



OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, December 11, 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

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. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the meeting held on October 23, 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: (5)

1. Resident Advisory Board for the Orange County Housing Authority (OCHA)

January Johnson, Housing Manager

Recommended Action:

Appoint the members of the H&CD Commission to serve as the Resident Advisory Board for OCHA for calendar year 2026.

2. Proposed 2026 H&CD Commission Meeting Schedule

Julia Bidwell, Executive Director/Secretary

Recommended Action:

1. Adopt the 2026 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

3. Election of Officers

Julia Bidwell, Executive Director/Secretary

Recommended Actions:

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

1. Election of Chair
2. Election of Vice-Chair

4. AD HOC Selection Committee for Tenant Member

Julia Bidwell, Executive Director/Secretary

Recommended Actions:

1. Nominate and elect a minimum of two, and up to a total of five, volunteers from the Commission for Ad Hoc Selection Committee for Tenant Member
2. Authorize Ad Hoc Selection Committee for Tenant Member to conduct interviews, select, and report back to Commission

5. AD HOC Selection Committee for At-Large Member

Julia Bidwell, Executive Director/Secretary

Recommended Actions:

1. Nominate and elect a minimum of two, and up to a total of five volunteers from the Commission for Ad Hoc Selection Committee for At-Large Member
2. Authorize Ad Hoc Selection Committee for At-Large Member to conduct interviews, select, and report back to Commission

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:

January 22, 2026
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 **DRAFTED MINUTES**

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
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I. CALL TO ORDER: Chair or Vice-Chair

Meeting Start: 10:05

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

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

IV. APPROVAL OF MINUTES:

Recommended Action:

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

Motion to approve: C. Hupp

Motion second: C. Buck

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: (2)

1. 2025-2026 Housing Choice Voucher Payment Standard

January Johnson, Housing Manager

Discussed the housing authority annually reviews and adjusts payment standards based on HUD's Fair Market Rents. Standards are set within 90–110% of FMR, aiming to balance affordability without inflating the market. The "30/30 rule" guides adjustments to ensure households don't spend more than 30% of income on rent. Payment standards vary by geographic range and by bedroom size, with targeted increases applied where needed to maintain affordability.

There was much discussion.

Recommended Action:

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

Motioned to receive and file: C. Buck

Motion second: M. Alvarez

Motion Approved Unanimously

2. 2026 Annual Utility Allowance Review

January Johnson, Housing Manager

Discussed HUD requires Public Housing Authorities (PHAs) to review utility allowances annually and adjust payment standards if any utility cost increases by more than 10%. Like most PHAs in the area, OCHA contracts with Nelrod to provide average utility data, and their latest review found no category exceeded the 10% threshold. This outcome reflects the fact that four years ago, a different contractor set utility allowances unusually high, which negatively impacted households' rental options. Since returning to Nelrod, OCHA has been gradually realigning allowances with community conditions, so current utility costs remain within the required limits and below the 10% growth mark.

The was much discussion.

Recommended Action:

Receive and file the attached 2026 Utility Allowance Schedule effective October 1, 2025

Motion to receive and file: M. Frost

Motion second: T. Mitchell

Motion Approved Unanimously

VIII. DISCUSSION CALENDAR: (1)

1. 2025-2026 Proposed Administrative Plan and Annual Plan revisions

January Johnson, Housing Manager

Discussed the significant change to OCHA's Administrative Plan that must be brought before the Resident Advisory Board. The Annual Plan is a template, and B1 is the only change to the Annual Plan. Admin Plan request is to add a second preference to the lists of preferences. OCHA sought assistance from a HUD technical advisor who recommended the language be flexible on purpose so as to assist more programs/grants should changes occur. Based on review of funding available, OCHA cannot move all 400 Emergency Housing Voucher (EHV) households to the Housing Choice Voucher program (HCV) currently. OCHA's plan is to move 100 EHV households to HCV in 2025 and to utilize HUD's program of "\$1,000" per EHV moved to HCV in 2025.

There was much discussion.

Public Comment:

Alejandro Santiago, speaking in support of item and representing United to End Homelessness, spoke and shared a flyer about the "The Person in Front of You" campaign. The campaign emphasizes that everyone deserves a safe and affordable home, and it invited Orange County residents to participate in an aerial photo event focused on raising awareness for housing.

Recommended Action:

Direct staff to receive and record comments

Motion to approve: C. Hupp

Motion second: C. Buck

Motion Approved Unanimously

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update: No updates

January Johnson, Housing Manager

B. Community Development:

Craig Fee, Community Development Manager

J. Bidwell for C. Fee discussed community development update covering two main points: first, the Consolidated Annual Performance and Evaluation Report for fiscal year 2024-25 was submitted to HUD in September, summarizing progress on Annual Action Plan goals and detailing how funds from the Community Development Block Grant, HOME Investment Partnerships, and Emergency Solutions Grant programs were spent; second, preparations for the Fiscal Year 2026-27 funding cycle are underway, beginning with the Funding Allocation Policy and Process, which is currently open for public review until October 27 and will be presented to the Board of Supervisors on November 4 to establish the policies for distributing CDBG funds.

C. Housing Development:

Michelle Zdeba, Housing Development Manager

Since August, the Project Review Advisory Panel (PRAP) met to review threshold requirements for Aspan Court, proposed by National Core, and Tustin Heritage, a small project proposed by Families Forward, which are both moving into the underwriting phase. In October, PRAP also reviewed the revised Mortgage Assistance Program guidelines, with discussions focused on updating the program due to low utilization as no loans have closed in the past two years. Currently, loans are capped at \$80,000, but staff is proposing to increase the amount to \$120,000 per loan and possibly introducing a tiered system based on Area Median Income (AMI) levels. While these changes could improve participation, PRAP expressed concern about approaching the maximum AMI threshold of 150%. For context, Los Angeles County previously raised its AMI limits, which led to rapid use of funds before they were quickly reduced again. Staff continues to evaluate options and will bring the revised proposal back to PRAP final recommendations.

There was much discussion.

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

OCHA confirmed that November and December housing assistance funding is obligated and secure, with contingency plans in place to borrow if federal disbursements are delayed. HUD continues processing reimbursements for CDBG, HOME, and ESG programs, which remain funded. The main uncertainty lies with Continuum of Care grants, where leaked information suggests a possible shift of 70% of permanent supportive housing funds into transitional shelter activities. Final decisions depend on the administration's delayed Notice of Funding Opportunity, and OCHA is coordinating with partners to prepare for potential impacts.

There was much discussion.

XI. MEMBER COMMENTS:

C.Wilkerson – OCHA has done a tremendous job of being prepared, want to thank you personally.

S.Oddo – Attended CoC meeting, glad that H&CD Commission is working closely to resolve these issues. Happy about Jamboree project in San Juan Capistrano.

C.Buck – Mentioned event on 11/14, homelessness awareness week.

XII. ADJOURNMENT

Meeting adjourned 11:14

XIII. NEXT SCHEDULED MEETING:

December 4, 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 –
(none)

Item VIII:

DISCUSSION CALENDAR – (5)

1. Resident Advisory Board for the Orange County Housing Authority (OCHA)

January Johnson, Housing Manager

2. Proposed 2026 H&CD Commission Meeting Schedule

Julia Bidwell, Executive Director/Secretary

3. Election of Officers

Julia Bidwell, Executive Director/Secretary

4. AD HOC Selection Committee for Tenant Member

Julia Bidwell, Executive Director/Secretary

5. AD HOC Selection Committee for At-Large Member

Julia Bidwell, Executive Director/Secretary



OC Community Resources

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DATE: December 11, 2025

TO:  H&CD Commission

FROM: January Johnson, Housing Assistance Manager

SUBJECT: **Resident Advisory Board for the Orange County Housing Authority 2026 Annual Public Housing Agency Plan**

The United States Department of Housing and Urban Development (HUD) regulations require all Public Housing Agencies administering the Housing Choice Voucher Program to prepare and submit an Annual Public Housing Agency Plan. As part of this process, a Resident Advisory Board (RAB), as defined in 24 CFR 903.13, must be established to assist and make recommendations in the development of the Plan.

Historically, the Housing and Community Development (H&CD) Commission has appointed its members to serve as the RAB. This approach has ensured that the interests of Orange County Housing Authority (OCHA) assisted Housing Choice Voucher tenants are represented in the planning process. The RAB has worked with staff, reviewed Plan materials, and provided recommendations for adoption to the Board of Commissioners.

For calendar year 2026, OCHA proposes that the H&CD Commission once again appoint its members to serve as the Resident Advisory Board. As the RAB, the Commission will engage in all required activities, including:

- Reviewing and providing feedback on the Annual Public Housing Agency Plan, scheduled for public review and comment in March/April 2026.
- Facilitating input from Commission members, residents, and the public.
- Recommending adoption of the Plan to the Board of Commissioners.

OCHA will ensure the Plan and related materials are available for public review in accordance with 24 CFR 903.17 and will schedule discussion of the Plan at a regular H&CD Commission meeting during the review period.

RECOMMENDED ACTION:

Appoint the members of the H&CD Commission to serve as the Resident Advisory Board for OCHA for calendar year 2026.

Attachments

A - 24 CFR 903.13

B - 24 CFR 903.17



Title 24 — Housing and Urban Development

Subtitle B — Regulations Relating to Housing and Urban Development

Chapter IX — Office of Assistant Secretary for Public and Indian Housing, Department of Housing and Urban Development

Part 903 — Public Housing Agency Plans

Subpart B — PHA Plans and Fair Housing Requirements

§ 903.13 What is a Resident Advisory Board and what is its role in development of the Annual Plan?

- (a) A Resident Advisory Board refers to a board or boards, as provided in paragraph (b) of this section, whose membership consists of individuals who adequately reflect and represent the residents assisted by the PHA.
 - (1) The role of the Resident Advisory Board (or Resident Advisory Boards) is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.
 - (2) The PHA shall allocate reasonable resources to assure the effective functioning of Resident Advisory Boards. Reasonable resources for the Resident Advisory Boards must provide reasonable means for them to become informed on programs covered by the PHA Plan, to communicate in writing and by telephone with assisted families and hold meetings with those families, and to access information regarding covered programs on the internet, taking into account the size and resources of the PHA.
- (b) Each PHA must establish one or more Resident Advisory Boards, as provided in paragraph (b) of this section.
 - (1) If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board. If the PHA makes such appointment, the members of the jurisdiction-wide resident council or the council's representatives shall be added or another Resident Advisory Board formed to provide for reasonable representation of families receiving tenant-based assistance where such representation is required under paragraph (b)(2) of this section.
 - (2) If a jurisdiction-wide resident council does not exist but resident councils exist that comply with the tenant participation regulations, the PHA shall appoint such resident councils or their representatives to serve on one or more Resident Advisory Boards. If the PHA makes such appointment, the PHA may require that the resident councils choose a limited number of representatives.
 - (3) Where the PHA has a tenant-based assistance program of significant size (where tenant-based assistance is 20% or more of assisted households), the PHA shall assure that the Resident Advisory Board (or Boards) has reasonable representation of families receiving tenant-based assistance and that a reasonable process is undertaken to choose this representation.
 - (4) Where or to the extent that resident councils that comply with the tenant participation regulations do not exist, the PHA shall appoint Resident Advisory Boards or Board members as needed to adequately reflect and represent the interests of residents of such developments; provided that the PHA shall provide reasonable notice to such residents and urge that they form resident councils with the tenant participation regulations.
- (c) The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Annual Plan, and any significant amendment or modification to the Annual Plan, as provided in § 903.21 of this title.
 - (1) In submitting the final plan to HUD for approval, or any significant amendment or modification to the plan to HUD for approval, the PHA must include a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addressed these recommendations.
 - (2) Notwithstanding the 75-day limitation on HUD review, in response to a written request from a Resident Advisory Board claiming that the PHA failed to provide adequate notice and opportunity for comment, HUD may make a finding of good cause during the required time period and require the PHA to remedy the failure before final approval of the plan.

This content is from the eCFR and is authoritative but unofficial.

ATTACHMENT - B

Title 24 —Housing and Urban Development

Subtitle B —Regulations Relating to Housing and Urban Development

Chapter IX

—Office of Assistant Secretary for Public and Indian Housing, Department of Housing and Urban Development

Part 903 —Public Housing Agency Plans

Subpart B —PHA Plans and Fair Housing Requirements

§ 903.17 What is the process for obtaining public comment on the plans?

- (a) The PHA's board of directors or similar governing body must conduct a public hearing to discuss the PHA plan (either the 5-Year Plan and/or Annual Plan, as applicable) and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA.
- (b) Not later than 45 days before the public hearing is to take place, the PHA must:
 - (1) Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all information relevant to the public hearing to be conducted, available for inspection by the public at the principal office of the PHA during normal business hours; and
 - (2) Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time and location of the hearing.
- (c) PHAs shall conduct reasonable outreach activities to encourage broad public participation in the PHA plans.



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DATE: December 11, 2025

TO: ^{DS} H&CD Commission

FROM: *JB* Julia Bidwell, Executive Director/Secretary

SUBJECT: 2026 H&CD Commission Meeting Schedule

H&CD Commission meetings are held on the fourth Thursday of each month at 10:00 a.m. (except as noted below; meetings are subject to change and will be held according to the date, time and location as stated in the individual meeting agenda).
Meetings will be held at: 1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A (or as otherwise stated in the meeting agenda)

Date	Address
January 22, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
February 26, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
March 26, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
April 23, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
May 28, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
June 25, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
July 23, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
August 27, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
September 24, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
October 22, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
November – DARK	
December 10, 2026	1501 E. St. Andrew Pl., Santa Ana, CA. 92705

Please note that the Chair of the H&CD Commission has the option to cancel meetings if there are no agenda items for approval consideration.

RECOMMENDED ACTION:

1. Adopt the 2026 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required



OC Housing
& Community
Development

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



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December 11, 2025

TO: dsH&CD Commission

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

SUBJECT: Executive Director’s Summary for October / November 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**

November 04, 2025	FY 2026-27 Funding Allocation Policy and Process
November 18, 2025	Approve Orange County Housing Authority Administrative Plan and Annual Plan
	Approve Retroactive Subordination for Altrudy II Senior Apartments



OC Community Resources

MEMORANDUM

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: December 11, 2025

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance Division

DS
JJ

SUBJECT: OCHA Status Report for November 2025

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for November 2025 was 86.9% with 10,151 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 868 assisted households, Non-Elderly Disabled (NED) tenants represented 34 assisted households, and Mainstream Voucher Program tenants represented 211 households. Additional November highlights include:

OCHA STAFFING REPORT

Leasing currently has three vacancies for a Housing Specialist I/II position, one Senior Housing Specialist position. Active recruitment is currently on hold.

SHP currently has two (2) Housing Specialist III. Active recruitment is currently on hold.

Administration Section and Occupancy Section have no vacancies.

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	156
Clients currently earning escrow credits:	106
New Enrollees:	5

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, 216 families have successfully moved into a unit and another 4 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 180 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, 294 families have successfully moved into a unit and another 32 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, 30 youth have successfully moved into a unit and another 17 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 EHV's. HUD announced EHV awards on May 10, 2021, and OCHA was allocated 557 EHV's.

EHV's 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.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 74 households have left the program, reducing the program size to 483.

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 plan to support the remaining EHV households by transferring them to the HCV program.

OCHA's Administrative Plan outlining the proposed change to our HCV preferences was approved by the Board of Commissioners on November 18, 2025.

Project Based Voucher Program

OCHA currently has 35 projects completed and leased. OCHA has 2 projects under construction with an AHAP executed with an expected completion date in 2025: Cartwright in Irvine and Huntington Beach Oasis in Huntington Beach.

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 November 2025:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	53
Ongoing vouchers expired:	3
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	814
Total interim decreases completed:	177
Total interim increases completed:	175
Number of repayments completed:	0

LEASING SECTION:

Leasing Ongoing Activities

Production in the Leasing Section for November 2025:

Annual Inspections Scheduled (OCHA):	364
Follow up re-inspections Scheduled (OCHA):	155
Physical Inspections (OCHA):	37
New Leases - Number of RTA's received (OCHA):	77
Annual Inspections Received (Mobility):	126
Annual Inspections Scheduled (Mobility):	92
Follow up Re-inspections (Mobility):	35
New Leases Received (Mobility):	31
New Leases Scheduled (Mobility):	14
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	425
Rent Decreases received:	0
Rent Increase denied:	19
Rent Increase emails:	872
Rent Increase Calls:	49
Mobility Rent Increase:	105

Total Abatement:

Final notices mailed:	15
Were Abated:	1

Owners:

Owners became inactive for the month of November 2025:	0
Owners relisted their property:	2
Units added to our vacancy listings:	50
Owner Hotline callers assisted:	189

Outreach Efforts

In November 2025, the Orange County Housing Authority continued to provide excellent customer service assisting 189 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, 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

Production in Administration Section for November 2025:

Calls and inquiries addressed:	2251
Mail Processed:	4336
Public Records Act and Data Requests resolved:	6

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	3	3
Homeownership HAP	\$5,489	\$5,489	\$5,489	\$5,489	\$5,489	\$5,778	\$5,778	\$5,778	\$5,778	\$5,715	\$5,532	\$5,489
Family Unification	292	294	294	296	293	286	286	284	284	280	297	293
Family Unification - (HAP)	\$586,670	\$599,996	\$598,033	\$607,964	\$596,345	\$585,304	\$592,279	\$584,304	\$579,787	\$582,952	\$607,996	\$591,367
Non Elderly Disabled	36	36	35	35	35	35	35	36	36	36	37	36
Non Elderly Disabled - (HAP)	\$61,929	\$62,168	\$60,923	\$60,816	\$60,631	\$58,704	\$60,743	\$64,387	\$64,478	\$64,430	\$63,120	\$62,049
Portable Vouchers Paid	20	23	23	27	28	32	33	40	40	35	18	22
Portable Voucher Paid HAP	\$31,174	\$35,398	\$35,469	\$41,596	\$42,787	\$48,157	\$49,705	\$64,298	\$63,670	\$57,581	\$27,998	\$34,226
Tenant Protection	34	35	35	34	34	34	34	34	33	33	34	34
Tenant Protection HAP	\$58,816	\$60,362	\$59,525	\$57,302	\$58,222	\$58,966	\$59,173	\$59,173	\$57,517	\$57,783	\$58,040	\$58,816
Enhanced Vouchers	2	2	2	2	2	2	2	2	2	2	2	2
Veterans Affair Supported Housing (VASH) Voucher	839	835	831	832	826	832	828	849	857	864	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	\$1,361,159	\$1,403,884	\$1,414,510	\$1,421,271	\$1,352,691	\$1,352,480
All Other Vouchers	9,077	9,034	9,015	9,022	8,990	8,949	8,916	8,875	8,858	8,794	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	\$15,547,679	\$15,523,212	\$15,535,130	\$15,486,898	\$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	\$29,812	\$30,580	\$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	\$57,852	\$105,092	\$38,401	\$17,756	\$38,973	\$57,346
Total Vouchers	10,321	10,279	10,257	10,272	10,232	10,192	10,156	10,143	10,133	10,068	10,371	10,365
HAP Total	\$17,536,439	\$17,593,538	\$17,543,450	\$17,647,505	\$17,624,799	\$17,657,701	\$17,803,819	\$17,864,297	\$17,831,516	\$17,769,174	\$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	9,402	9,409	9,297	9,222	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	4	1	22	5
Portability (Port In)	1,368	1,371	1,373	1,383	1,394	1,384	1,368	1,366	1,339	1,340	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	\$2,817,025	\$2,828,038	\$2,775,139	\$2,759,016	\$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	237	237	237	285	285
Number of PBVs under HAP and leased	836	831	866	866	863	859	856	885	874	861	835	835
Number of PBVs under HAP and not leased	35	40	46	46	49	53	56	67	78	91	36	36
Fraud Recovery - Amount Booked this Month	\$125		\$125	\$125		\$125	\$150	\$150	\$150	\$150	\$250	
FSS Escrow Forfeitures This Month	\$15,304						\$26,820				\$18,217	
Number of Hard to House Families Leased	21	55	34	29	29	39	22	56	20	8	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	\$1,202,288	\$1,071,817	\$1,505,176	\$1,583,099



**FY 25-26 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 10/31/25**

Beginning Cash Balance as of 07/01/25
Less: Other Miscellaneous Obligations
Available Cash Balance as of 10/31/25

FY 25-26 Budget	YTD Exp/Rev Actual - Cash	FY 25-26 Y/E Cash
13,136,480	13,136,480	13,136,480
13,136,480	13,136,480	13,136,480

Additional Sources of Cash

Interest Received - County Investment Pool	450,000	182,495 (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	2,840	8,520
Surplus Capital Asset Sales - Non-Taxable Resale	0	2,445	2,445
Miscellaneous Revenue - American Family Housing	0	39,029	39,029
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	13,363,288	13,736,473

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	13,053	75,000
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	12,764	35,372
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGJLAC25)	10,000	0	10,000
OCCR Admin Support to OCHA per Joint Legislative Audit Committee (CXJLACCR)	0	903	903
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	15,130	25,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	0	0	0
NEPA Environmental Costs (i.e. Dudek)	240,000	11,213	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	1,116	5,000
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	77,935	2,500,000
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 & Associates	0	53,930	53,930
Fidelity National Title Company	0	800	800
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	469,757	5,288,501

TOTAL FY 25-26 UNCOMMITTED CASH:

LESS: Future Year's Non-discretionary Obligations

OCHA Monthly Rental Obligations (3)

TOTAL FY 25-26 DISCRETIONARY CASH:

8,136,008	12,893,532	8,447,972
		-4,757,807
		3,690,165

(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

MEMORANDUM

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: December 11, 2025

TO: ds H&CD Commission

FROM: *JB* Julia Bidwell, Director
OC Housing & Community Development

SUBJECT: Housing and Community Development Divisions
Status Report – November 2025

COMMUNITY DEVELOPMENT

The FY 2026-27 Funding Allocation Policy and Process (FAPP) was approved by 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. A Request For Applications for Housing Rehabilitation and Public Facilities & Improvements went out on November 5, 2025 and applications are due back on December 5, 2025.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. PRAP met on October 9, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
 - Staff presented recommended changes to policy and guidelines for the first-time homebuyer Mortgage Assistance Program (MAP). PRAP shared concerns regarding expanding MAP to 150% area median income (AMI) households. Staff will return to address the questions and present updated recommendations at a future PRAP meeting.

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



OC Housing
& Community
Development

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 November 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 December 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 December 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 converted to permanent financing in October 2025.

HB Oasis (Completed) – 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 was 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 (Completed) – 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 July 2026.

Grand Openings/Groundbreakings/Events –

No recent events.

Upcoming:

A groundbreaking event for Casa Colibri is currently scheduled for January 22, 2026 at 9:30 a.m. at the project site located at 15081 Jackson in Midway City.

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	Under Construction
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 8 applications listed below, requesting \$6,116,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 44 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 Developer identified a gap in financing and applied under the 2025 NOFA in March 2025. PRAP concurred with passing project on threshold. On June 12, 2025, PRAP concurred with passing project on underwriting review. On September 23, 2025, the Board approved commitment of COSR funding.
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 staffs 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. After receiving additional information in October 2025, PRAP concurred with continuing to underwriting.
C&C Development	Mercury Senior Apartments	\$1,375,000	8	85	Seniors	Brea	Application received in October 2025, requesting \$1,375,000 in 15G Reserves and 8 Project-Based Vouchers and is in threshold review.
TOTALS		\$6,116,158	44	358			

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. Staff is working with the developer on an extension request to State HCD to the previous construction deadline of December 2025, with construction now anticipated to be completed in July 2026.

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 9 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

MEMORANDUM

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: December 11, 2025

TO: H&CD Commission

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

SUBJECT: ACCOUNTING STATUS REPORT - October 2025

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our October 2nd 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 \$38,911 as of October 31, 2025.
- Inactive: There are 345 outstanding cases with a total amount of \$734,087 as of October 31, 2025. Of the 345 cases, 228 are for tenants (66%) and 117 are for landlords (34%).
- Grand total of active and inactive for October 2025: \$772,998.

3. **Operating Reserves Loan**

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

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

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