OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, August 27, 2026 – 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, **Chair,** 4th District
Stephanie Oddo 5th District

Dr. Tiffany Mitchell, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
Helen Smith-Gardner, Tenant Representative
Mike Frost, **Vice Chair,** 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.
** Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

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

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

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

III. **ROLL CALL:** Commission Clerk

IV. **APPROVAL OF MINUTES:**

Recommended Action:

Approve the Summary of Minutes of the meeting held on June 25, 2026

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: (3)**

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

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

a) Receive report from Ad Hoc Selection Committee for At-Large Members regarding interviews of applicants for At-Large Member position on H&CD Commission and/or review of applicants' written submissions provided by applicants.
Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two "At-Large" H&CD Commission Members, pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2028

- Dr. Tiffany Mitchell
- Johnny Nguyen

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

- Dr. Tiffany Mitchell
- Johnny Nguyen

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

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

a) Receive report from Ad Hoc Selection Committee for Tenant Member regarding interviews of applicants for Tenant Member positions on H&CD Commission and/or review of applicants' written submissions provided by applicants.
Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two Tenant H&CD Commission Members pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2028

- Carla Wilkerson
- David Smith

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

- Carla Wilkerson
- David Smith

3. Section 8 Management Assessment Program (SEMAP) FY 25-26
January Johnson, Housing Manager

RECOMMENDED ACTIONS:
Receive and File

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:
January Johnson, Housing Manager

B. Community Development:
Francisco Padilla, Community Development & Administrative 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:

September 25, 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 DRAFT MINUTES

Thursday, June 25, 2026 – 10:00 a.m.

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

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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 April 23, 2026

V. PRESENTATIONS/INTRODUCTIONS: (2)

1. "What Home Means to Me" Poster Contest
Julia Bidwell, Executive Director/Secretary

Item continued for a future meeting as students are unavailable to attend.

2. Orange County Everyone Counts: 2026 Point In Time Summary
Doug Becht, Director, Office of Care Coordination

Provided a presentation on the Point in Time Count, followed by extended discussion from the Commission.

Much discussion.

VI. PUBLIC COMMENTS: (None)

VII. CONSENT CALENDAR: (None)

VIII. DISCUSSION CALENDAR: (None)

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:
January Johnson, Housing Manager

Mentioned that the Housing Authority received its 2026 funding notice. Funding is set at 99.6 percent, with a 7.8 percent increase to account for inflation. She explained that the department is able to absorb the Emergency Housing Vouchers as planned. The Housing Authority is currently updating its waiting list of approximately 2,000 applicants. Only about 10 percent of those applicants live or work in Orange County due to federal requirements that the list remain open to all eligible individuals nationwide. She also noted that the program experiences roughly a 4 percent annual turnover, primarily because many participants are elderly or disabled.

B. Community Development:
Francisco Padilla, Community Development & Administrative Manager

Mentioned this year's annual funding adjustments. He stated that HUD's actual allocation was lower than projected, resulting in required reductions of $5,000 for ten cities. He further noted that two cities—Placentia and Yorba Linda—received increased funding based on HUD's formula.

C. Housing Development:
Michelle Zdeba, Housing Development Manager

Mentioned that the Mercury Senior Apartments project in Brea is moving forward and is expected to go to the Board of Supervisors for approval in August. She also reported that several housing projects will be closing this year, including Mercury Senior Apartments (85 units), Lampson Workforce Housing (77 units), Marks Way Apartments (50 units), and Costa Mesa Senior Housing Apartments (70 units). Additionally, construction at Avon River Apartments in Costa Mesa is nearing completion, delivering 78 units.

D. Executive Director/Secretary's Report:
Julia Bidwell, Executive Director/Secretary

Mentioned that the County has been awarded 30 new VASH vouchers. Discussed changes in the HUD NOFO that reduce Tier 1 funding, which impacts permanent supportive housing renewals. As a result, the Housing Authority will not renew five Continuum of Care rental assistance grants and will instead absorb affected households into the Housing Choice Voucher program. Also mentioned that the July meeting may be canceled and confirmed she will provide follow-up information regarding audits and the joint meeting with the Continuum of Care.

XI. MEMBER COMMENTS:

T. La – Asked if there be a follow up about any audits involving homeless funding contracts.

J. Bidwell- We will follow up on audits. Information will also be shared regarding the next Joint Continuum of Care and Commission to Address Homelessness meeting and there will likely not be a July meeting; formal cancellation will be issued. Updates expected by August.

C. Wilkerson - reminded everyone that there are reliable ways to research nonprofit organizations, such as IRS.gov and the Foundation Center, to verify their status.

T. Mitchell – Commented on the release of the HUD NOFO and significant changes.

XII. ADJOURNMENT

Meeting adjourned at 11:31 AM.

XIII. NEXT SCHEDULED MEETING:

August 27, 2026
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 – (3)

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

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

3. Section 8 Management Assessment Program (SEMAP) FY 25-26

OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

MERCY SANTORO
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

SAMANTHA SMITH
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 27, 2026

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance DS

SUBJECT: **Section 8 Management Assessment Program (SEMAP) FY25-26**

The Section 8 Management Assessment Program (SEMAP) is HUD's tool for evaluating the performance of Public Housing Agencies (PHAs) in administering the Housing Choice Voucher (HCV) Program. The Orange County Housing Authority (OCHA) conducted an internal review of its FY25-26 performance across 15 SEMAP indicators (14 core + 1 bonus).

- Nine indicators were assessed through internal audits, covering areas such as:
    - Waiting list management
    - Rent reasonableness
    - Income verification
    - Utility allowances
    - Housing Quality Standards enforcement
    - Deconcentration of poverty (bonus)

- Six indicators were based on HUD-reported data, including: Timeliness of inspections and leasing
    - Accuracy of rent and income calculations
    - Family Self-Sufficiency (FSS) participation
    - Lease-up rates

OCHA's internal assessment indicates strong performance across all indicators, projecting a High Performer rating (90% or above) for the 19th consecutive year.

OCHA will submit our SEMAP certification to HUD for their review by August 28, 2026. OCHA anticipates receiving our finalized score from HUD in mid-October 2026.

RECOMMENDED ACTION

Receive and file.

Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

Attachment A
OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Orange County Housing Authority	06/30/2026	08/28/2026

Check here if the PHA expends less than $300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than $300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than $300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))
(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response **Yes** ☑ **No** ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response **Yes** ☑ **No** ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☑ **At least 98% of units sampled** ☐ **80 to 97% of units sampled** ☐ **Less than 80% of units sampled**

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)
The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☑ **At least 90% of files sampled** ☐ **80 to 89% of files sampled** ☐ **Less than 80% of files sampled**

4. Utility Allowance Schedule. (24 CFR 982.517)
The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response **Yes** ☑ **No** ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))
A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response **Yes** ☑ **No** ☐

6. HQS Enforcement. (24 CFR 982.404)
The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☑ **At least 98% of cases sampled** ☐ **Less than 98% of cases sampled**

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ☑ **No** ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response **Yes** ☑ **No** ☐

Enter FMRs and payment standards (PS)

	0-BR	1-BR	2-BR	3-BR	4-BR
FMR	$2,682	$2,746	$3,236	$4,393	$5,246
PS	$2,415	$2,475	$2,925	$3,965	$4,725

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ☑ **No** ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response **Yes** ☑ **No** ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) 101

or, Number of mandatory FSS slots under HUD-approved exception ☐

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ☑ **No** ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response **Yes** ☑ **No** ☐

Enter FMRs and payment standards (PS)

	0-BR	1-BR	2-BR	3-BR	4-BR
FMR	$2,682	$2,746	$3,236	$4,393	$5,246
PS	$2,470	$2,525	$2,975	$4,045	$4,825

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)
PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)
PHA Response **Yes** ☑ **No** ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).
PHA Response **Yes** ☑ **No** ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).
PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.
PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☐
PHA Response
a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) 101

or, Number of mandatory FSS slots under HUD-approved exception ☐

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).
Applies only to PHAs with jurisdiction in metropolitan FMR areas.
Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.
PHA Response **Yes** ☑ **No** ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.
PHA Response **Yes** ☑ **No** ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.
PHA Response **Yes** ☑ **No** ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.
PHA Response **Yes** ☑ **No** ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.
PHA Response **Yes** ☑ **No** ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.
PHA Response **Yes** ☑ **No** ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response **Yes** ☑ **No** ☐

Enter FMRs and payment standards (PS)

	0-BR	1-BR	2-BR	3-BR	4-BR
FMR	$2,682	$2,746	$3,236	$4,393	$5,246
PS	$2,550	$2,610	$3,235	$4,265	$5,090

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response **Yes** ☑ **No** ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response **Yes** ☑ **No** ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response **Yes** ☑ **No** ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response **Yes** ☑ **No** ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response **Yes** ☑ **No** ☐

14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.) 101

or, Number of mandatory FSS slots under HUD-approved exception ☐

b. Number of FSS families currently enrolled — 134

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA —

Percent of FSS slots filled (b + c divided by a) — 133.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)
Applies only to PHAs required to administer an FSS program .
Check here if not applicable ☐

PHA Response **Yes** ☑ **No** ☐ — 56

Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Deconcentration Bonus Indicator (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

(1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;

(2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

(3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA Response **Yes** ☑ **No** ☐ **If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature ______________________

Date (mm/dd/yyyy) ______________________

Chairperson, Board of Commissioners, signature ______________________

Date (mm/dd/yyyy) ______________________

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

Approved to form

DocuSigned by:
John Cleveland
C1711D9966EE41B...

Senior Deputy County Counsel

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus Indicator

Date (mm/dd/yyyy) 8/26/2026

PHA Name Orange County Housing Authority

Principal Operating Area of PHA County of Orange
(The geographic entity for which the Census tabulates data)

Special Instructions for State or regional PHAs. Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.

2020 Census Poverty Rate of Principal Operating Area 9.1

Criteria to Obtain Deconcentration Indicator Bonus Points

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

1) 1,147 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.

1,489 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.

77.00 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).

Is line c 50% or more? **Yes** ☑ **No** ☐

2) 77.00 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.

56 b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.

62 c. Number of Section 8 families with children who moved during the last completed PHA FY.

90.00 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☑ **No** ☐

3) 55.00 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.

129 b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.

206 c. Number of Section 8 families with children who moved during the last two completed PHA FYs.

63.00 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).

Is line d at least two percentage points higher than line a? **Yes** ☑ **No** ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.

See instructions above concerning bonus points for State and regional PHAs.

Item X:

REPORTS OF STAFF

A. **Orange County Housing Authority Update:**
January Johnson, Housing Manager

B. **Community Development:**
Francisco Padilla, Community Development & Adminisrative Manager

C. **Housing Development:**
Michelle Zdeba, Housing Development Manager

D. **Executive Director/Secretary's Report:**
Julia Bidwell, Executive Director/Secretary

OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

MERCY SANTORO
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

SAMANTHA SMITH
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 27, 2026

TO: H&CD Commission

DS
JB

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

SUBJECT: Executive Director's Summary for July 2026

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
Francisco Padilla, Community Development & Administrative 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

July 2026	ASR title
	none

Orange County Housing Authority

OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

MERCY SANTORO
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

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DIRECTOR
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PAM PASSOW
DIRECTOR
OC PARKS

SAMANTHA SMITH
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 27, 2026

TO: H&CD Commission

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

SUBJECT: **OCHA Status Report for July 2026**

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for July 2026 was 88.2% with 10,290 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 920 assisted households, Non-Elderly Disabled (NED) tenants represented 38 assisted households, and Mainstream Voucher Program tenants represented 198 households. Additional July highlights include:

OCHA STAFFING REPORT

Leasing currently has two (2) vacancies: one (1) Senior Housing Specialist and one (1) Office Technician position. Recruitment efforts for these positions are under way.

SHP currently has four (4) vacancies: four (4) Housing Specialist III positions. Recruitment for the Housing Specialist III's are currently in progress.

Occupancy Section has two (2) vacancies: one Housing Specialist and one (1) Housing Supervisor. Recruitment efforts for these positions are underway.

Administration Section currently has two (2) vacancies, both for Housing Specialist III positions. Recruitment efforts for these positions are underway. Two newly hired staff members have joined our team, one (1) Senior Housing Specialist and one (1) Community Development Analyst.

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	172
Clients currently earning escrow credits:	69
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	382
HUD-mandated remaining Contracts:	83
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, 197 families have successfully moved into a unit and another 10 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, 284 families have successfully moved into a unit and another 37 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 for a total of 50 FYI vouchers.

Of OCHA's 50 FYI vouchers, 43 youth have successfully moved into a unit and another 10 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.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 56 households have left the program, and 319 households have transferred to the HCV program, reducing the program size to 182.

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. Effective December 1, 2025, OCHA transferred 100 EHV households to the HCV program. Effective August 1, 2026, OCHA transferred 219 EHV households to the HCV program.

Project Based Voucher Program

OCHA currently has 38 projects completed and leased. OCHA has 2 projects under construction with an AHAP executed with an expected completion date in 2026: Avon River in Costa Mesa and Lincoln Ave in Buena Park.

OCCUPANCY SECTION:

Current Status

Occupancy Section pulled 307 applicants from the 2012 Waiting List. Occupancy continues to work closely with all our clients and applicants.

Occupancy Ongoing Activities

Production in the Occupancy Section for July 2026:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	46
Ongoing vouchers expired:	04
Initial Eligibility Initiated:	307
Initial Eligibility Pending:	178
Total reexaminations completed:	843
Total interim decreases completed:	214
Total interim increases completed:	187
Number of repayments completed:	1

LEASING SECTION:

Leasing Ongoing Activities

Production in the Leasing Section for July 2026:

Annual Inspections Scheduled (OCHA):	301
Follow up re-inspections Scheduled (OCHA):	27
Physical Inspections (OCHA):	34
New Leases - Number of RTA's received (OCHA):	100
Annual Inspections Received (Mobility):	264
Annual Inspections Scheduled (Mobility):	154
Follow up Re-inspections (Mobility):	18
New Leases Received (Mobility):	58
New Leases Scheduled (Mobility):	26
QC Inspections:	24
QC Inspections (Mobility):	0
Rent Increases received:	410
Rent Decreases received:	0
Rent Increase denied:	19
Rent Increase emails:	875
Rent Increase Calls:	49
Mobility Rent Increase:	126

Total Abatement:

Final notices mailed:	16
Were Abated:	0

Owners:

Owners became inactive for the month of July 2026:	4

Owners relisted their property:	1
Units added to our vacancy listings:	32
Owner Hotline callers assisted:	200

Outreach Efforts

On July 6, 2026, a presentation was held in partnership with the AAOC to educate attendees on the HCV Program. The sessions provided an overview of the HCV Program, key policies, procedures and guidance on working effectively with OCHA to support program participation. Attendees had the opportunity to gain valuable insights, ask questions, and strengthen their understanding of the resources and processes available about the program.

The Orange County Housing Authority continued to provide excellent customer service assisting 200 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, evaluating Reasonable Accommodating requests, informal hearing, public records requests and 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 July 2026:

Calls and inquiries addressed:	2,706
Mail Processed:	4,336
Public Records Act and Data Requests resolved:	13

VMS Data Collection Report												
	Jan-26	Feb-26	Mar-26	Apr-26	May-26	Jun-26	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
Homeownership	3	2	2	2	2	2	3	3	3	3	3	3
Homeownership HAP	$5,853	$3,992	$3,992	$3,992	$3,992	$3,672	$5,778	$5,778	$5,778	$5,715	$5,853	$5,853
Family Unification	278	285	286	281	280	282	286	284	284	280	286	287
Family Unification - (HAP)	$596,744	$618,350	$615,200	$611,780	$609,182	$612,262	$592,279	$584,304	$579,787	$582,355	$596,590	$594,031
Non Elderly Disabled	38	39	40	39	39	40	35	36	36	36	37	37
Non Elderly Disabled - (HAP)	$69,474	$72,033	$72,406	$72,553	$73,646	$76,123	$60,743	$64,387	$64,478	$64,430	$66,735	$66,855
Portable Vouchers Paid	46	54	54	51	53	51	33	40	41	37	40	45
Portable Voucher Paid HAP	$78,490	$90,821	$87,167	$80,573	$81,471	$79,923	$49,705	$64,298	$65,798	$60,807	$64,841	$74,894
Tenant Protection	32	32	32	32	32	31	34	34	33	33	32	32
Tenant Protection HAP	$59,615	$59,615	$59,794	$59,366	$60,743	$59,193	$59,173	$59,173	$57,517	$58,783	$58,153	$59,101
Enhanced Vouchers	1	1	1	1	1	1	2	2	2	2	1	1
Veterans Affair Supported Housing (VASH) Voucher	939	937	949	957	964	958	828	849	862	907	909	936
Veterans Affair Supported Housing (VASH) HAP	$1,510,306	$1,522,559	$1,548,150	$1,578,358	$1,594,255	$1,606,393	$1,361,159	$1,403,884	$1,425,393	$1,447,684	$1,467,454	$1,487,778
All Other Vouchers	8,811	8,915	8,885	8,885	8,867	8,848	8,916	8,875	8,878	8,826	8,829	8,813
All Other Vouchers HAP	$15,766,528	$16,067,197	$16,094,917	$16,213,799	$16,261,546	$16,316,813	$15,547,679	$15,523,212	$15,575,931	$15,548,970	$15,598,465	$15,576,585
FSS Escrow Deposits	$40,983	$40,262	$40,252	$40,654	$42,450	$41,532	$30,164	$14,584	$29,812	$30,580	$29,802	$36,470
All Voucher HAP Expenses After the First of Month	$67,032	$60,299	$100,981	$76,134	$43,109	$58,909	$57,852	$105,092	$44,034	$57,713	$35,050	$106,894
Total Vouchers	10,176	10,302	10,286	10,283	10,276	10,253	10,156	10,143	10,159	10,145	10,162	10,182
HAP Total	$18,247,979	$18,600,915	$18,689,018	$18,805,467	$18,844,275	$18,929,504	$17,803,819	$17,864,297	$17,890,961	$17,900,245	$17,970,330	$18,060,778
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,314	9,418	9,436	9,409	9,339	9,331	9,402	9,409	9,339	9,324	9,282	9,389
New vouchers issued but not under HAP contracts as of the last day of the month	20	11	18	20	26	20	9	8	4		27	10
Portability (Port In)	1,316	1,308	1,307	1,313	1,314	1,315	1,368	1,366	1,351	1,357	1,329	1,311
Portability (Port In HAP Administered)	$2,765,547	$2,775,175	$2,810,932	$2,836,020	$2,865,405	$2,872,581	$2,817,025	$2,828,038	$2,799,238	$2,802,581	$2,753,398	$2,734,315
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	237	237	237	237	137	137	277	237	237	237	237	237
Number of PBVs under HAP and leased	906	896	939	943	951	944	856	885	874	861	868	889
Number of PBVs under HAP and not leased	108	118	91	87	94	101	56	67	78	91	84	125
Fraud Recovery - Amount Booked this Month	$125	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150	$150
FSS Escrow Forfeitures This Month							$26,820					
Number of Hard to House Families Leased	22	23	63	45	23	25	22	56	22	25	18	71
Portable HAP Costs Billed and Unpaid - 90 Days or older	$1,061,481	$835,384	$905,210	$952,357	$883,459	$841,116	$1,279,132	$1,264,990	$1,202,288	$1,071,817	$1,094,828	$1,017,095

FY 26-27 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 7/31/26

	FY 26-27 Budget	YTD Exp/Rev Actual - Cash		FY 26-27 Y/E Cash
Beginning Cash Balance as of 07/01/26	14,155,520	14,155,520		14,155,520
Less: Other Miscellaneous Obligations				
Available Cash Balance as of 7/31/26	14,155,520	14,155,520		14,155,520
Additional Sources of Cash				
Interest Received - County Investment Pool	500,000	42,702	(2)	500,000
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	710		7,810
Surplus Capital Asset Sales - Non-Taxable Resale	0	0		0
Miscellaneous Revenue - American Family Housing	0	0		0
Miscellaneous Revenue - E-Waste Revenue	0	0		0
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0		0
Miscellaneous Revenue - HHAP County Transfer from Fund 12L to Fund 117	0	0		0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	0		0
Miscellaneous Revenue - OC ARPA Landlord Incentives	0	0		0
Miscellaneous Revenue - Partial Repayment of Bankruptcy Loss	0	0		0
Miscellaneous Revenue - State Controller's Office: Unclaimed Property	0	0		0
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	0	0		0
(Fund Balance Unassigned)	0	0		0
TOTAL SOURCES OF CASH:	**14,755,520**	**14,198,932**		**14,663,330**
Uses of Cash				
Building & Improvements Maintenance - El Modena/Esplanade Property	150,000	1,916		148,555
Building & Improvements Maintenance - Midway City Community Center	0	1,445		1,445
Affordable Housing/OCHA Rental Obligation (Balancer)	2,000,000	0		0
Admin/Accounting staffs support to OCHA Ops Reserve	39,624	4,323		39,624
HCD Staff Support to OCHA Ops Research (KG00117)	40,000	80,537		120,537
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGJLAC25)	10,000	7		10,000
OCCR Admin Support to OCHA per Joint Legislative Audit Committee (CXJLACCR)	0	-63		-63
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	20,000	0		20,000
NEPA Environmental Costs (i.e. Dudek)	200,000	0		200,000
NEPA Environmental Costs (SWCA)	200,000	0		200,000
Single All Funds Audit	312	0		312
County-wide Cost Allocation Plan (CWCAP)	5,000	0		5,000
County Investment Pool Admin Cost (Treasurer)	4,500	177		4,500
Family Self-Sufficiency Enhancement Payments	0	0		0
OCHA Landlord Incentive Program (KH017004)	450,000	19,345		450,000
Special Department Expense	0	0		0
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	0	0		0
Fidelity National Title Company	10,000	0		10,000
RSG, Inc.	30,000	0		30,000
Corrections FY 26-27	0	632		632
TOTAL USES OF CASH:	**3,159,436**	**108,319**		**1,240,543**
TOTAL FY 26-27 UNCOMMITTED CASH:	11,596,084	14,090,612		13,422,787
LESS: Future Year's Non-discretionary Obligations				
OCHA Monthly Rental Obligations (3)				(4,757,807)
TOTAL FY 26-27 DISCRETIONARY CASH:				**8,664,980**

(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

DATE: August 27, 2026

TO: H&CD Commission

DS
JB

FROM: Julia Bidwell, Director
OC Housing & Community Development

SUBJECT: **Housing and Community Development Divisions Status Report – July 2026**

COMMUNITY DEVELOPMENT

Community Development is working on Contract Amendments and new three-year Cooperation Agreements for Cities that are part of the Orange County Urban County Program. The new Cooperation Agreements will go to the Board of Supervisors on August 25, 2026 for approval and submission to HUD. Community Development has completed the FY 2026-27 Annual Action Plan for submittal to the Department of Housing and Urban Development (HUD).

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

PRAP meeting: August 13, 2026, at 1:00 p.m. virtually via Microsoft Teams Meeting

Affordable Rental Housing Programs

Projects Under Development (2020, 2023, and 2023 First Amendment Notices of Funding Availability)

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 August 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 was completed in February 2026.

OC Housing & Community Development

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

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 was 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.

Avon River (formerly known as 1400 Bristol and 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 August 2026.

Casa Colibri (formerly 15081 Jackson) – The Board approved $7,809,605 in MHSA and HOME-ARP funding, $3,684,605 in MHSA COSR funding, and 30 PBVs. The developer, American Family Housing, applied for tax credits in July 2024 and received an award. The Board later approved another $1,000,000 in 15G Reserves funds and $139,972 in HOME-ARP funding. Casa Colibri is a new construction of 65 units (63 rental units and 2 manager's units) for households earning at or below 30 to 60% AMI. 20 one-bedroom units will be restricted to MHSA eligible individuals experiencing homelessness with rents set at 30% AMI and subsidized with MHSA COSR. An additional 30 one-bedroom units will be restricted to 30% AMI for permanent supportive housing and be subsidized with Orange County Housing Authority (OCHA) PBVs. The remaining 13 units will be restricted at 60% AMI by the California Tax Credit Allocation Committee (TCAC) and/or other funding sources. The project closed on the construction loan in June 2025 and started construction in July 2025. Construction is anticipated to be completed in June 2027.

Brea PSH – The Board approved $2,337,500 in HOME funds, $2,887,500 15G Reserves funding capital funding, and 38 PBVs. Brea PSH is a new construction of 39 units, including 1 manager's unit and 38 rental units for individuals experiencing homelessness earning at or below 30% AMI. The developer, Jamboree Housing Corporation, closed on the construction loan and started construction in December 2025. Construction is anticipated to be completed in September 2027.

Altrudy II – The Board approved $1,100,000 in 15G Reserves funds and 8 Project-Based Vouchers. Altrudy II is a new construction of 64 units, including 1 manager's unit and 63 rental units for senior households earning at or below 30 to 70% AMI. 8 of the 64 units will be restricted by the County to seniors age 62 and older who are experiencing homelessness with incomes at 30% AMI. These 8 units will also be restricted by the Orange County Housing Finance Trust to tenants who meet MHSA eligibility criteria. The developer, C&C Development, received a 4% low-income housing tax credit award. They closed on the construction loan and started construction in October 2025. Construction is anticipated to be completed in April 2027.

<u>Grand Openings/Groundbreakings/Events –</u>

I. A Grand Opening for Cartwright Family Apartments was held at 11:00 a.m. on Thursday, June 18, 2026 at 17861 Cartwright Road in the City of Irvine.

(HCA staff, CEO staff, OC H&CD staff, and Elected Officials at The Cartwright Family Apartments Grand Opening)

Upcoming:

I. None

<u>2023 Supportive Housing Notice of Funding Availability</u>

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 Voucher 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	Project Completed
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	Avon River (formerly known as 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	Project Completed
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
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. Closed on acquisition of property in October 2025. Developer applied for 9% tax credits in April 2025 and received an award.
Jamboree Housing Corp.	Brea PSH	$5,225,000	38	39	Homeless Individuals	Brea	Under Construction
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. In March 2026, PRAP concurred with staff's recommendation to pass on underwriting review. On March 24, 2026, the Board approved conditional commitment of funding and PBVs.
	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 $5,141,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 28 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. On January 27, 2026 the Board approved conditional commitment of funding and PBVs. Developer applied for 4% tax credits in February 2026 and received an award.
Community Action Partnership of Orange County	Garza Permanent Supportive Housing	0	0	0	Homeless Families	Anaheim (Unincorporated)	Project Withdrawn
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. In December 2025, PRAP concurred with passing project on underwriting review. On February 10, 2026, the Board approved conditional commitment of PBVs. Developer applied for 9% tax credits in April 2026 and did not receive an award. Developer will re-apply.
Families Forward	Tustin Heritage	$0	5	8	Homeless and low-Income Individuals and Families	Tustin	Application received in June 2025, requesting 5 PBVs. 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. In April 2026, PRAP concurred with passing project on underwriting review. On May 19, 2026, the Board approved conditional commitment of PBVs.
C&C Development	Mercury Senior Apartments	$0	0	0	Seniors	Brea	Project Withdrawn
Jamboree Housing Corp.	Costa Mesa Senior	$1,500,000	0	70	Seniors / MHSA	Costa Mesa	Application received in February 2025 requesting an additional $1,500,000 (15G Reserves). Original request of $2,490,800 (MHSA Funds) and 34 PBVs from 2023 NOFA 1st Amendment previously approved by PRAP on October 17, 2024. Project continued with underwriting review with a combined total of $3,990,800. On March 24, 2026, the Board approved conditional

							commitment of additional funding. Developer applied for 9% tax credits in April 2026 and received an award.
	TOTALS	$5,141,158	28	335			

2026 Supportive Housing Notice of Funding Availability

On February 10, 2026, the Board approved issuance of the 2026 NOFA making available up to $20.09 million in Federal HOME, HOME-ARP, MHSA/Behavioral Health Services Act (BHSA), 15G Reserves and/or HSA Funds and up to 100 Housing Choice, Mainstream and/or VASH Project-Based Vouchers. The 2026 NOFA was released on March 6, 2026.

Staff received 5 applications listed below, requesting $8,228,000 in HOME/HOME-ARP/MHSA/BHSA/15G Reserve/HSA funds and 30 Housing Choice Project-Based Vouchers.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
American Family Housing	Avon River (formerly known as 1400 Bristol)	$4,100,000	0	78	Homeless, MHSA eligible individuals	Costa Mesa	Under Construction Developer identified a funding gap of $4.1 million. In April 2026, PRAP concurred with passing project on underwriting review. On May 19, 2026, the Board approved conditional commitment of additional funding.
Jamboree Housing Corp.	Costa Mesa Senior	0	1	70	Senior/MHSA	Costa Mesa	Application received requesting one additional voucher, increasing the total PSH units to 35, and is currently under review.
C&C Development	Mercury Senior Apartments	$1,375,000	8	85	Seniors	Brea	Application received in June 2026, requesting $1,375,000 in 15G Reserves or Housing Successor Agency funds and 8 Project-Based Vouchers. In June 2026, PRAP concurred with staff's recommendations to pass project on underwriting review. Developer applied for 4% tax credits in February 2026 and received an award.
American Family Housing	Goldenwest Apartments	$1,375,000	13	20	Homeless, MHSA eligible individuals	Westminster	Application received in June 2026, requesting $1,375,000 in in 15G Reserves, and 13 PBVs. Application is currently under threshold review.
Community Action Partnership of Orange County	Garza Permanent Supportive Housing	$1,100,000	8	8	Homeless	Anaheim (Unincorporated)	Application received in July 2026, requesting $1,100,000 in HOME funds and 8 PBVs. Application is currently under threshold review.
C&C Development	Don Juan Senior Apartment	$1,100,000	8	50	Seniors	San Juan Capistrano	Application received in July 2026, requesting $1,100,000 in 15G Reserve funds and 8 PBVs. Application is currently under threshold review.
	TOTALS	$9,050,000	38	311			

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
  - Avon River (formerly known as 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 worked with the developer on an extension request to State HCD to extend the construction deadline from December 2025 to July 2026, which has since been approved. Due to additional construction delays, another extension request was submitted to State HCD to extend the construction deadline from July 2026 to August 2026 and is under review by State HCD.

<u>Homekey+ Program:</u> 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.

OCCR made efforts to apply for Homekey+, however, without State HCD's approval of an extended construction completion timeline or consideration of the project as New Construction (which is afforded a 24-month construction completion timeline rather than the 12-month for rehabilitation projects), a Homekey+ project is infeasible.

The Homekey+ NOFA is still open for application.

<u>Homeownership Activities</u>

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

<u>Mortgage Assistance Program/CalHome Grant</u>

The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB).

Since the MAP program update in August 2020, 115 applications have been processed for eligibility of which 9 have closed escrow, 13 have received a funding commitment pre-approval, and 1 application is under review.

In December 2025, PRAP concurred with staff's recommendations to the changes in the MAP guidelines. The recommended revisions will increase the maximum loan amount and AMI, update the funding sources, eligible locations and eligible units. Staff anticipate bringing forward these recommendations to the Board.

The MAP program is currently 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 applications can be funded.

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.

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RENEE RAMIREZ
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OC COMMUNITY SERVICES

PAM PASSOW
DIRECTOR
OC PARKS

SAMANTHA SMITH
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

OC Community Resources

MEMORANDUM

DATE: August 27, 2026

TO: H&CD Commission

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

SUBJECT: ACCOUNTING STATUS REPORT – July 2026

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**
   We issued our July 2nd checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. **Landlord and Tenant Overpayments**
   - Active: There are 28 tenant repayment agreements with a total balance of $37,582 as of July 31, 2026.
   - Inactive: There are 596 outstanding cases with a total amount of $735,771 as of July 31, 2026. Of the 596 cases, 369 are for tenants (62%) and 227 are for landlords (38%).
   - Grand total of active and inactive for July 2026: $773,353.

3. **Operating Reserves Loan**
   All loan payments were made through July 31, 2026, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency **(FSS)** reconciliation through June 2026. There were zero payments to program participants under the Enhancement Program for the month of July.

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 2026** have been completed for all available funding.
   - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for **June 2026** has been completed.
   - General & Other Fund Projects report was updated through 4th Quarter, **June 2026**.
   - Program Income Status Report for **June 2026** has been completed.

COUNTY ADMINISTRATION SOUTH | 601 N. ROSS | 6TH FLOOR | SANTA ANA, CA 92701 | PHONE (714) 480-2788 | FAX (714) 480-2899

- 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 2026 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 July 2026. Balances are reconciled for Successor Notes Receivables every April and June.