

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

Friday, February 9, 2024
10:00 a.m. – 12:00 p.m.



Committee Chair: Judson Brown, City of Santa Ana

Committee Vice Chair: January Johnson, Orange County Housing Authority

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 and January Johnson, Vice 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 and January Johnson, Vice Chair

Chair Judson Brown called the meeting to order at 10:03 a.m. and shared the purpose and goals of the Committee. Chair Judson Brown introduced January Johnson as the new Committee Vice Chair.

2. Project-Based Housing Updates

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

- Adam Eliason announced that the OCHFT 2024 Notice of Funding Availability (NOFA) is open and provides for the availability of \$25,700,501.59 in OCHFT funds that promote the new construction or acquisition/rehabilitation of Permanent Supportive and Affordable Housing. The initial deadline for applications is March 15, 2024, at 5:00 p.m. The online application form is available [here](#).
- Adam Eliason provided an overview of the Affordable Housing Amenity Explorer which is a geographic information system (GIS) mapping application that provides information regarding the 9% tax credit scoring potential for all parcels within Orange County. Adam Eliason explained that dark green parcels score perfectly under the current regulations of the California Tax Credit Allocation Committee, with light green, yellow, orange, and red parcels scoring progressively worse under current regulations.

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

- Nate Robbins shared that Mesa Vista’s (a former Motel 6 and Homekey project) Certificate of Occupancy was signed December 15, 2024, and inspections took place on January 22, 2024. Mesa Vista will have their first 10 move-ins on the weekend of February 17, 2024. The first phase of 40 units, including 30 Veterans Affairs Supportive Housing (VASH) and 10 Mental Health Services Act (MHSA) units, have all be matched and assigned to participants and the second phase of 47 units is contingent on a tax credit award. For the Homekey project located on Bristol Street, the City of Costa Mesa has not received an award yet.
- Julia Bidwell shared that Homekey award announcements have not been made as there have been news that awards have been delayed at the state level. As of now, there are currently no updates.

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

- Chair Judson Brown provided background on the PBV program.
- Vice Chair January Johnson provided PBV Pipeline updates for Orange County Housing Authority (OCHA), outlined in Exhibit A.
- Miriam Zepeda provided PBV Pipeline updates for Anaheim Housing Authority (AHA), outlined in Exhibit A.
- Chair Judson Brown provided PBV Pipeline updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A.

Committee Discussion:

- Cesar Covarrubias inquired on the Affordable Housing Amenity Explorer ability to be filtered by zoning source and whether zoning is a criterion for the scoring.

Public Comments:

- Steve McNally requested clarification on directions of searching an address in the Affordable Housing Amenity Explorer. Steve McNally inquired if there is a public posting of the eligibility requirements for each of the PBV unit types.
- Helen Cameron suggested that the Affordable Housing Amenity Explorer should be used to identify faith-based sites that may provide land to affordable housing in order to assist

the faith-based groups that are actively pursuing the opportunity of converting to an affordable housing site.

- Francesca inquired on the process of applying for housing with a housing choice voucher (HCV).
- Nicholas Ysassi inquired on the meaning of blue and gold colors in Affordable Housing Amenity Explorer.
- Carrie Buck inquired as to how many of the new PBV units are family units or units with two (2) or more bedrooms.
- Beck Levin inquired on the Non-Elderly Disabled (NED) units and asked for a link to the Archways, an affordable housing apartments, in the City of Santa Ana.

3. Tenant-Based Housing Updates

a. Special Purpose Voucher Updates – PHA Representatives

- Chair Judson Brown provided background on the special purpose vouchers: Mainstream Vouchers (MS5), VASH, Family Unification Program (FUP), and Foster Youth to Independence (FYI) vouchers.
- Vice Chair January Johnson provided updates for OCHA, outlined in Exhibit B. Vice Chair January Johnson shared that OCHA now has FYI vouchers from a noncompetitive award.
- Miriam Zepeda provided updates for AHA, outlined in Exhibit B.
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B.

b. Whatever It Takes Overview – Kristine Peters and Jeff Dronkers, Orange County United Way

- Whatever it Takes is a pilot program that began in July 2023 through Orange County United Way's United to End Homelessness initiative in partnership with CalOptima Health. The pilot program provides access to flexible funding to expedite the time it takes to house a family or individual experiencing homelessness or housing insecurity to positively resolve their housing crisis. On February 23, 2024, the Whatever it Takes pilot program will launch prevention funding.

c. CalAIM Update – Mia Arias, CalOptima Health

- Mia Arias summarized the current efforts by CalOptima Health related to CalAIM and provided an overview of the 14 community supports available through Department of Health Care Services (DHCS) CalAIM implementation. At this time, CalOptima Health is currently partnering with approximately 120 organizations. For organizations that are interested in being contracted for Enhanced Case Management (ECM) services, Mia Arias asked that the organizations directly email expressing their interest.

Committee Discussion:

- Chair Judson Brown asked if the Whatever it Takes pilot program is for any voucher holder that is a CalOptima Health member.

Public Comments:

- Helen Cameron asked for clarification on the population being served and CalOptima Health referrals and whether those people participate in the Coordinated Entry System.
- Steve McNally inquired on the referral process for CalOptima Health's CalAim program.

4. 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 March 2024 Ballot Measures contain two bills; Senate Bill (SB) 326 The Behavior Health Services Act (Eggman) and Assembly Bill (AB) 531 The Behavioral Health Infrastructure Bond Act (Irwin) that are intended to reform the Mental Health Services Act (MHSA) and ensure housing for California’s most vulnerable communities.
 - The November 2024 Ballot Measures contain ACA 1 (Aguiar Curry) and ACA 13 (Ward).
 - For Fiscal Year 2024-25, the Governor proposed to cut \$1.2 billion of the \$5.2 billion from General Fund Investments since 2019 which impact Regional Early Action Planning Grants 2.0, Multifamily Housing Program, Foreclosure Intervention Housing Preservation Program, Infill Infrastructure Grant Program, CalHOME Program, Veterans Housing and Homelessness Prevention Program, and Housing Navigators.
 - The Governor has proposed to maintain the total of \$1.1 billion General Fund for the Homelessness Housing, Assistance, and Prevention (HHAP) Program with the caveat of delaying \$260 million in bonus funding from 2023-24 to 2025-26. Currently, there is not a HHAP Round 6 being proposed.
 - There is a new proposal in the legislature to fund affordable housing which is called AB 1657 - The Affordable Housing Bond Act of 2024.
 - At this time, the Kennedy Commission is advocating for a sustainable Transportation, Housing and Urban Development (THUD) budget to Orange County Representatives.

Committee Discussion:

- Chair Judson Brown inquired clarification and guidance regarding the Ballot Measures.

Public Comments:

- Carrie Buck inquired if Proposition 1 will include housing for families, transitional age youth (TAY) and other subpopulations.

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

- Due to lack of time agenda #6 was prioritized over the general CoC updates and this item was not presented.

6. Coordinated Entry System (CES) Updates

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

- There are currently 6,519 Active Individual Households enrolled in the CES Project. Of the households enrolled, 3,206 are on the Community Queue.
- There are currently 499 Active Family Households enrolled in the CES Project. Of the households enrolled, 343 are on the Community Queue.
- There are 232 veterans on the Veteran Registry as of February 9, 2024, and, in the last 12 months, 205 veterans have been housed in permanent, stable housing.

Next Meeting: Friday, April 5, 2024, 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			
Crossroads at Washington	Santa Ana				43			85	3/2024
Aurora Vista (formerly Riviera Motel)	Stanton	9		10		1	1	21	3/2024
Santa Angelina	Placentia	21					44	65	3/2024
Valencia Gardens	Orange					8	54	62	3/2024
Pelican Harbor (formerly HB Senior Housing)	Huntington Beach	21				12	10	43	7/2024
Orchard View	Buena Park	8					58	66	9/2024
Villa St Joseph	Orange	18					32	50	10/2024
Paseo Adelanto	San Juan Capistrano	24		10		6	10	50	10/2024

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			
Miraflores	Anaheim				8			8	6/2024

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	3/2024
Archways	Santa Ana				26		59	85	3/2024
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
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		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Stuart Drive Apartments	Garden Grove					8	2	10	Completed 08/2022

No upcoming projects.

Exhibit B

a. Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	53	148
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	68	708
Family Unification Program (FUP) Voucher	325	9	303
Foster Youth Independence (FYI)	25	0	0

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

*Updated 12-1-23

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	205	25	160
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	24	126
Foster Youth Independence (FYI) Voucher	91	15	66

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	7	73