Orange County Continuum of Care
Housing Opportunities Committee Meeting
February 25, 2025

Agenda

1. **Housing Opportunities Committee Vision Setting Follow-Up** – Judson Brown, Chair and January Johnson, Vice Chair

2. **CoC Strategic Plan** – Sarah Jones, CoC Manager, Office of Care Coordination; Felicia Boehringer, CoC Administrator, Office of Care Coordination; Judson Brown, Chair and January Johnson, Vice Chair

3. **Project-Based Housing Updates**

   a. 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, The Kennedy Commission

6. **Continuum of Care (CoC) Updates** – Sarah Jones, CoC Manager, Office of Care Coordination

7. **Coordinated Entry System (CES) Updates** – Daniel Garcia, CES Administrator, Office of Care Coordination

Next Meeting: Wednesday, April 9, 2025, from 10:00 a.m. – 12:00 p.m. at Orange County Housing Authority (OCHA), Conference Room A , 1501 East Saint Andrew Place, 1st Floor Santa Ana, CA 92705

Public Comments

Housing Opportunities Committee
Vision Setting Follow-Up

Judson Brown, Chair and January Johnson, Vice Chair

Business Calendar – Item #1

Housing Opportunities Committee Vision Setting Follow-Up

- During the Housing Opportunities Committee meeting on December 13, 2024, a Vision Setting discussion was held to engage members in shaping the committee's direction. The conversation was guided by a series of questions focused on presentation ideas/topics, actionable recommendations, and approaches to increase housing for individuals experiencing homelessness.

- Housing Opportunities Committee Purpose, as defined in the Governance Charter:

  - ❖ Coordinate information and resources amongst regional housing providers to reduce homelessness.

  - ❖ Implement regional, system wide collaboration that includes the participation of regional affordable housing developers, homeless service providers, cities and Public Housing Authorities.

  - ❖ Identify opportunities to increase housing opportunities for people experiencing homelessness, including sharing information on various funding opportunities and implementing strategies to provide more housing opportunities, including affordable and permanent supportive housing.

  - ❖ Track the development and utilization of tenant-based and project-based housing opportunities including permanent supportive housing, rapid rehousing, housing choice vouchers and other affordable housing programs, utilizing readily available data and HMIS, etc.

Housing Opportunities Committee Vision Setting Follow-Up

- **Item 1, Attachment A,** in the agenda packet, provides a summary and examination of the December 13, 2024, Vision Setting discussion in detail.

- Key points are highlighted below for review and discussion:

  - ❖ <u>Coordination of Housing Authorities</u>: The Housing Opportunities Committee was formed to coordinate efforts among various housing authorities and organizations to address homelessness in Orange County. There is a clear need for more effective collaboration among the four PHA in the region.

  - ❖ <u>PHA Engagement</u>: The committee acknowledged the importance of having all four PHAs actively engaged in discussions, noting that their collaboration is vital for achieving long-term solutions.

  - ❖ <u>Call for More Inclusive Engagement</u>: The committee emphasized the need for more inclusive, hybrid meetings and public spaces for interaction, encouraging more participation from developers, service providers, and community members.

  - ❖ <u>Fragmented Approach</u>: There is a recognition that the housing system in Orange County is fragmented, with varying resources and programs based on geography, which leads to inequities for residents in different cities.

  - ❖ <u>Development Challenges</u>: The committee discussed the increasing cost of development, delays due to utility connections, and the challenges of securing consistent funding for affordable housing projects.

  - ❖ <u>Need for Strategic Planning</u>: A landscape analysis and a comprehensive blueprint for affordable housing development are needed to guide decision-making and improve coordination across multiple sectors.

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 1 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.

CoC Strategic Vision

Sarah Jones, CoC Manager, Office of Care Coordination;

Felicia Boehringer, CoC Administrator, Office of Care Coordination;

Judson Brown, Chair; and January Johnson, Vice Chair

CoC Strategic Plan

- The Orange County CoC Board formed a CoC Leadership Vision Ad Hoc (Vision Ad Hoc) to collaborate with consultant Aubrey Sitler of AC Strategies and the Office of Care Coordination to develop a strategic plan framework for implementing the CoC's vision.
- On **December 18, 2024**, the CoC Board **approved** the CoC Strategic Plan, which includes the *Strategic Aims, Objectives, Strategies*, and *Action* Steps.
  - ❖ The plan will serve as a living framework, with a six-month review at both the CoC Board and Committee Levels before full implementation in July 2025.

- While the *Strategic Aims* and *Objectives* are fixed as part of the framework, the *Strategies* and *Actions* can be adjusted based on feedback during the implementation planning process.
- In preparation for the Housing Opportunities Committee meeting, the Office of Care Coordination met with Chair Judson Brown and Vice Chair January Johnson to discuss how to bring the CoC Strategic Plan to the committee for discussion.
- As a result**, Item 2, Attachment A**, in the agenda packet highlights Objective 1C from the CoC Strategic Plan for the committee's focused review.
  - ❖ Please note that this is not the full CoC Strategic Plan, but rather an exercise designed to outline actions closely aligned with the Housing Opportunities Committee that will help advance the *Strategic Aims* and *Objectives*.

Strategic Aim, Objective, Strategies and Actions

Strategic Aim 1: Improve and expand the homelessness response system to permanently house people experiencing homelessness equitably, efficiently, and with dignity.

Objective 1C: Collaborate with partners throughout Orange County that provide non-CoC housing resources and services

Strategy	Action
Collaborate and coordinate efforts with Public Housing Authorities (PHAs)	Advocate with PHAs to increase flexibility of documentation/program requirements
	Develop a strategy to expand Access to Housing Choice Vouchers
	Develop a shared strategy to provide ongoing supportive services to ensure housing stability.
Coordinate and collaborate with others who provide non-CoC housing resources	Develop and implement a strategy of engagement and collaboration to support quick and sustainable housing for people experiencing homelessness with: • Orange County Housing Finance Trust • Affordable housing developers • Landlords • Other housing partners
Collaborate with Housing Developers	Advocate for new housing complex developments to not only meet the ADA requirement of accessible units but to exceed it as the population of seniors and people with disabilities continues to grow.
	Ensure that accessible units are prioritized for individuals with disabilities and older adults who need them, rather than being assigned on a first-come, first-served basis.
	Advocate for housing developers to partner with Orange County Transportation Authority (OCTA) when housing development is being built, to ensure that there is a new bus stop within ¾ miles radius so that ACCESS is available for those who need it.

CoC Strategic Plan

Discussion

- Is there anything you would like to change or add to the drafted *Strategies* or *Actions*?
- Are there any additional *Strategies* or *Actions* you believe should be included that haven't been mentioned yet?

Next Steps

- Office of Care Coordination to compile feedback and notes from discussion.
- Bring item back to April 20, 2025, Housing Opportunities Committee Meeting
- Prepare insights and feedback to be shared at future CoC Board meeting as implementation planning continues.

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 2 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.

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

Business Calendar – Item #3

Background

- Four PHAs in Orange County administer the Housing Choice Voucher (HCV) Program (also known as Section 8) to help qualified tenants afford permanent 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 HCVs to develop affordable and permanent supportive housing.

- PHAs may also 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 (FUP)/Foster Youth to Independence (FYI) Awards

Background

- The Project-Based Voucher (PBV) program is a discretionary component of the 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 CES for permanent supportive housing (PSH) 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			
Pelican Harbor *formerly* **HB Senior Housing**	Huntington Beach	21			12		10	43	01/20/2025
Orchard View Gardens	Buena Park	8					58	66	02/10/2025
Salida del Sol *formerly* **Paseo Adelanto**	San Juan Capistrano	24		10	6		10	50	01/21/2025
Cartwright	Irvine	8					52	60	06/01/2025
HB Oasis	Huntington Beach				62		2	64	10/01/2025

Updated 02/18/25

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			
1400 Bristol	Orange	5			3		158	166	12/23/2025
Orion	Costa Mesa	8		10	38		30	78	12/01/2025

Updated 02/18/25

Business Calendar – Item #3

Project-Based Voucher Pipeline – Anaheim Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units Excluding Manager unit	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Miraflores	Anaheim	8						85	March 2025/TBD
Azure Apts. (Studio 6)	Anaheim				87			87	September 2025

Updated 2/24/25

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			
Crossroads at Washington	Santa Ana						15	86	Completed September 2024
Estrella Springs	Santa Ana	14		34	37	4 (VHHP)		89	Completed September 2024
Archways	Santa Ana				26 (MVP)			85	Completed August 2024 – Fully Leased
WISEPlace	Santa Ana	14			25			47	March 2025
FX Residences	Santa Ana				3	13		16	March 2025

Updated: 2/24/25

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 August 2022

No upcoming Projects.

Updated 02/18/25

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 3 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.

Tenant-Based Housing Updates

Special Purpose Voucher Updates
PHA Representatives

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 funded for new Mainstream Vouchers. Since 2018, HUD has awarded over $500 million in funding to PHAs to support 50,000 new Mainstream Vouchers.

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.

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 HCVs 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 youth 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	
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		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	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	36	23	192
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	863	36	38	689
Family Unification Program (FUP)	325	6	7	292
Foster Youth Independence (FYI)	25	4	2	19

Updated 02/18/25

Special Purpose Voucher Updates – Anaheim Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	397	3	36	337
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	104	2	6	88

Updated 2/24/25

Business Calendar – Item #4

Special Purpose Voucher Updates – Santa Ana Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5) (Tenant-Based)	205	0	9	189
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	171	1	7	138
Foster Youth Independence (FYI)	100	10	16	74

Updated: 2/24/25

Business Calendar – Item #4

Special Purpose Voucher Updates – Garden Grove Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	2	3	68

Updated 02/18/25

Business Calendar – Item #4

Special Purpose Voucher Updates – Orange County Totals

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	954	41	71	786
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1,138	39	51	915
Family Unification Program (FUP) Voucher	325	6	7	292
Foster Youth Independence (FYI) Voucher	125	14	18	93
TOTALS	**2,542**	**100**	**147**	**2,086 (82%)**

Updated 2/24/25

Federal and State Legislation Updates

Cesar Covarrubias, The Kennedy Commission

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 5 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.

CoC Updates

Sarah Jones, CoC Manager,
Office of Care Coordination

Business Calendar – Item #6

Federal Funding Updates

- The Office of Care Coordination is continuing to stay up-to-date on the actions of the current administration and is sharing relevant information with CoC-funded agencies.

- An item related to the recent executive orders and their potential impacts to the funding of the Orange County CoC will be added to the agenda of the February 26, 2025, CoC Board meeting.

- Since updates are everchanging, the Office of Care Coordination encourages CoC General Members and organizations to stay updated by subscribing to distribution lists.

  - ❖ Subscribe to the National Alliance to End Homelessness newsletters and email updates
  - ❖ Sign up for Orange County CoC email updates

Business Calendar – Item #6

Vocational Services Request for Proposals (RFP)

- **The County of Orange's Probation Department seeks proposals from qualified firms for providing vocational services to youth housed at:**
  - ❖ Orange County Juvenile Hall
  - ❖ Youth Guidance Center
  - ❖ Youth Leadership Academy
  - ❖ Multipurpose Rehabilitation Center

- **Goal**: Assist youth in obtaining vocational certificates or degrees.

- **Courses may include** (but are not limited to): Automotive, HVAC (Heating, Ventilation, Air Conditioning), Plumbing, Electrical, Culinary, Truck Driving, Welding, Computer Coding, Medical Coding, Medical Billing, Barber/Cosmetology, Carpentry, Graphic Design, Web Design

- **Proposals must be submitted via OpenGov by March 31, 2025, at 3:00 PM PT.**

- **Bid Information**: https://procurement.opengov.com/portal/ocgov/projects/138977

Business Calendar – Item #6

Educational Services Request for Proposals (RFP)

- **The County of Orange's Probation Department seeks proposals from qualified firms for provide educational course & services to youth housed at:**
  - ❖ Orange County Juvenile Hall
  - ❖ Youth Guidance Center
  - ❖ Youth Leadership Academy
  - ❖ Multipurpose Rehabilitation Center
- **Goal**: Assist youth in obtaining an associate's or bachelor's degree, or training certificate/license.
- **Services may include** (but are not limited to): Accredited college/university courses, certificate/license training programs, dual enrollment programs for high school and college courses, educational counseling and guidance to support academic success and career preparedness
- **Proposals must be submitted via OpenGov by March 31, 2025, at 3:00 PM PT.**
- **Bid Information**: https://procurement.opengov.com/portal/ocgov/projects/145273

Business Calendar – Item #6

2025 Housing Opportunities Committee Meeting Calendar

- **Item 6, Attachment A** of the agenda packet showcases the 2025 Housing Opportunities Committee Meeting Calendar.
  - ❖ Update: Meetings held on *second Wednesday* of each even month from 10:00 a.m. – 12:00 p.m.
  - ❖ Update: Meetings located at Orange County Housing Authority (OCHA) Conference Room, 1501 East Saint Andrew Place, 1st Floor Santa Ana, CA. 92705.
  - ❖ Working to establish a virtual meeting option.

Business Calendar – Item #6

Upcoming Meetings

- **CoC Board:** Wednesday, February 26, 2025, from 2:00 p.m. – 5:00 p.m.
  - ❖ Location: CAS County Conference Center Rooms 104/106, 601 N Ross St, Santa Ana, CA 92701
- **Lived Experience Advisory Committee:** Wednesday, March 5, 2025, from 10:00 a.m. – 11:30 a.m.
  - ❖ Location: County Administration North (CAN) Multipurpose Room 101, 400 W. Civic Center Dr., 1st Floor, Santa Ana, CA 92701
- **Transitional-Aged Youth (TAY) Collaborative Committee:** Thursday, March 6, 2025, from 11:00 a.m. – 12:00 p.m.
  - ❖ Location: Orangewood Foundation, Conference Room, 1575 E. 17th St. Santa Ana, CA 92705
- **Policies, Procedures, and Standards Committee :** Tuesday, March 11, 2025, from 3:30 p.m. – 5:00 p.m.
  - ❖ Location: County Administration South (CAS) Multipurpose Room 103/105, 601 N. Ross St., 1st Floor, Santa Ana, CA 92701
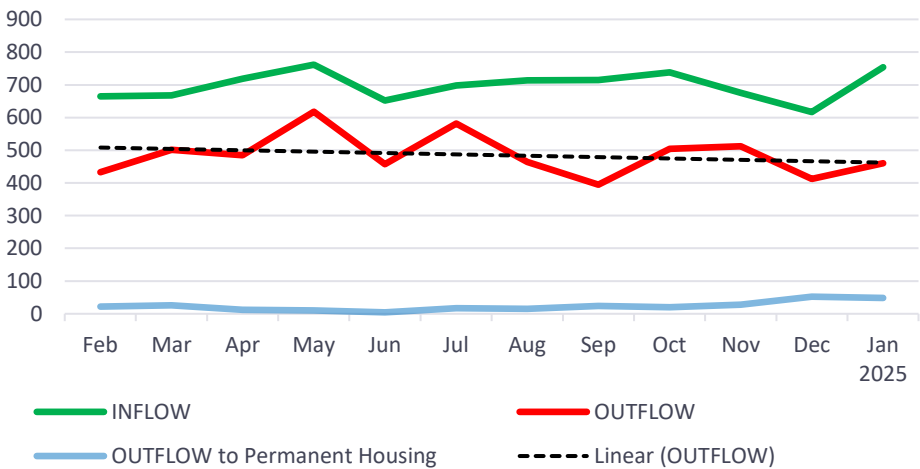
Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 6 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.
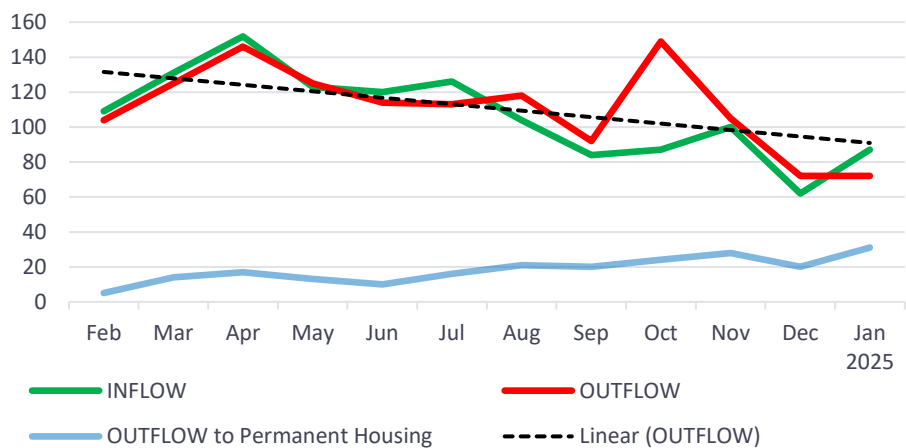
CES Updates
Daniel Garcia, CES Administrator,
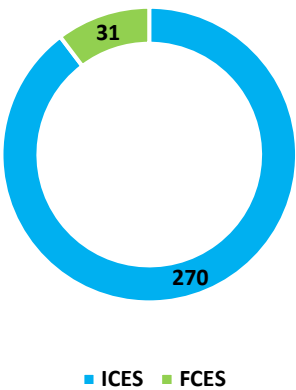Office of Care Coordination

CES Inflow and Outflow

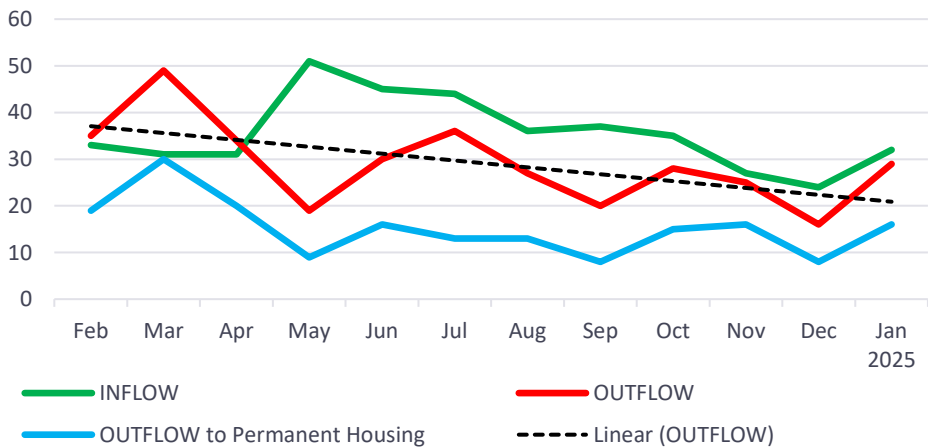ICES Inflow vs. Outflow by Month

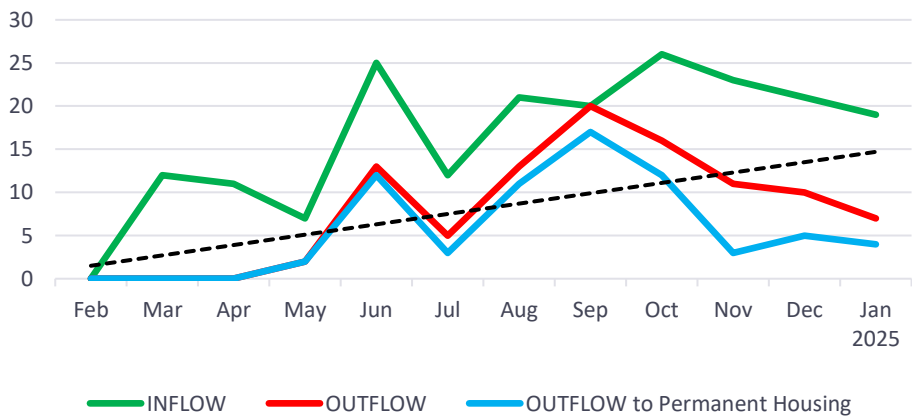FCES Inflow vs. Outflow by Month

TAY CES Program Enrollment

Veteran Inflow vs. Outflow by Month

SCES INFLOW vs. OUTFLOW by Month

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CES Subpopulation Dashboards

Subpopulation	Households on the Community Queue	Chronically Homeless Households on the Community Queue	Households Pending (matched)	Households Housed (2/2024-1/2025)
Individual CES (ICES)	3,390	1,602	100	278
Family CES (FCES)	258	45	10	219
CES for Survivors (SCES)	56	33	44	69
Veteran Registry	93	38	20	183
Transitional Aged Youth (TAY) Registry	161	46	5	61

As of 01/31/25

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 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:

Wednesday, April 9, 2025, from 10:00 a.m. – 12:00 p.m.

Orange County Housing Authority (OCHA), Conference Room A,

1501 East Saint Andrew Place, 1st Floor Santa Ana, CA 92705

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