



**Orange County  
Housing Opportunities Committee  
Meeting  
December 1, 2023**

# Agenda

1. **Call To Order – Judson Brown, Chair and Grace Stepter, Vice Chair**
2. **Additions / Deletions to Agenda**
3. **Project-Based Housing Updates:**
  - a. **OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust**
  - b. **Project Homekey Update – Julia Bidwell, OC Community Resources and Nate Robbins, City of Costa Mesa**
  - c. **Project-Based Voucher Pipeline – Public Housing Authority (PHA) Representatives**
4. **Tenant-Based Housing Updates:**
  - a. **Special Purpose Voucher Updates – PHA Representatives**
5. **Funding, Program, and Policy Updates:**
  - a. **Federal and State Legislation Updates – Cesar Covarrubias and Julian Gutierrez, The Kennedy Commission**
6. **Continuum of Care (CoC) Updates – Sarah Jones, Office of Care Coordination**
7. **Coordinated Entry System (CES) Updates:**
  - a. **County-Wide Performance Metrics – Rebecca Ricketts, Office of Care Coordination and Tianna Terry, Friendship Shelter**

## **Project-Based Housing Updates**

## **OC Housing Finance Trust Update**

Adam Eliason, Manager

Orange County Housing Finance Trust

<https://ochft.org/developments>

## **Project Homekey Update**

Julia Bidwell, Orange County Community Resources  
and Nate Robbins, City of Costa Mesa

**Project-Based Voucher Pipeline**  
Public Housing Authority (PHA) Representatives

# Business Calendar – Item #3

## Background

- Four PHAs in Orange County administer the Housing Choice Voucher Program (Section 8) to help qualified tenants afford healthy and safe housing in the private market:
  - ❖ Orange County Housing Authority (OCHA)
  - ❖ Anaheim Housing Authority (AHA)
  - ❖ Santa Ana Housing Authority (SAHA)
  - ❖ Garden Grove Housing Authority (GGHA)
- Each PHA can “*project-base*” up to 20 percent of the Housing Choice Vouchers (HCVs) to develop affordable and permanent supportive housing. However, PHAs may project-base an additional 10 percent of their Annual Contributions Contract (ACC) authorized units above this program limit, provided these units fall into one of the eligible exception categories:
  - ❖ Units Made Available to House Individuals and Families Experiencing Homelessness
  - ❖ Units Made Available to House Veterans
  - ❖ Units Providing Supportive Services
  - ❖ Units Located in a Census Tract with a Poverty Rate of 20 percent or less; or
  - ❖ Units Made Available to Foster Youth Utilizing Family Unification Program/Foster Youth to Independence Awards

# Business Calendar – Item #3

## Background

- The Project-Based Voucher (PBV) program is a discretionary component of the Section 8 HCV program. Under the PBV program, the PHA enters into a long-term Housing Assistance Payments Contract with the owner for a specified number of units for up to a 20-year term, with the option for an additional 20-years.
- Eligible persons are referred from the Coordinated Entry System (CES) for permanent supportive housing units created with PBVs.
- CES will prioritize individuals and families with the longest length of homelessness in the community and highest service needs determined by CES assessment tools and case conferencing.
- Tenants residing in project-based units pay 30 percent of their income for rent and utilities, and the balance of their housing costs are paid by the PHA. Tenants in project-based units are assisted as long as they live in the unit and continue to qualify for the program.

# Business Calendar – Item #3

## Project-Based Voucher Pipeline – 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

# Business Calendar – Item #3

## Project-Based Voucher Pipeline – 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			
<b>Aurora Vista (Riviera Motel)</b>	Stanton	9		10		1		20	03/2024
<b>Santa Angelina Senior Apartments</b>	Placentia	21						21	03/2024
<b>Crossroads at Washington</b>	Santa Ana				43			85	03/2024

# Business Calendar – Item #3

## Project-Based Voucher Pipeline – 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	14			36		50	11/2023	
Miraflores	Anaheim				8		8	04/2024	

# Business Calendar – Item #3

## Project-Based Voucher Pipeline – 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

# Business Calendar – Item #3

## Project-Based Voucher Pipeline – 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

# **Tenant-Based Housing Updates**

**Special Purpose Voucher Updates**  
PHA Representatives

# Business Calendar – Item #4

## Background

PHAs can set aside HCVs to address homelessness.

The four PHAs in Orange County can also apply for and receive Special Purpose Vouchers from the U.S. Department of Housing and Urban Development (HUD) to serve people experiencing homelessness including:

- **Mainstream Vouchers**
  - ❖ Mainstream Vouchers (MS5) assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream Vouchers are administered using the same rules as other housing choice vouchers.
  - ❖ The 2017, 2018, and 2019 Appropriations Acts provided funding for new Mainstream Vouchers. Since 2018, HUD has awarded over \$500 million in funding to PHAs to support 50,000 new Mainstream Vouchers.

# Business Calendar – Item #4

## Background

The four PHAs in Orange County apply for and receive Special Purpose Vouchers from HUD to serve people experiencing homelessness including:

- **Veteran Affairs Supportive Housing Vouchers**
  - ❖ The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
  - ❖ Referrals come from the VA Medical Center of Long Beach.

# Business Calendar – Item #4

## Background

The four PHAs in Orange County apply for and receive Special Purpose Vouchers from HUD to serve people experiencing homelessness including:

- **Family Unification Program and Foster Youth to Independence Vouchers**
  - ❖ The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations:
    1. Families for whom the lack of adequate housing is a primary factor in:
      - a. The imminent placement of the family’s child or children in out-of-home care, or
      - b. The delay in the discharge of the child or children to the family from out-of-home care.
    2. Eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan and is experiencing homelessness or is at risk of becoming homeless at age 16 or older.
  - ❖ PHAs administer the FUP and/or Foster Youth to Independence (FYI) vouchers in partnership with Public Child Welfare Agencies (PCWAs) who are responsible for referring FUP families and youths to the PHA for determination of eligibility for rental assistance.
  - ❖ Referrals come from the Orange County Social Services Agency.

# Business Calendar – Item #4

## Voucher Summary Chart

Voucher Type (Tenant-Based)	Orange County Housing Authority	Anaheim Housing Authority	Santa Ana Housing Authority	Garden Grove Housing Authority
Homeless Set-Aside	X	X	X	
Mainstream Voucher (MS5)	X	X	X	X
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	X	X	X	
Family Unification Program (FUP) Voucher	X			
Foster Youth Independence (FYI) Voucher			X	
CoC Tenant Based Rental Assistance (CoC TRA)	X			
Housing Opportunities for People with Aids		X		
Non-Elderly Disabled	X	X	X	

# Business Calendar – Item #4

## Special Purpose Voucher Updates – Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	25	151
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	853	123	671
Family Unification Program (FUP)	325	16	309

# Business Calendar – Item #4

## Special Purpose Voucher Updates – Anaheim Housing Authority

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

# Business Calendar – Item #4

## Special Purpose Voucher Updates – Santa Ana Housing Authority

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

# Business Calendar – Item #4

## Special Purpose Voucher Updates – Garden Grove Housing Authority

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

# Business Calendar – Item #4

## Special Purpose Voucher Updates – Orange County Totals

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	729	49	552
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1,118	148	883
Family Unification Program (FUP) Voucher	325	16	309
Foster Youth Independence (FYI) Voucher	94	4	62
<b>TOTALS</b>	<b>2,266</b>	<b>218</b>	<b>1,806 (~79%)</b>

## **Public Comments:**

Members of the public may address the Housing Opportunities Committee on items 3 and 4 within this agenda of the Housing Opportunities Committee. Comments will be limited to three minutes. If there are more than five public speakers, this time will be reduced to two minutes.

## **Federal and State Legislation Updates**

Cesar Covarrubias and Julian Gutierrez

The Kennedy Commission

## House of Representatives

# H.R. 4366 Military Construction, Veterans Affairs, and Related Agencies Appropriations Act

- Contains 3 Appropriations Bills for Agriculture and Rural development/FDA; Military Construction, Veterans Affairs; and THUD
    - Makes appropriations that would restrict THUD's ability to fulfill their AFFH priorities through spending cuts.
  - **Passed the Senate;** Biden Admin has promised to veto the bill due to spending cuts that break the deal made between Dems and Speaker McCarthy.
    - One of the causes of the potential government shutdown, cuts will halt the funding of programs regarding access to reproductive healthcare, LGBT protections, and sidetracking climate initiatives.
-

## House of Representatives

# H.R. 3238 - Affordable Housing Credit Improvement Act of 2023

- Amends the Internal Revenue Code of 1986 to expand and strengthen low-income housing credit.
    - Low-income Housing credit is our nation's strongest tool for encouraging investment towards developing and preserving low-income housing.
    - Financed over 3.5 million homes since its enactment in 1986, servicing over 8 million families, seniors, veterans, and people with disabilities
    - Will finance an additional 1.94 million affordable rental units over 10 years and support around 3 million jobs, \$115 billion in tax revenue and \$333 billion in wages and income.
  - Reintroduction from 117th Congress with strong bipartisan support
    - Related Bill in the Senate (S. 1557; No support from CA)
    - Currently Referred to the House Committee on Ways and Means
  - **All OC Congressional Representatives in support of the bill!**
    - **May be introduced to the floor next year and currently has 185 Cosponsors.**
-

## **Continuum of Care (CoC) Updates**

Sarah Jones, CoC Manager

The Office of Care Coordination

# Business Calendar – Item #6

## CoC Board Nomination and Election Process

- The Office of Care Coordination and Nominating Ad Hoc on behalf of the Orange County Continuum of Care (CoC) is facilitating the annual CoC Board Nomination and Election process.

## CoC Candidate Meet and Greet

- 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.
  - **Date:** Wednesday, December 6, 2023
  - **Time:** 11:00 a.m. - 12:00 p.m.
  - **Webinar Link via**  
**Zoom:** <https://zoom.us/j/96249465038?pwd=ZlJNNkhiNVFVQWxxMEpoV2hOLzJjUT09>
  - **Meeting ID:** 962 4946 5038
  - **Passcode:** cocboard23
  - **Or call in:** +1 669 444 9171

## CoC Board Nomination and Election Process

### Participate in the Election

- The voting period for the CoC Board Election will occur from **Wednesday, December 6 through Tuesday, December 12, 2023**, via online survey. Please note only CoC General Members are able to participate in the CoC Board Election.
- The Orange County CoC Governance Charter identifies that each CoC General Member (one representative from each agency or individual) will be allowed one-vote for each of the CoC Board seats to be filled during this election.
  - Please review the CoC General Membership Roster to confirm the authorized representative that will be voting on behalf of your agency. If your authorized representative is unavailable to vote, one alternate member listed in the roster may vote on their behalf.

# Business Calendar – Item #6

## Youth Homelessness System Improvement Grants Notice of Funding Opportunity (NOFO)

- On November 8, 2023, the HUD announced the release of the Youth Homelessness System Improvement (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 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.
- There are four eligible categories of funding under this NOFO:
  - Planning and Partnership
  - Data
  - Coordinated Entry
  - Racial & Gender Equity
- The YHSI application is due on **February 15, 2024**.

## Business Calendar – Item #6

### 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 this NOFO.
- The Section 811 Supportive Housing for Persons with Disabilities Program aims to expand the supply of integrated affordable housing by providing Capital Advance funding for the development of permanent supportive rental housing for very-low-income persons with disabilities who are 18 years of age or older and less than 62 years of age at entry.
- Eligible applicants include nonprofits having a 501(c)(3) status with the IRS, other than institutions of higher education.
- The application is due on **February 12, 2024**.

# Business Calendar – Item #6

## 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 this NOFO.
- The Section 811 Project Rental Assistance (811 PRA) program provides funding to state housing and other appropriate agencies for project-based rental operating assistance for extremely low-income persons with disabilities.
- Eligible applicants include State Governments. The application is due on **February 12, 2024**.

### Section 811 PRA NOFO Webinar

- 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.
- Date: December 14, 2023 from 10:00 am - 11:30 am
- [Register Today](#) for the Section 811 PRA NOFO Webinar.

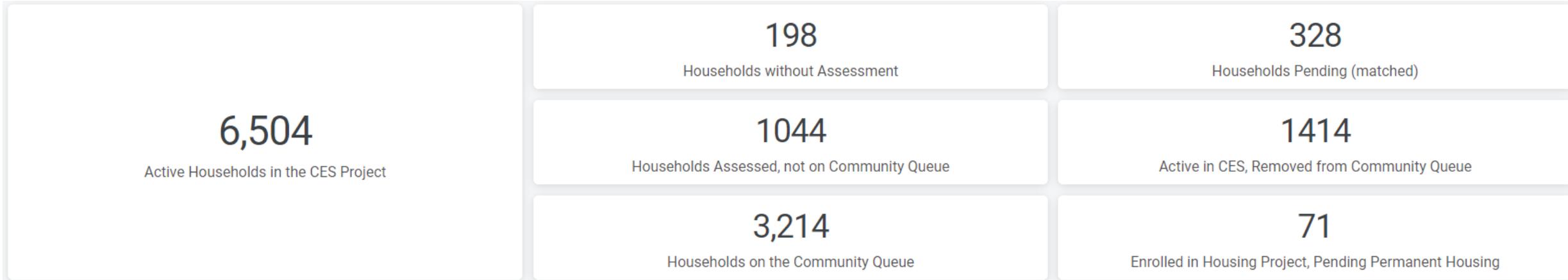
**County-Wide Performance Metrics Update**

Rebecca Rickets, Coordinated Entry System Manager and  
Tianna Terry, Friendship Shelter

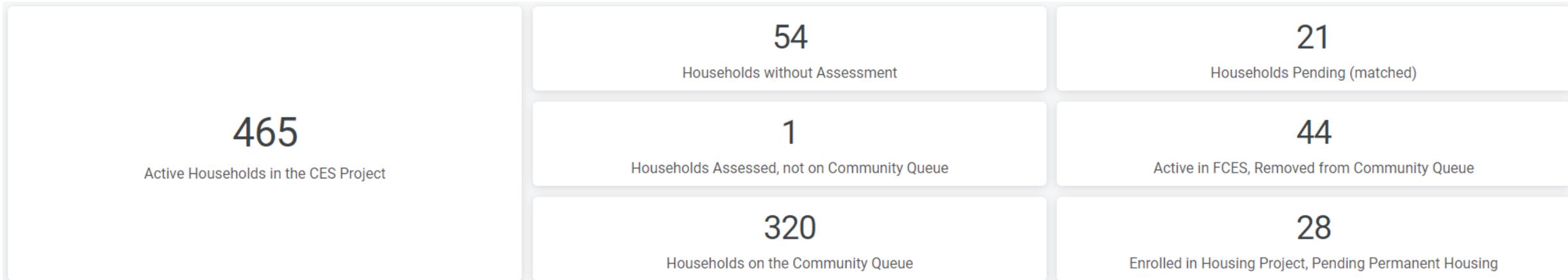
# By the Numbers



## Individual Coordinated Entry System

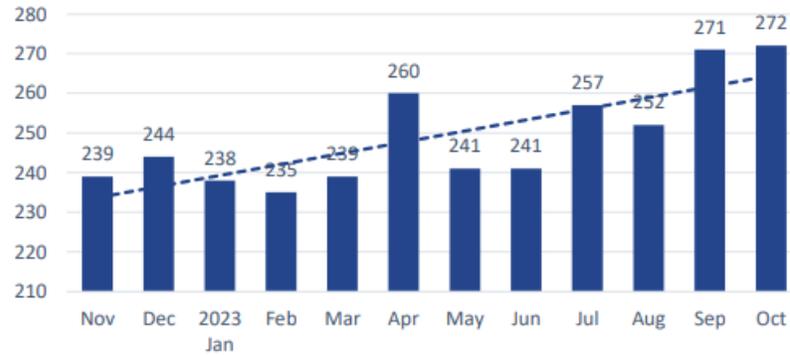


## Family Coordinated Entry System

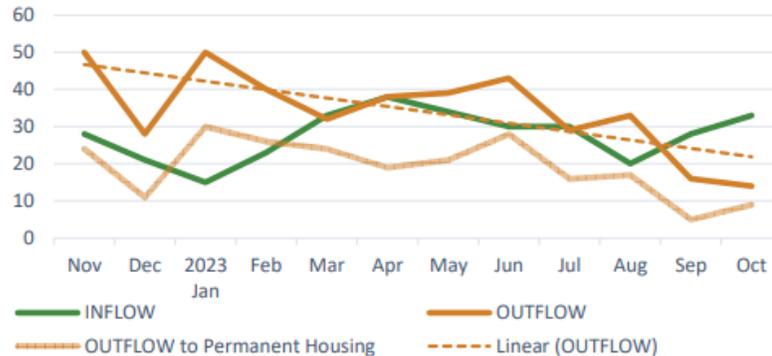


## Veteran Registry Dashboard

### Homeless Veterans on Veteran Registry



### Inflow vs. Outflow by Month



	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Total
<b>INFLOW</b>	28	21	15	23	33	38	34	30	30	20	28	33	333
<b>OUTFLOW</b>	50	28	50	40	32	38	39	43	29	33	16	14	412
<b>OUTFLOW to Permanent Housing</b>	24	11	30	26	24	19	21	28	16	17	5	9	230
<b>OUTFLOW exceeded INFLOW</b>	✓	✓	✓	✓			✓	✓		✓			✓
<b>Homeless Veterans on Veteran Registry</b>	239	244	238	235	239	260	241	241	257	252	271	272	

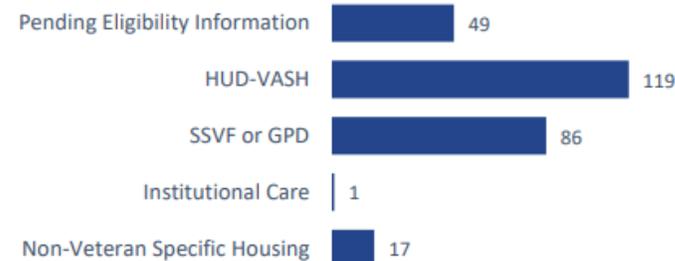
Currently, there are 276 veterans on the Veteran Registry including 272 veterans experiencing homelessness. In the previous 12 months, 230 veterans have been housed in permanent, stable housing. Over 30 agencies, including the VA Community Resource and Referral Center, outreach providers, and shelter providers, continue to meet weekly to coordinate housing and services for veterans experiencing homelessness in Orange County. In the past 12 months, there has been a 14% increase in the number of veterans experiencing homelessness in Orange County.

Homeless Veterans  
**272**

Veterans Housed  
**230**

11/1/22-10/31/23

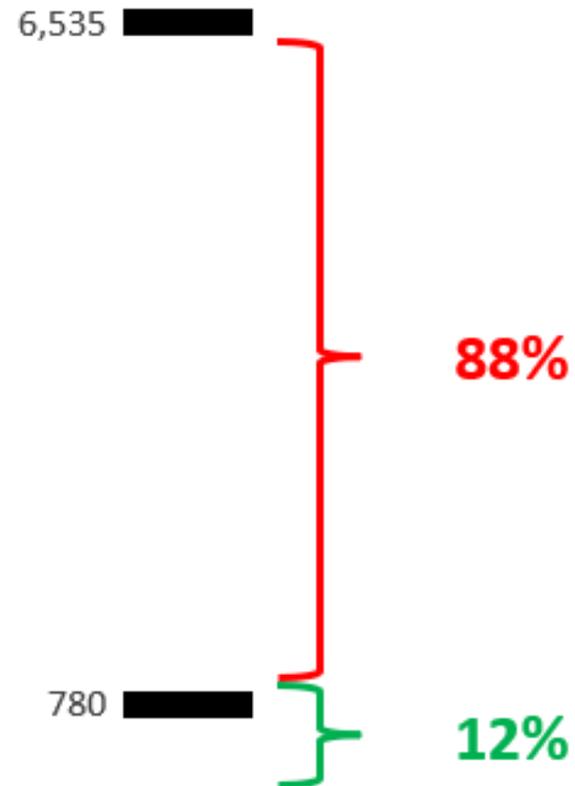
### Permanent Housing Plan



# Business Calendar – Item #7

## Need vs Referrals for Individual CES

During the 2022-2023 program year,  
**1 in 10**  
households that accessed CES received a  
housing referral from CES to an available  
housing opportunity. There was a  
**88% (5,755) gap**  
in available housing opportunities.



	Unduplicated Households
Served	6,535
Referred to Housing	780

# Business Calendar – Item #7

## CES Community Queue for Individuals

**TOTAL HOUSEHOLDS** 2,715

AGE			LOCATION		
18-24 years old	126	5%	North Service Planning Area	1,253	46%
25-54 years old	1,509	56%	Central Service Planning Area	1,200	44%
55-61 years old	572	21%	South Service Planning Area	238	9%
62+ years old	506	19%	Other	24	1%
Unknown	2	0%			

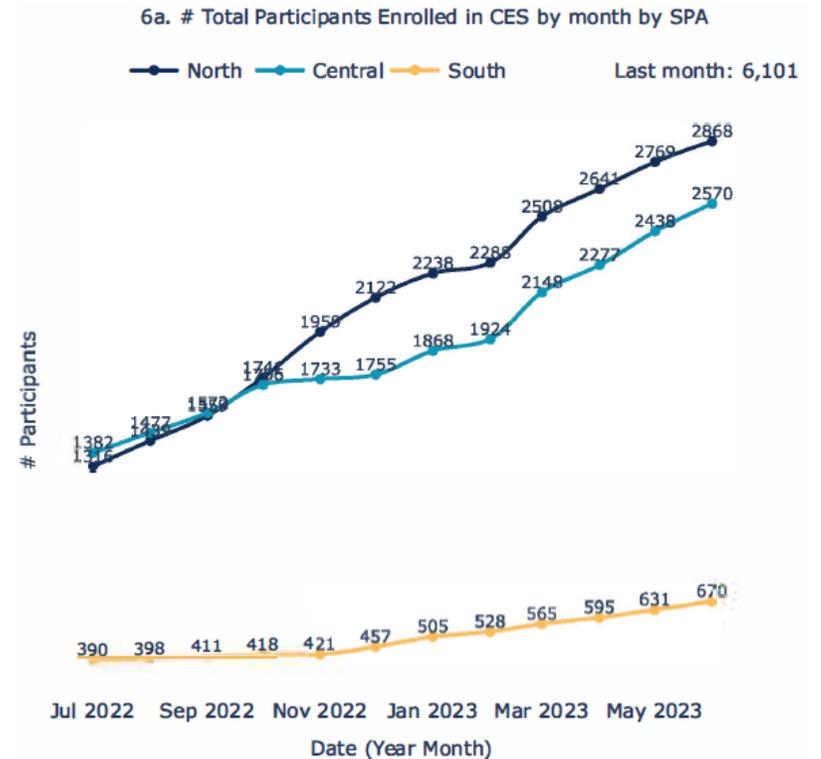
HOUSEHOLD SIZE			LENGTH OF HOMELESSNESS		
1 adult	2,622	97%	Average	9 years	
2 adults	87	3%	Median	2 years	
3 adults	6	0%			

DISABILITY			CES PRIORITIZATION STATUS		
Yes	2,098	77%	Chronic Homelessness	482	18%
No	585	22%	Literally Homeless with a Disability	1,697	63%
Other	32	1%	Literally Homeless without a Disability	536	20%

DISABILITY TYPE			HOUSING INTERESTS		
Developmental	363	13%	Rapid Rehousing	1,307	48%
HIVAIDS	42	2%	Other Permanent Housing	2,507	92%
Mental Health	1,175	43%	Permanent Supportive Housing	2,249	83%
Chronic Health	1,101	41%			
Physical Disability	986	36%			
Substance Use	722	27%			

11% of adult-only households were housed outside of CES during the 2022-2023 program year

During the 2022-2023 program year, there was an **88% increase** in the number of adult-only households enrolled in CES.



## **Public Comments:**

Members of the public may address the Housing Opportunities Committee on items 5, 6, and 7 within this agenda of the Housing Opportunities Committee. Comments will be limited to three minutes. If there are more than five public speakers, this time will be reduced to two minutes.

## **Next Meeting**

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

CoC Board and CoC Committee Materials can be found  
on the CoC webpage located at:

<https://ceo.ocgov.com/continuum-care>

For other inquiries, please contact the Office of Care  
Coordination at [CareCoordination@ocgov.com](mailto:CareCoordination@ocgov.com)

