

Housing Opportunities Committee

Meeting Date: April 7, 2023

Meeting Time: 11:00 a.m. – 12:00 p.m.

Meeting Link:

<https://us06web.zoom.us/j/82729714171?pwd=VExndC9lUjEvQ3M2bk5DOWxFRmZWZz09>

Meeting ID: 827 2971 4171

Passcode: 129021

Minutes

1. **Call To Order** – Judson Brown and Grace Stepter, Committee Chairs
 - a. Chair Judson Brown called the meeting to order at 11:03 a.m.
2. **Additions / Deletions to Agenda**
 - a. None.
3. **Continuum of Care Updates** – Sarah Jones, Continuum of Care (CoC) Manager, Office of Care Coordination
 - a. Sarah Jones provided the following CoC updates:
 - **Orange County CoC Program Award for FY2022:** On March 28, 2023, the U.S. Department of Housing and Urban Development (HUD) announced an award of \$31,453,663 to Orange County’s CoC Program for FY2022. This represents a \$663,758 increase in CoC Program funding for Orange County. The new funding represents an increase in the CoC Planning grant, as well as the award of a new Coordinated Entry System (CES) Domestic Violence (DV) Bonus Project in the amount of \$250,000 to the County of Orange (County) as the CES lead agency and a new Rapid Rehousing Bonus Project in the amount of \$362,421 to Friendship Shelter, Inc.
 - **FY 2023 CoC Program Notice of Funding Opportunity (NOFO):** Each year, HUD releases a NOFO that allows CoCs nationwide to apply for competitive funding. The upcoming FY 2023 CoC Program NOFO is anticipated to be released by HUD in Spring 2023.
 - **County Procurement Office Vendor Outreach Event:** The County Procurement Office is hosting an annual Vendor Outreach Day to provide interested vendors and service providers knowledge on County’s procurement and contracting processes. The event will be held on May 11, 2023, from 10:00 a.m. – 2:00 p.m. at Mile Square Park, Freedom Hall. Reservation for the event is required and can be completed on Eventbrite: <https://www.eventbrite.com/e/vendor-outreach-event-registration-576562151917>
4. **Project-Based Housing Updates:**
 - a. **Orange County Housing Finance Trust (OCHFT) Update – Adam Eliason, OCHFT**
 - Adam Eliason shared that the OCHFT received grant funding for the Geographical Information System (GIS) mapping which will be able to provide improvements to the

existing OCHFT website. Additionally, the OCHFT has another project with the GIS company which will benefit developers, cities, and real estate brokers.

- The annual 2023 [Local Housing Trust Fund Notice of Funding Availability \(NOFA\)](#) from California Department of Housing and Community Development (HCD) for housing development was released. The OCHFT has been successful in obtaining funding for the last three years which has assisted with OCHFT's NOFA and projects. The OCHFT will be applying again and are optimistic at obtaining funding.
- For the new Accessory Dwelling Units (ADU) loan program, the OCHFT is in the program design phase. CalOptima Health helped fund the pilot program, which will help in developing ADUs in backyards to rent. The program is expected to launch in June 2023.
- On Wednesday, March 8, 2023, a ceremony was held for the Jamboree Housing Corporation (Jamboree) - Paseo Adelanto project in San Juan Capistrano. Jamboree and the City of San Juan Capistrano have partnered to build the affordable housing complex, which will have 49 affordable housing units and one additional unit for an on-site manager.

b. Project Homekey Update – Julia Bidwell, OC Community Resources and Grace Stepter, City of Anaheim

- Julia Bidwell from OC Community Resources shared that HCD issued the Homekey Program Round 3 NOFA. Applications will be accepted on a continuous basis from the release of the Homekey application on April 24, 2023, through July 28, 2023, or until the available funds are exhausted, whichever occurs first. Applicants must submit a complete application available on the [Homekey website](#). The County of Orange (County) is in the Southern California geographic pool and the total funding allocation for Southern California geographic pool is \$68.7 million dollars with a limit of \$35 million dollars for a project. The County will be competing with other jurisdictions on a first come, first serve basis.
- Julia Bidwell provided the update that previous Homekey projects are getting ready to convert from interim housing to permanent housing. Homekey projects from Round 1, Tahiti and Stanton, are finalizing construction.
- Julia Bidwell shared that the 2023 Supportive Housing NOFA with the availability of up to \$67.1 million of Federal HOME Investment Partnerships Program (HOME), HOME American Rescue Plan Act (HOME-ARPA), Mental Health Services Act (MHSA) and American Rescue Plan Act Coronavirus State and Local Recovery Funds (ARPA-SLFRF). For more information about the NOFA, please visit: <https://www.ochcd.org/housing-development/developer/notice-funding-availability>
- Chair Grace Stepter gave an update that Studio 6 Motel now called North Harbor in the City of Anaheim is currently being used for interim housing and will operate as so until the City of Anaheim reaches the second phase of rounds. The City of Anaheim is finalizing an application for tax credit and if successful, the City of Anaheim will move towards a second phase. For phase three, decisions have not been fully finalized and the City of Anaheim has been approached by a few developers, however, there is a

need for analysis as the current conversion costs approximately \$700,000 to \$800,000 per unit.

- Chair Grace Stepter also noted that the City of Anaheim has a project like Homekey called Tampico Motel and the deal with close at the end of April. Rehabilitation work will be done to ensure that the Motel is PSH ready. Tampico Motel received \$2 million dollars through CalOptima's recent NOFA.

c. Project-Based Voucher Pipeline – Public Housing Authority Representatives

- January Johnson provided Project-Based Voucher Pipeline update for Orange County Housing Authority (OCHA), outlined in Exhibit A. January Johnson also shared that Casa Paloma is fully leased and Ascent is almost fully leased.
- Alma Huerta provided Project-Based Voucher Pipeline update for Anaheim Housing Authority (AHA), outlined in Exhibit A. Alma Huerta also shared that for Salvation Army Center of Hope will start to be leased up in June 2023, and Finamore Place was recently fully leased.
- Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A. Chair Judson Brown shared that Legacy Square will have a grand opening in June 2023, with support from the County.

5. Tenant-Based Housing Updates:

a. Special Purpose Voucher Updates – Public Housing Authority Representatives

- Chair Judson Brown provided background on the special purpose vouchers; Emergency Housing Voucher (EHV), Mainstream Vouchers (MS5), VASH, Family Unification Program (FUP), and Foster Youth to Independence (FYI) vouchers. Chair Judson Brown provided an update on the Foster Youth to Independence (FYI) Initiative PIH Notice which announced the availability of \$30 million dollars in new funding.
- January Johnson provided updates for OCHA, outlined in Exhibit B. January Johnson also noted that the most significant update is that 50 MS5 were added which now brings the total allocation of 251 MS5.
- Alma Huerta provided updates for AHA, outlined in Exhibit B. For MS5, an additional unit was leased this morning which brings the total MS5 leased to 170. Out of the seven people with vouchers searching for units, four are pending unit inspections.
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B.
- Chair Judson Brown provided updates on behalf of GGHA, outlined in Exhibit B.

6. Funding, Program, and Policy Updates:

a. Federal and State Legislation Updates – Cesar Covarrubias and Courtney Widerman, The Kennedy Commission

- Cesar Covarrubias provided the following Federal and State Housing Policy updates:
 - For State updates regarding Housing Stability and Homelessness, there are five different bills – Senate Bill 225, Senate Bill 567, Assembly Constitutional Amendment 10, Assembly Bill 920, and Assembly Bill 919 –

that are addressing housing in a different way by focusing on housing stability and affordable housing.

- For State updates regarding Affordable Housing Production, there are six different bills – Assembly Bill 309, Senate Bill 20, Assembly Bill 653, Assembly Bill 1657, Assembly Bill 49, and Assembly Constitutional Amendment 1 – that are increasing the supply of affordable housing production.
- For California Budget updates, there is a projected \$22.5 billion budget shortfall which is prompting budget cuts and delays of spending previously authorized. There is also zero new affordable housing funding.
- For Federal updates regarding Fair Housing, California has been proactive in bringing back priorities for housing and is focusing on the implementation of the fair housing act mandates.
- For Federal updates, HUD announced \$2.8 billion on March 28, 2023, in CoC Competition Award for homeless service and housing providers.
- Lisa Varon with the City of Irvine provided an update on the Eviction Diversion Collaborative Report Presentation that occurred in the morning. Co-hosted by the Affordable Housing Clearinghouse, Kennedy Commission and Orange County Community Housing Corporation (OCCHC/Stepping UP), the Affordable Housing Awards was created to honor individuals and organizations that further the cause of affordable housing for extremely low-income families throughout Orange County. The calendar of events for the Affordable and Fair Housing Month can be viewed at: <https://www.kennedycommission.org/affordable-housing-and-fair-housing-month>

7. Coordinated Entry System (CES) Updates:

a. County-Wide Performance Metrics – Rebecca Ricketts, Office of Care Coordination

- There are currently 4,908 Active Individual Households enrolled in the CES Project. Of the households enrolled, 2,942 are on the Community Queue.
- There are currently 471 Active Family Households enrolled in the CES Project. Of the households enrolled, 281 are on the Community Queue.
- There are 235 veterans on the Veteran Registry as of March 5, 2023, and, in the last 12 months, 242 veterans have been housed in permanent, stable housing.

b. New Referral Standards – Rebecca Ricketts, Office of Care Coordination

- The meeting went over the scheduled time. The agenda item will be continued to the next scheduled Housing Opportunities Committee meeting.

c. Family Solutions Collaborative (FSC) Impact Report – Roxana Garcia, Family Solutions Collaborative

- Roxana Garcia shared a brief update on the FSC monthly snapshot report of Family Homelessness in Orange County, posted at [FSC 's Impact Report webpage](#). For the month of February 2023, there were 208 families in shelter,

245 unsheltered families, and 25 families in other living situations.

8. **Next Meeting:** Friday, June 2, 2023, 10:00 a.m. – 12:00 p.m.

Exhibit A

a. Orange County Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Casa Paloma	Midway City	24				24		48	10/2022
Ascent	Buena Park	28				29		57	11/2022
Riviera Motel	Stanton	9		10		1		20	05/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	05/2023
Motel 6	Costa Mesa			30		10		40	05/2023
Mountain View	Lake Forest	8						8	07/2023
Huntington Beach Senior Housing	Huntington Beach	21				12		33	09/2023
Villa St. Joseph	Orange	18						18	10/2023
Santa Angelina	Placentia	21						21	12/2023
Stanton Inn and Suites	Stanton	10				60		70	12/2023
Tahiti Motel	Stanton			10		49		59	12/2023
Crossroads at Washington	Santa Ana				43		42	85	12/2023

b. Anaheim Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Finamore Place	Anaheim				20		82	102	12/2022
Center of Hope	Anaheim	20	34	16	50		2	72	06/2023
Miraflores	Anaheim				8			86	12/2023

c. Santa Ana Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			

Legacy Square	Santa Ana	25			8		59	92	04/2023
North Harbor Village	Santa Ana			34	55			89	07/2023
FX Residences	Santa Ana				3	13		16	12/2023
Westview House	Santa Ana				26		59	85	02/2024

d. Garden Grove Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Stuart Drive Apartments	Garden Grove					8	2	10	PSH units completed 08/2022

Exhibit B

a. Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	11	158
Emergency Housing Voucher (EHV)	557	95	419
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	74	709
Family Unification Program (FUP) Voucher	325	31	278

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	7	169
Emergency Housing Voucher (EHV)	278	26	240
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	13	77

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	30	147
Emergency Housing Voucher (EHV)	89	21	76
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	41	100
Foster Youth Independence (FYI) Voucher	65	6	42

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	8	60

Emergency Housing Voucher (EHV)	117	6	107
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