

**ORANGE COUNTY CONTINUUM OF CARE
HOUSING OPPORTUNITIES COMMITTEE**

Friday, October 6, 2023
10:00 a.m. – 12:00 p.m.



Committee Chair: Judson Brown, City of Santa Ana
Committee Vice-Chair: Grace Stepter, City of Anaheim

Committee Members

- Orange County Housing Authority
- Anaheim Housing Authority
- Santa Ana Housing Authority
- Garden Grove Housing Authority
- CalOptima Health
- Orange County Housing Finance Trust
- Orange County United Way
- Kennedy Commission
- Orange County Housing Advocacy Collaborative
- Emergency Solutions Grant (ESG) funded entitlement jurisdictions

Purpose: The Housing Opportunities Committee (Committee) will function as an advisory group to the Continuum of Care (CoC) Board and the Policies, Procedures and Standards (PPS) Committee. The Committee assists in the overall coordination of efforts and information sharing to foster the development of housing opportunities for people experiencing homelessness. The Committee will facilitate regional and systemwide collaboration in the development and implementation of affordable housing programs and opportunities that provide permanent housing solutions, such as housing choice vouchers, short-term rental assistance and/or permanent supportive housing, to reduce homelessness and to increase the supply of affordable and permanent supportive housing in Orange County. In addition to the facilitation and regional collaboration of housing opportunities in Orange County, the Committee will align its efforts with the Orange County CoC Board Vision.

MINUTES

Welcome and Introductions – Judson Brown, Chair

Public Comments – Members of the public may address the Committee on items listed within this agenda or matters not appearing on the agenda so long as the subject matter is within the jurisdiction of the Committee. Comments will be limited to three minutes. If there are more than five public speakers, this time will be reduced to two minutes. In order to address the Committee, members of the public are to enter their name and agenda item number in the chat box to be placed in a queue. Staff will call your name in the order listed in the chat box.

1. **Call To Order** – Judson Brown, Chair

Chair Judson Brown called the meeting to order at 10:03 a.m. and shared the mission and goals of the Committee.

2. **Additions / Deletions to Agenda**

None.

3. **Project-Based Housing Updates**

a. **Orange County Housing Finance Trust (OCHFT) Update – Adam Eliason, OCHFT**

- Adam Eliason announced that the OCHFT was awarded five million dollars from the State of California Department of Housing and Community Development (State HCD) for the 2023 Local Housing Trust Fund Program. This is the fourth year that the OCHFT has been awarded funding and the OCHFT is excited to help more projects get needed funding.
- Adam Eliason shared that the Affordable ADU Loan Program (aADU) program is in the final stages of being launched. If anyone is interested, there is an interest list that people can sign up for. The interest list can be found at the following link: <https://airtable.com/appL9pB8Mij7m3ozp/shrxMXy57rLgV00jt>
- On October 9, 2023, the Center of Hope, a development, will have a grand opening. Center of Hope is the second OCHFT project with a grand opening and the OCHFT hopes to have many grand openings soon.

b. **Project Homekey Update – Julia Bidwell, OC Community Resources (OCCR) and Nate Robbins, City of Costa Mesa**

- Julia Bidwell shared that for Homekey Round 3 Notice of Funding Availability (NOFA), an application was submitted for 1400 Bristol St. in the City of Costa and award announcement is currently pending. Julia Bidwell stated that OCCR is still in the construction process for Homekey Round 2 developments and finishing leasing up the Homekey Round 1 developments.
- Nate Robbins provided an update that the City of Costa Mesa development was delayed for November 2023. Nate Robbins reiterated that the City of Costa Mesa is currently pending on award announcement for the Travel Lodge development.

c. **Project-Based Voucher (PBV) Pipeline – Public Housing Authority (PHA) Representatives**

- January Johnson provided PBV Pipeline update for Orange County Housing Authority (OCHA), outlined in Exhibit A. January Johnson also shared that there have been construction delays and all the projects will be coming online the last quarter of the year.
- Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A. Chair Judson Brown also emphasized the importance of referring participants from Coordinated Entry System (CES) to the housing opportunities.

Public Comments

- Samantha Banuelos inquired if there was an estimated move in date for the Stanton Inn development.

- A member of the public shared that they are currently experiencing homelessness for the first time and inquired as to how many of the projects allow pets.

4. Tenant-Based Housing Updates

a. Special Purpose Voucher Updates – PHA Representatives

- Chair Judson Brown provided background on the special purpose vouchers: Emergency Housing Voucher (EHV), Mainstream Vouchers (MS5), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Foster Youth to Independence (FYI) vouchers. Chair Judson Brown stated that the PHAs are not yet reporting on the homeless set asides.
- January Johnson provided updates for OCHA, outlined in Exhibit B.
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B.
- Kristine Peters provided an update on the Voucher 101 Training that was hosted under a grant project with CalOptima Health and Orange County's United Way.

Public Comments

- Maura Mikulec inquired on OCHA's EHV's. Maura Mikulec noted that many people go into Permanent Supportive Housing (PSH) without a voucher and inquired if there was a way for those housing opportunities to be included.
- Yoli inquired on waiting lists and how prioritization is determined.
- Kimberly asked about waiting lists and whether people on the waiting list get updates on status. Kimberly also inquired on the Voucher 101 Training.
- John Underwood stated that they were interested to know about the process of turning a PBV into a Tenant-Based Voucher. John Underwood inquired on the process of public comments and asked about the opening of the Musick Facility in Irvine.
- Steve McNally, with the Behavioral Health Advisory Board, shared support for educating the community and inquired as to how vouchers for Transitional Age Youth (TAY) can be increased. Steve McNally shared their experience of public comment in another space and emphasized the importance of ensuring that the community is aware of what is going on.
- Samantha Banuelos inquired if there was an estimated move in date for the Stanton Inn development.

5. Funding, Program, and Policy Updates

a. Federal and State Legislation Updates – Cesar Covarrubias and Julian Gutierrez, The Kennedy Commission

- Cesar Covarrubias provided the following Federal and State Housing Policy updates:
 - The current bills that have been signed by the State Governor are Senate Bill (SB) 469 (Allen), SB 20 (Rubio) Joint Powers Agreement: Regional Housing Trusts, SB 567 Homelessness Prevention Act (Durazo), Assembly Bill (AB) 489 (Calderon), SB 406 (Cortese), and AB 1307 (Wicks).
 - The current bills that are pending signature by the State Governor are AB 1386 (Gabriel), AB 84 (Ward), AB 1085 (Maienschein), AB 1418 (McKinnor), SB 482 (Blakespear), AB 309 Social Housing Act (Lee, Carillo, Kalra), SB 555 Stable Affordable Housing Act of 2023 (Wahab), AB 1386 (Gabriel), and SB 18 Tribal Housing Reconstitution and Resiliency Act.

- The bills on the 2024 Ballots are Assembly Constitutional Amendment (ACA) 13 (Ward), SB 326 The Behavioral Health Services Act (Eggman), AB 531 The Behavior Health Infrastructure Bond Act (Irwin), and ACA 1 (Aguiar Curry).
- For federal updates, the United States Department of Housing and Urban Development (HUD) proposed the 2023 Affirmatively Furthering Fair Housing (AFFH) Rule which will build on the 2015 AFFH Rule. Additionally, HUD announced the funding opportunity Pathways to Removing Obstacles to Housing (PRO Housing).

Public Comment:

- Pat Davis inquired on the status of increasing resources to fund affordable housing at low and very low-income levels and asked if the Local Housing bond options help improve that process.

6. CoC Updates – Sarah Jones, CoC Manager, Office of Care Coordination

- **FY 2023 CoC Notice of Funding Opportunity (NOFO):** HUD released the CoC NOFO Competition on July 5, 2023. HUD made approximately \$2.7 billion in competitive funding available nationwide, including funds available for Domestic Violence (DV) Bonus, Youth Homeless Demonstration Program (YHDP), and funds for CoC Renewal and CoC Bonus Projects. For the Orange County CoC, approximately \$30.5 million was made available for the Estimated Annual Renewal Demand (ARD), as well as additional funds for the CoC Bonus, DV Bonus, and CoC Planning. On Wednesday, September 27, 2023, the Office of Care Coordination posted a final version of the Consolidated Application and Priority Listing E-Snaps document on the FY 2023 CoC Program NOFO Webpage and the Orange County CoC submitted the final FY 2023 Orange County CoC Consolidated Application and Project Priority Listing to HUD.
- **FY 2024 Homeless Management Information System (HMIS) Data Standards Updates:** HUD has released updates to the FY 2024 HMIS Data Standards, which includes updates to the CES data collection requirements announced on July 10, 2023. The FY 2024 HMIS Data Standards provide the requirements for the programming and use of all HMIS and comparable database systems and went into effect the beginning of October 2023. The FY 2024 HMIS Data Standards resources are now available on the HUD Exchange website.
- **National Standards for the Physical Inspection of Real Estate (NSPIRE) Updates:** On May 10, 2023, HUD published updates to the NSPIRE, that are used to assess whether housing meets minimum quality standards to qualify for assistance with HUD funds. On September 18, 2023, HUD published Federal Register Notice: Economic Growth Regulatory Relief and Consumer Protection Act: Implementation of National Standards for the Physical Inspection of Real Estate; Extension of Compliance Date. This notice extends the compliance date for HUD’s NSPIRE final rule for Community Planning and Development (CPD) programs, HOME Investment Partnerships Program (HOME), Housing Trust Fund (HTF), Housing Opportunities for Persons With AIDS (HOPWA), Emergency Solution Grants (ESG), and CoC programs until October 1, 2024.
- **YHDP Funding:** On September 20, 2023, HUD announced the award of \$60 million to 16 communities under the YHDP. This funding will help the awarded communities to develop and implement a coordinated community approach to preventing and ending youth homelessness through a wide range of housing programs. Though the Orange

County CoC was not awarded YHDP funding, the CoC plans to continue applying for future opportunities to serve more youth experiencing homelessness.

Public Comment:

- John Underwood inquired on whether the law enforcement HMIS access conversation has been resolved.

7. CES Updates

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

- There are currently 6,208 Active Individual Households enrolled in the CES Project. Of the households enrolled, 2,863 are on the Community Queue.
- There are currently 442 Active Family Households enrolled in the CES Project. Of the households enrolled, 274 are on the Community Queue.
- There are 252 veterans on the Veteran Registry as of September 15, 2023, and, in the last 12 months, 164 veterans have been housed in permanent, stable housing.

b. PHA Universal Application – Rebecca Ricketts, CES Manager, Office of Care Coordination and Judson Brown, Chair

- Rebecca Ricketts shared background on the PHA Universal Application and the training and listening sessions hosted by CES. Chair Judson Brown provided an overview of the PHA Universal Application.

c. CES Policies and Procedures – Rebecca Ricketts, CES Manager, Office of Care Coordination

- Rebecca Ricketts shared that the proposed changes to the CES Policies and Procedures will be presented at the PPS Committee on Tuesday, October 10, 2023, with an in-depth presentation for approval to bring the recommendation forward to the CoC Board.

Public Comments:

- John Underwood requested clarification on whether people were removed from the Community Queue. John Underwood also inquired on whether the law enforcement HMIS access conversation has been resolved.
- Helen Cameron asked if the CES metrics only apply to Project Based projects or whether the metrics are cross referenced with HMIS data.
- Maura Mikulec shared concern regarding people being dropped from the Community Queue when agency staff do not make changes within 90 days. Maura Mikulec inquired if there is any discussion to modify the policy. Maura Mikulec also asked if there was more information as to why people are getting removed from the Community Queue and noted that the information would be helpful to improve matches to housing assistance.
- Pat Davis thanked the County and city meetings that have a hybrid setting and inquired as to how the Committee can uplift and support housing bonds such as collecting signatures for support.

8. Next Meeting: Friday, December 1, 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			
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	9/2023
Illuma (Stanton Apartments)	Stanton	10				60		70	10/2023
Mountain View	Lake Forest	8						8	10/2023
Clara Vista (Tahiti Motel)	Stanton			10		49		59	11/2023
Mesa Vista (Motel 6)	Costa Mesa			30				30	12/2023
Riviera Motel	Stanton	9		10		1		20	03/2024
Santa Angelina Senior Apartments	Placentia	21						21	03/2024
Crossroads at Washington	Santa Ana				43			85	03/2024
Villa St. Joseph	Orange	18						18	05/2024

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			
Center of Hope	Anaheim	20	34		50		6	72	08/2023
Miraflores	Anaheim				8		78	86	04/2024

* Updated 8-10-23

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			
Estrella Springs	Santa Ana			34	55			89	01/2024
FX Residences	Santa Ana				3	13		16	12/2024
Westview House	Santa Ana				26		59	85	02/2024
WISEPlace	Santa Ana				25	22		47	11/2024

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	28	134
Emergency Housing Voucher (EHV)	557	100	492
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	118	705
Family Unification Program (FUP) Voucher	325	27	300

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	3	169
Emergency Housing Voucher (EHV)	278	16	260
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	6	86

* Updated 8-10-23

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	18	155
Emergency Housing Voucher (EHV)	89	2	88
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	19	126
Foster Youth Independence (FYI) Voucher	94	12	57

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	8	67
Emergency Housing Voucher (EHV)	117	4	106