

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

Friday, December 1, 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 10:04 a.m. and shared the purpose and goals of the Committee.

2. Additions / Deletions to Agenda

None.

3. Project-Based Housing Updates

a. OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust (OCHFT)

- Adam Eliason announced that the annual Notice of Funding Availability (NOFA) will be released in January 2024 and noted that this will be the largest funding amount with approximately \$26 million available. For the NOFA, some of the funding is limited to specific cities for OCHFT because of funding requirements. Adam Eliason encouraged people to spread the word and emphasized that cities and developers should consider ramping up new affordable development projects. If there are city staff that need technical assistance of identifying properties or developers to meet Regional Housing Needs Allocation (RHNA) numbers, city staff can reach out to Adam Eliason for assistance.
- In mid-December 2023, the OCHFT website will have a new mapping tool that anyone to go into the website to identify Permanent Supporting Housing (PSH) units. A demonstration of the mapping tool will be shown at the OCHFT Board meeting on December 12, 2023.
- The Affordable Accessory Dwelling Units (ADU) Loan Program (aADU) will award 34 ADUs on the week of December 4, 2023. For the program, \$8 million will be rolling out, with \$4 million allocated from Southern California Association of Governments (SCAG) and another \$4 million allocated from CalOptima Health. For more information, visit the OCHFT website: <https://ochft.org/>

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

- Julia Bidwell shared that the Illuma, formerly known as Stanton Apartments, is currently leasing up while Clara Vista, formerly known as Tahiti Motel, is finishing construction. Riveria Motel and Mesa Vista, formerly known as Motel 6, are currently under construction. Huntington Beach Oasis is acting as interim housing until it converts to permanent housing. The award announcement from the State from the Homekey Round 3 NOFA for the 1400 Bristol project is currently pending.
- Nate Robbins shared that Mesa Vista should be receiving the Certificate of Occupancy (CCO) on December 7, 2023.
- Julia Bidwell and Nate Robbins provided clarification on the number of units for the Homekey sites.

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.
- Miriam Zepeda provided PBV Pipeline for Anaheim Housing Authority (AHA), outlined in Exhibit A.

- Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A.

Committee Discussion:

- Nishtha Mohendra inquired on the unit compositions for the Homekey sites.

Public Comments:

- Michael Shepherd asked for clarification on the new names of the Stanton and Tahiti sites.
- Helen Cameron inquired on the number of units for the Homekey sites.

4. Tenant-Based Housing Updates

a. Special Purpose Voucher Updates – PHA Representatives

- Chair Judson Brown provided background on the special purpose vouchers: Mainstream Vouchers (MS5), Veterans Affairs Supportive Housing (VASH), Family Unification Program (FUP), and Foster Youth to Independence (FYI) vouchers.
- January Johnson provided updates for OCHA, outlined in Exhibit B. January Johnson shared that OCHA applied for FYI vouchers, which were approved and OCHA will undergo the award process.
- Miriam Zepeda provided updates for AHA, outlined in Exhibit B.
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B. Chair Judson Brown noted that there was a new allocation of 25 FYI vouchers thanks to the efforts of Maria Hodson and Adreanna Limon.

Committee Discussion:

- Adam Eliason requested clarification on the Exhibit B chart.

Public Comments:

- LeCole Matchem with A Brighter Side LLC asked if the MS5 include non-disabled elders.
- Holly Rivera with Leading Purpose provided a suggestion of allocating some funding to individuals who are experiencing illnesses.
- Steve McNally requested clarification on the Exhibit B chart and posed a question to the Committee regarding the needs of Orange County if funding or staffing were not an issue.

5. Funding, Program, and Policy Updates

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

- Cesar Covarrubias shared that the Kennedy Commission will be hosting the 2023 California Affordable Housing Legislative Briefing on December 12, 2023. The panelists will lead a discussion on new legislation signed into law and measures aimed at addressing California's affordable housing and homelessness crisis. The panel will also highlight new opportunities for affordable housing developers and local governments to use these new tools to increase affordable housing. To reserve a spot, visit <https://www.eventbrite.com/e/2023-california-affordable-housing-legislative-briefing-tickets-769916449827>
- Julian Gutierrez provided information on the House of Representative bills 4366 and 3238.

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

- **CoC Board Nomination and Election Process:** The Office of Care Coordination is hosting a webinar on December 6, 2023, at 11:00 a.m. to provide CoC Board Candidates an opportunity to share about their expertise and experience related to the CoC Board. CoC General Members are encouraged to participate to make informed voting decisions. The voting period for the CoC Board Election will occur from Wednesday, December 6 through Tuesday, December 12, 2023, via online survey.
- **Youth Homelessness System Improvement (YHSI) Grants Notice of Funding Opportunity (NOFO):** On November 8, 2023, the U.S. Department of Housing and Urban Development (HUD) announced the release of the YHSI NOFO. Approximately \$50 million is available for grants that will focus on systemic change to either improve or create response systems for youth at risk of homelessness or experiencing homelessness by funding projects that create and build capacity for Youth Action Boards; establish regional committees on youth homelessness to direct efforts across multiple systems including education, justice, and child welfare; collect and use data on at-risk youth and youth experiencing homelessness; develop strong leaders within a community; and improve the coordination, communication, operation, and administration of homeless assistance projects to better serve youth, including prevention and diversion strategies.
- **FY 2023 Section 811 Supportive Housing for Persons with Disabilities (Capital Advance):** On October 12, 2023, the HUD announced the release of the FY 2023 Section 811 Supportive Housing for Persons with Disabilities (Capital Advance) NOFO. Approximately \$106 million in funding is available through the NOFO. The application is due on February 12, 2024.
- **FY 2023 Section 811 Project Rental Assistance (PRA) for Persons with Disabilities:** On October 12, 2023, the HUD announced the release of the FY 2023 Section 811 Project Rental Assistance for Persons with Disabilities NOFO. Approximately \$106 million in funding is available through the NOFO. The application is due on February 12, 2024. Additionally, HUD is sponsoring a webinar for HUD's Section 811 PRA NOFO. This webinar is intended for State housing agencies, human services agencies, and local stakeholders interested in applying for the Section 811 PRA NOFO.

7. Coordinated Entry System (CES) Updates – Rebecca Ricketts, Office of Care Coordination

a. County-Wide Performance Metrics

- There are currently 6,504 Active Individual Households enrolled in the CES Project. Of the households enrolled, 3,214 are on the Community Queue.
- There are currently 465 Active Family Households enrolled in the CES Project. Of the households enrolled, 320 are on the Community Queue.
- There are 276 veterans on the Veteran Registry as of November 3, 2023, and, in the last 12 months, 230 veterans have been housed in permanent, stable housing.

b. System Gaps Analysis

- During the 2022-2023 program year, 1 in 10 households that access CES received a housing referral from CES to an available housing opportunity. There was an 88% gap in available housing opportunities.
- During the 2022-2023 program year, there was an 88% increase in the number of adult-only households enrolled in CES.
- During the 2022-2023 program year, 11% of adult-only households were housed outside of CES.

Committee Discussion:

- Adam Eliason noted that the CES data reflected that one third of residents in households have a disability. Adam Eliason shared that the OCHFT aADU program allows a grant of \$5,000 to homeowners that offer accessibility improvements to ADU units.
- Chair Judson Brown noted that the number of people experiencing chronic homelessness provides hope on the progress being made of functional zero.
- In regard to the System Gaps Analysis, Nishtha Mohendra inquired if there was an ability to highlight first time of homelessness and first-time user of homeless response system.

Public Comments:

- Helen Cameron asked the Committee what the System of Care needs to look like, what are the gaps in affordable housing, where are the vouchers, and what would be the recommendations from the Committee.
- Holly Rivera with Leading Purpose inquired if there was anything that the housing providers can do to expedite the process for vouchers.

With a closing comment, Chair Judson Brown noted that there will upcoming discussion regarding the possibility of conducting meetings in-person.

Next Meeting: To be determined (pending 2024 CoC Board and Committee Meeting calendar approval)

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	11/2023
Illuma (Stanton Apartments)	Stanton	10				60		70	11/2023
Mountain View	Lake Forest	8						8	12/2023
Clara Vista (Tahiti Motel)	Stanton			10		49		59	12/2023
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

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	11/2023
Miraflores	Anaheim				8			8	04/2024

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	02/2024
Westview House	Santa Ana				26		59	85	02/2024
WISEPlace	Santa Ana				25	22		47	11/2024
FX Residences	Santa Ana				3	13		16	12/2024

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	25	151
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	123	671
Family Unification Program (FUP) Voucher	325	16	309

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	1	171
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	9	84

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	13	161
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	19	126
Foster Youth Independence (FYI) Voucher	94	4	62

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	8	71