Chapter 8 – Housing Quality Standards and Rent Reasonableness

- Introduction – Added NSPIRE and HQS section
- 8-I.A. – Added NSPIRE standards
- 8-I.C. – Revised Life-Threatening Conditions to comply with regulation
- 8-I.D. – Revised Tenant responsibilities HAP Contracts after June 6, 2024, to comply with regulation.
- 8-II.F. – Revised notification of corrective actions to comply with regulation.
- 8-II.H. – Revised language regarding enforcement of family compliance with housing quality standard for HAP Contracts after June 6, 2024, to comply with regulation.

Chapter 9 – Tenancy Approval

- 9-I.G. – Added revised HAP contract execution align with regulation

Chapter 10- Moving with continued Assistance and Portability

- 10-II.C. – Added must obtain concurrence for the extension from initial PHA prior to OCHA approving such request.

Chapter 12 – Termination of Assistance and Tenancy Introduction

- 12-I.D. – Added lifetime registered sex offender
- 12-I.E. – Expanded Violence Against Woman Act (VAWA) section to include additional protections in alignment with regulation.
- 12-III.B. – Clarification on OCHA's responsibilities under HAP contact related to VAWA

Chapter 13 –

- 13-I.B. – Added OCHA assists families in their housing search by providing the family with a list of landlords or tother parties know to OCHA who may be willing to lease a unit to the family.
- 13-I.D. – clarified owner qualifications relating to conflict of interest to align with regulation.
- 13-II.B. – HAP Contract Contents – Added in general HAP contract cannot be modified
- 13-II.B. – Added the tenant has the right to enforce the Tenancy Addendum against the owner.
- 13-II.D. – Added OCHA will take enforcement action is accordance with 24 CFR 982.404.

Chapter 14 – Program Integrity

- 14-II.C. – Revisions incorporating changes to VAWA regulations
- 14-II.D. – Added De Minimis Errors sections

Chapter 15 – NEW HCV GB, Special Housing Types

- 15-I.A. through 15-V.E. – Revisions made throughout chapter to include changes with Form HUD-52641, New HCV Guidebook. Single room Occupancy, Congregate Housing, Shared Housing Manufactured Homes and Homeownership.

Chapter 16 – Program Administration

- 16-II.B. – Changes made to comply with Notice PIH 2024-34and PIH 2023-24
- 16-II.C. – Added Central air-conditioning or a portable air conditioning; added [24 CFR982.517(e)]
- 16-III.B. – Added [24 CFR 982.544(a) and (c)]
- 16-III.C. – Informal Hearings for Participants – Added language to Notice to the Family per 24 CFR 982.555(c)
- 16-III.C. – Scheduling an Informal Hearing – Added language regarding remote hearings
- 16-VI.B. – Record retention – Added OCHA must maintain EIV system records, and information in complains with Notice PIH 2014-20
- 16-VI.C – Added language from Notice PIH 2012-28
- 16-IX.A. through 16.IX.E. – Updated definitions of VAWA

Chapter 17 – Project-Based Vouchers

- 17-I.A. – OCHA revised budget authority that OCHA may use for project-based vouchers from 100 units to 50 percent of annual turnover.
- 17-I.C. through 17.I.F. – Revisions in policy throughout chapter to reflect this change in use of budget authority
- 17-II.C through 17.IX.E. – Updated PBV process to align with regulation

Chapter 18 – Family Self-Sufficiency Program

- 18-I.E. – Contract of Participation – removed “for the prior 12 consecutive months,”, Added at the time of graduation

Chapter 19 – Family Unification Program/ Foster Youth to Independence

- 19-I.A. through 19-I.F. – Added Foster Youth to Independence Initiative background and eligibility requirements.

Chapter 20 – HCV Assistance for Non-Elderly Disabled person (NED) Category 2

- Added PIH 2013-19 and NED Category 2 FAQs

Chapter 21 – Veterans Affairs Supportive Housing (VASH) Program

- 21-I.A. through 21-I.I. – Updated policy to comply with FR Notice 8/13/24

Chapter 22 – Mainstream Voucher Program

- 22-I.A. through 22-I.E. – Updated policy to comply with Notice PIH 2020-22

Chapter 23 – Emergency Housing Vouchers

- Added language from Notice PIH 2025-19

Item 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

OC Community Resources

MEMORANDUM

October 23, 2025

TO: H&CD Commission

DS JB

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

SUBJECT: Executive Director's Summary for September 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

September 23, 2025	Approve Capitalized Operating Subsidy Reserve Loan for Meadows Senior Apartments

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: **October 23, 2025**

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance Division DS JJ

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

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for September 2025 was 87.5% with 10,188 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 816 assisted households, Non-Elderly Disabled (NED) tenants represented 36 assisted households, and Mainstream Voucher Program tenants represented 197 households. Additional September highlights include:

OCHA STAFFING REPORT

Leasing currently has three vacancies for a Housing Specialist I/II position, two Senior Housing Specialist position. Active recruitment is currently on hold.
SHP currently has two (2) Housing Specialist III and one (1) Housing Specialist I/II vacancies. Recruitment efforts for the two (2) Housing Specialist III are currently in progress.

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	154
Clients currently earning escrow credits:	99
New Enrollees:	1

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	379
HUD-mandated remaining Contracts:	86
Clients graduating this month:	0

Mainstream Voucher Program (MVP):

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

To align with County initiatives, OCHA, in collaboration with HCA, selected a specific target population, non-elderly persons with disabilities experiencing homelessness, exiting from recuperative care facilities, who had no place to go and were at high risk of readmission to the hospital.

Over the next three (3) years between November 2019, and December 2022, OCHA was awarded an additional 207 MVP bringing our total to 251. In 2020 OCHA expanded the population to include referrals from the Coordinated Entry System.

Additionally, OCHA allocated 15 MVP for Project Based Voucher assistance. These MVP are currently being utilized at Casa Paloma; a permanent supportive housing project located in Midway City.

OCHA and HCA meet monthly to evaluate the efficacy of the referral process. The monthly meeting addresses challenges such as document retrieval, client engagement, and housing navigation.

Of OCHA's 251 MVP vouchers, 213 families have successfully moved into a unit and another 8 are either searching or pending initial eligibility.

Family Unification Program (FUP)

The FUP is a subset of the HCV program. The FUP has two components, one serving families and the other serving youth. OCHA has been awarded a total of 325 FUP vouchers, with 276 allocated to families and 49 allocated to youth.

The family component of FUP promotes family unification by providing housing assistance for families for whom the lack of adequate housing is the primary factor in the separation of children from their parents. Under OCHA's FUP, rental assistance is provided to families for whom the lack of adequate housing would result in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

The youth component serves youth at least 18 years old and not more than 24 years old who:

- Left foster care, or will leave foster care within 90 days, in accordance with a transition plan; and
- Are homeless, or are at risk of becoming homeless, at age 16 or older.

OCHA partners with the County of Orange Social Services Agency (SSA) for both FUP family and youth referrals and services.

Of OCHA's 325 FUP vouchers, 277 families have successfully moved into a unit and another 35 are either searching or pending initial eligibility.

Foster Youth to Independence (FYI)

The 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 180 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 available. The HCV provides assistance for a maximum of 36 months, which can be extended to a total of 60 months if the youth participate in the FSS program.

OCHA applied for and was awarded our first allocation of 25 FYI vouchers in November 2023. OCHA applied for an additional 25 FYI in February 2025 and was awarded in May 2025. OCHA will bring the request to accept this award to our Board of Commissioners on June 24, 2025 bringing our total FYI vouchers to 50.

Of OCHA's 50 FYI vouchers, 27 youth have successfully moved into a unit and another 26 are either searching or pending initial eligibility.

Emergency Housing Voucher Program (EHV)

The EHV program is a voucher program that was 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 OCHA was allocated 557 EHVs.

EHVs were created to assist households who were 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 would 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. OCHA began receiving referrals on July 26, 2021. Federal regulation stipulated that effective September 30, 2023, housing authorities could not receive any new referrals, as households left the program the voucher would no longer be available to reissue and the allocation to the housing authority would decrease over time.

On March 6, 2025, HUD sent a letter to all housing authorities to indicate they would receive their final funding allocation for the EHV program in April 2025. HUD expected this final funding allocation to support the program through most of 2026. OCHA received our final funding allocation on April 23, 2025.

OCHA developed a proposed plan to support the remaining EHV households by transferring them to the HCV program. OCHA released a draft version of our Administrative Plan outlining the proposed change to our HCV preferences culminating with a public hearing on November 18, 2025.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 63 households have left the program, reducing the program size to 494.

Project Based Voucher Program

OCHA currently has 35 projects completed and leased. OCHA has 3 projects under construction with an AHAP executed with an expected completion date in 2025, Cartwright in Irvine, Huntington Beach Oasis in Huntington Beach, and Orion in Orange.

OCCUPANCY SECTION:

Current Status

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

Production in the Occupancy Section for September 2025:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	47
Ongoing vouchers expired:	06

Initial interviews scheduled:	0
Initial interviews conducted:	0

Total reexaminations completed:	876
Total interim decreases completed:	166
Total interim increases completed:	168
Number of repayments completed:	0

LEASING SECTION:

Leasing Ongoing Activities

Production in the Leasing Section for September 2025:

Annual Inspections Scheduled (OCHA):	702
Follow up re-inspections Scheduled (OCHA):	185
Physical Inspections (OCHA):	64
New Leases - Number of RTA's received (OCHA):	79
Annual Inspections Received (Mobility):	69
Annual Inspections Scheduled (Mobility):	100
Follow up Re-inspections (Mobility):	35
New Leases Received (Mobility):	32
New Leases Scheduled (Mobility):	27
QC Inspections:	8
QC Inspections (Mobility):	2
Rent Increases received:	358
Rent Decreases received:	3
Rent Increase denied:	23
Rent Increase emails:	903
Rent Increase Calls:	65
Mobility Rent Increase:	161

Total Abatement:

Final notices mailed:	15
Were Abated:	0

Owners:

Owners became inactive for the month of September 2025:	0
Owners relisted their property:	2
Units added to our vacancy listings:	49
Owner Hotline callers assisted:	362

Outreach Efforts

In September 2025, the Orange County Housing Authority continued to provide excellent customer service assisting 363 callers through the Owner Hotline 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:

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 September included the following:

Calls and inquiries addressed:	3,707
Mail Processed:	7,321
Public Records Act and Data Requests resolved:	3

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	3	3	3	3			3	3
Homeownership HAP	$5,489	$5,489	$5,489	$5,489	$5,489	$5,778	$5,778	$5,778			$5,532	$5,489
Family Unification	292	294	294	296	293	286	286	286			297	293
Family Unification - (HAP)	$586,670	$599,996	$598,033	$607,964	$596,345	$585,304	$592,279	$583,973			$607,996	$591,367
Non Elderly Disabled	36	36	35	35	35	35	35	36			37	36
Non Elderly Disabled - (HAP)	$61,929	$62,168	$60,923	$60,816	$60,631	$58,704	$62,501	$64,223			$63,120	$62,049
Portable Vouchers Paid	20	23	23	27	28	32	34	34			18	22
Portable Voucher Paid HAP	$31,174	$35,398	$35,469	$41,596	$42,787	$48,157	$52,299	$63,263			$27,998	$34,226
Tenant Protection	34	35	35	34	34	34	34	34			34	34
Tenant Protection HAP	$58,816	$60,362	$59,525	$57,302	$58,222	$58,966	$59,173	$59,173			$58,040	$58,816
Enhanced Vouchers	2	2	2	2	2	2	2	2			2	2
Veterans Affair Supported Housing (VASH) Voucher	839	835	831	832	826	832	826	835			849	845
Veterans Affair Supported Housing (VASH) HAP	$1,337,450	$1,334,606	$1,333,581	$1,330,912	$1,333,216	$1,351,717	$1,354,148	$1,373,154			$1,352,691	$1,352,480
All Other Vouchers	9,077	9,034	9,015	9,022	8,990	8,949	8,915	8,878			9,133	9,132
All Other Vouchers HAP	$15,358,379	$15,350,378	$15,355,333	$15,415,570	$15,410,137	$15,414,531	$15,538,348	$15,522,261			$15,401,612	$15,411,688
FSS Escrow Deposits	$17,729	$31,635	$4,716	$32,438	$31,297	$31,281	$30,164	$14,584			$29,661	$33,096
All Voucher HAP Expenses After the First of Month	$43,042	$79,532	$52,344	$51,937	$45,929	$62,587	$52,966	$83,105			$38,973	$57,346
Total Vouchers	10,321	10,279	10,257	10,272	10,232	10,192	10,154	10,129			10,371	10,365
HAP Total	$17,536,439	$17,593,538	$17,543,450	$17,647,505	$17,624,799	$17,657,701	$17,786,943	$17,807,424			$17,585,623	$17,606,557
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,513	9,543	9,492	9,465	9,430	9,430	9,393	9,377			9,567	9,556
New vouchers issued but not under HAP contracts as of the last day of the month	5	4	2	3	2	5	9	8			22	5
Portability (Port In)	1,368	1,371	1,373	1,383	1,394	1,384	1,367	1,358			1,358	1,364
Portability (Port In HAP Administered)	$2,745,476	$2,760,203	$2,764,980	$2,796,218	$2,816,423	$2,810,432	$2,811,808	$2,799,121			$2,708,721	$2,738,715
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	285	285	277	277	277	277	277	277			285	285
Number of PBVs under HAP and leased	836	831	866	866	863	859	856	885			835	835
Number of PBVs under HAP and not leased	35	40	46	46	49	53	56	67			36	36
Fraud Recovery - Amount Booked this Month	$125		$125	$125		$125	$150	$150			$250	
FSS Escrow Forfeitures This Month	$15,304										$18,217	
Number of Hard to House Families Leased	21	55	34	29	29	39	22	47			16	28
Portable HAP Costs Billed and Unpaid - 90 Days or older	$1,575,328	$1,672,552	$1,522,071	$1,307,926	$1,369,536	$1,443,728	$1,279,132	$1,264,990			$1,505,176	$1,583,099

ORANGE COUNTY Community Resources
Our Community. Our Commitment.

FY 25-26 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 9/30/25

	FY 25-26 Budget	YTD Exp/Rev Actual - Cash		FY 25-26 Y/E Cash
Beginning Cash Balance as of 07/01/25	13,136,480	13,136,480		13,136,480
Less: Other Miscellaneous Obligations				
Available Cash Balance as of 9/30/25	13,136,480	13,136,480		13,136,480
Additional Sources of Cash				
Interest Received - County Investment Pool	450,000	137,941	(2)	450,000
Interest Received - Ops Reserve Loans	0	0	(1)	0
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	0	1,420		8,520
Surplus Capital Asset Sales - Non-Taxable Resale	0	2,445		2,445
Miscellaneous Revenue - American Family Housing	0	4,941		4,941
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0		0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	0	0		0
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	100,000	0		100,000
(Fund Balance Unassigned)	0	0		0
TOTAL SOURCES OF CASH:	**13,686,480**	**13,283,227**		**13,702,385**
Uses of Cash				
Building & Improvements Maintenance - El Modena/Esplanade Property	75,000	516		75,000
Affordable Housing/OCHA Rental Obligation (Balancer)	2,000,000	-358		1,999,642
Admin/Accounting staffs support to OCHA Ops Reserve	75,000	10,157		75,000
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	11,693		35,372
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGJLAC25)	10,000	0		10,000
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	11,441		25,000
HCA/OCCR Admin Support for $6M Landlord Incentive Program	0	0		0
NEPA Environmental Costs (i.e. Dudek)	240,000	6,776		140,000
OCHA District Attorneys MOU - FY 25-26	0	0		0
Single All Funds Audit	100	0		100
County-wide Cost Allocation Plan (CWCAP)	5,000	0		5,000
County Investment Pool Admin Cost (Treasurer)	5,000	689		5,000
Family Self-Sufficiency Enhancement Payments	25,000	0		25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	63,154		2,764,674
Special Department Expense	5,000	0		5,000
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	50,000	0		50,000
Consultant FY 24-25 - Veronica Tam & Associations	0	53,930		53,930
Policies & Procedures FY 24-25 - RSG, Inc.	0	1,306		1,306
Year-End Corrections FY 24-25 - JVAUD.012.2600000232	0	281,449		281,449
TOTAL USES OF CASH:	**5,550,472**	**440,752**		**5,551,472**
TOTAL FY 25-26 UNCOMMITTED CASH:	8,136,008	12,842,474		8,150,913
LESS: Future Year's Non-discretionary Obligations				
OCHA Monthly Rental Obligations (3)				-4,757,807
TOTAL FY 25-26 DISCRETIONARY CASH:				**3,393,106**

(1) Budgeted amount represents interest amount only.
(2) The Treasurer is three months behind in dispersing interest.
(3) The $ 4.7 million is the amount reserved for the monthly OCHA HAP payments, Shelter Plus Care payments & FSS payments in case the monthly HUD payments are late.

Note: This document does not account for the accounts receivable reserve for housing loans.
See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.

OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

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PAM PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: October 23, 2025

TO: H&CD Commission

DS
JB

FROM: Julia Bidwell, Director
OC Housing & Community Development

SUBJECT: **Housing and Community Development Divisions Status Report – October 2025**

COMMUNITY DEVELOPMENT

Consolidated Annual Performance and Evaluation Report

The FY 2024-25 **CAPER** is an evaluation of how the County performed in reaching the goals set in the FY 2024-25 Annual Action Plan. The report was put out for public review on August 29, 2025 and submitted to HUD on September 25, 2025.

The FY 2026-27 Funding Allocation Policy and Process (FAPP) is out for public review from September 26 through October 27 and is due to go to the Board on November 04, 2025. The FAPP is a planning document that outlines methods used by the County (i.e., Urban County Program) to administer federal housing and community development funds. This item supports compliance with HUD requirements for conducting a public hearing and notifying the public of the process to be used for distributing these funds.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

I. PRAP met on August 14, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
   - PRAP concurred with staff's recommendations to pass Aspan Court on threshold and continue to underwriting.

II. PRAP met on September 11, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
   - PRAP concurred with staff's recommendations to pass Tustin Heritage on threshold and continue to underwriting contingent upon receiving additional information regarding the City's approval process and the developer's experience in owning and operating similar projects.
   - PRAP concurred with staff's recommendations to pass Lampson Workforce Housing on underwriting review and commit up to $1,237,500 in 15G Reserves funding, as well as eight (8) Housing Choice Project-Based Vouchers, to C & C Development Co., LLC.

Future PRAP meeting: December 11, 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 was completed in January 2025 and the developer is targeting permanent conversion in October 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 converted to permanent financing in August 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 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 Q4 of 2025.

Salida Del Sol (formerly Paseo Adelanto) (Completed) – 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 was completed in July 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 converted to permanent financing 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, and the Developer converted to permanent financing in June 2025. The Board approved a $1,263,686 Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) loan as operating subsidy.

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 November 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, and the Developer is targeting permanent conversion in October 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 was completed in July 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, and closed on construction loan financing in June 2023. Construction was completed in February 2025 and converted to permanent financing in July 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 February 2026.

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 will 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 Groundbreaking for 1400 Bristol was held at 1:30 p.m. on Thursday, August 28, 2025 at 1400 Bristol Street, in the City of Costa Mesa.

(OC H&CD staff and Office of Vice Chair Katrina Foley, Deputy Chief of Staff (Alyssa Napuri) at the Groundbreaking for 1400 Bristol.)

II. A Grand Opening for Salida Del Sol (formerly Paseo Adelanto) was held at 11:30 a.m. on Thursday, September 4, 2025 at 32400 Paseo Adelanto in the City of San Juan Capistrano.

(OCCR/OC H&CD and HCA staff at the Grand Opening for Salida Del Sol)

Upcoming:
No upcoming events.

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	Project Completed
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
	TOTALS	**$31,053,493**	**288**	**60**	**1,121**			

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 $28,702,240 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 188 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers, four withdrawn applications, and one application not moving forward.

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	Casa Colibri (formerly 15081 Jackson)	$11,494,210	30	0	65	Homeless, MHSA eligible individuals	Midway City	Under Construction
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	$0	0	0	0	Homeless, MHSA eligible individuals	Westminster	Incomplete application. Did not move forward in review process.
National CORE	Marks Way Orange	$0	0	0	0	Homeless Individuals	Orange	Project Withdrawn
	TOTALS	**$28,702,240**	**188**	**10**	**582**			

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.

As of September 9, 2024, the 2023 Supportive Housing NOFA First Amendment was suspended until further notice, as we prioritized 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.

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.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
Jamboree Housing Corp.	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 threshold 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. The Developer is targeting construction loan closing in October 2025.
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. In April 2025, PRAP concurred with passing project on underwriting review. On May 20, 2025, the Board approved conditional commitment of funding and PBVs.
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. The Developer received a tax credit allocation and is targeting construction loan closing in December 2025.
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.
	TOTALS	**$13,605,800**	**105**	**278**			

2025 Supportive Housing Notice of Funding Availability

On February 25, 2025, the Board approved issuance of the 2025 NOFA making available up to $12.05 million in Federal HOME, HOME-ARP, MHSA, 15G Reserves and/or HSA Funds and up to 150 Housing Choice, Mainstream and/or VASH Project-Based Vouchers. The 2025 NOFA was released on March 25, 2025.

Staff received 7 applications listed below, requesting $4,741,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 36 Housing Choice Project-Based Vouchers.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
American Family Housing	Casa Colibri (formerly known as 15081 Jackson)	$1,139,972	0	65	Homeless Individuals/MHSA	Midway City	Under Construction
C&C Development	The Meadows Senior	$1,263,686	0	65	Homeless Individuals/MHSA	Lake Forest	Project Completed
C&C Development	Lampson Workforce Housing	$1,237,500	8	77	Homeless/Low-income Individuals and Families/ MHSA	Los Alamitos	Application received April 2025, for $1,237,500 in 15G Reserves and 8 PBVs. In September 2025, PRAP concurred with passing

							project on underwriting review.
C&C Development	Mercury Senior Apartments	$0	0	0	Seniors	Brea	Project Withdrawn
Community Action Partnership of Orange County	Garza Permanent Supportive Housing	$1,100,000	8	8	Homeless Families	Anaheim (Unincorporated)	Application received in April 2025, requesting $1,100,000 in HOME Funds and 8 Project-Based Vouchers and is in threshold review.
National CORE	Aspan Court	$0	15	50	MHSA, Homeless	Lake Forest	Application received in May 2025, requesting 15 PBVs. In August 2025, PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting.
Families Forward	Tustin Heritage	$0	5	8	Homeless and low-Income Individuals and Families	Tustin	Application received in June 2025, requesting 5 PBVs and is in threshold review. In September 2025, PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting contingent on receiving additional information.
	TOTALS	**$4,741,158**	**36**	**273**			

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, receive funds, and acquire the property. The project closed on the construction loan in February 2025 and is under construction. Staff continues to work with State HCD to complete construction by the 12-month deadline, with construction 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 by May 30, 2025 or until funds are exhausted.

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 worked with a developer on an identified prospective site and Homekey+ application.

Applications for Homekey+ funding were accepted by State HCD from January 30, 2025 to May 30, 2025. However, the County was unable to submit an application by State deadline due to current program guidelines that did not adequately account for the complexity and extended timelines of adaptive reuse projects. Homekey+ treats all motel conversions as standard rehabilitation, applying a 12-month completion deadline and strict cost caps without allowing flexibility for delays or project-specific challenges. If the State's Homekey+ NOFA is amended to allow consideration of projects that exceed current caps or timeline, the County may be able to move forward with a future application.

Staff shared concerns with State HCD Director, Gustavo Velasquez, at the Kennedy Commission meeting on the current Homekey+ NOFA guidelines. The Homekey+ NOFA was currently undersubscribed in particular for our region (Southern California) and applications were still open. Staff worked on key points to include in a letter outlining our concerns and recommended changes to the Homekey+ NOFA in hopes that the changes can be implemented and will make it feasible for the County and National CORE to submit a Homekey+ NOFA application for the Willow Tree Lodge. Staff submitted the letter with recommended changes to the Homekey+ NOFA to State HCD on July 17, 2025. State HCD confirmed receipt of the letter on August 4, 2025 and indicated they would be in touch.

On August 7, 2025, State HCD released an amended Homekey+ NOFA that extended capital expenditure deadlines by three months, introduced additional operating awards of $30,000 per veteran unit, and reprioritized funding to focus on veteran-serving projects. Without an amendment to allow additional time beyond 12-months for construction completion, the Willow Tree Lodge proposal is not feasible. Therefore, National Core has canceled their purchase contract with the seller. Staff is working on evaluating feasible options and next steps. will continue to engage with State HCD on the Homekey+ NOFA guidelines to help make OC projects feasible for future funding opportunities.

Homeownership Activities

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

Mortgage Assistance Program/CalHome Grant

On August 25, 2020, the Board 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.

Since the update to the MAP program in August 2020, 114 applications have been processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approval, and 4 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.

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JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

OC Community Resources

MEMORANDUM

DATE: October 23, 2025

TO: H&CD Commission

FROM: Bill Malohn, Manager, OC Community Resources Accounting

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

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**
   We issued our September 3rd checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. **Landlord and Tenant Overpayments**
   - Active: There are 27 tenant repayment agreements with a total balance of $39,067 as of September 30, 2025.
   - Inactive: There are 345 outstanding cases with a total amount of $734,387 as of September 30, 2025. Of the 345 cases, 228 are for tenants (66%) and 117 are for landlords (34%).
   - Grand total of active and inactive for September 2025: $773,454.

3. **Operating Reserves Loan**
   All loan payments were made through September 30, 2025, in accordance with the amortization schedule.

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

HOUSING AND COMMUNITY DEVELOPMENT

5. **CDBG, HOME, ESG, CALHOME, and General Fund**
   - The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for June 2025 have been completed for all available funding.
   - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June 2025 has been completed.
   - General & Other Fund Projects report was updated through 4th Quarter, June 2025.
   - Program Income Status Report for June 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 July 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 October 2025. Balances are reconciled for Successor Notes Receivables every April and June.