

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

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

**Location:**

**Orange County Housing Authority (OCHA)  
1501 E. St. Andrew Pl., 1<sup>st</sup> Floor,  
Conference Room A, Santa Ana, CA 92705  
[Click Here](#) for parking information.**

**Virtual Meeting Option:**

**Zoom Meeting Link: [Click here for meeting link](#)  
Join by phone: +1 669 444 9171  
Webinar ID: 943 8500 3025**

***\*Listen-in option only\****

**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 will function as an advisory group to the Continuum of Care (CoC) Board and the Policies, Procedures and Standards (PPS) Committee. The Housing Opportunities Committee assists in the overall coordination of efforts and information sharing to foster the development of housing opportunities for people experiencing homelessness. The Housing Opportunities 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 Housing Opportunities Committee will align its efforts with the Orange County CoC Board Vision.

## MINUTES

In compliance with the Americans with Disabilities Act, and County Language Access Policy, those requiring accommodation and/or interpreter services for this meeting should notify the Office of Care Coordination 72 Hours prior to the meeting at (714) 834 – 5000 or email [CareCoordination@ocgov.com](mailto:CareCoordination@ocgov.com). Request received less than 72 hours prior to the meeting will still receive every effort to reasonably fulfill within the time provided.

**Welcome and Call to Order** – Judson Brown, Chair and January Johnson, Vice Chair

Chair Judson Brown called the meeting to order at 10:12 a.m.

**Public Comments** – Members of the public may address the Housing Opportunities 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 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. Members of the public utilizing interpreter services will be given double the amount of time to provide public comment.

To address the Housing Opportunities Committee, members of the public are to complete a Request to Address the Committee form prior to the beginning of each agenda item and submit it to CoC staff. Staff will call your name in the order received. Members of the public may also submit public comment by emailing [CareCoordination@ocgov.com](mailto:CareCoordination@ocgov.com). All comments submitted via email at least 24 hours before the start of the meeting will be distributed to the Housing Opportunities Committee members and all comments will be added to the administrative records of the meeting. Please include “Housing Opportunities Committee Meeting Comment” in the email subject line.

**1. 2025 Housing Opportunities Committee Action Plan** – Judson Brown, Chair; and January Johnson, Vice Chair

Chair Judson Brown outlined the Housing Opportunities Committee previous discussions around the 2025 goals and priorities. Based on that feedback, the Office of Care Coordination, along with Chair Judson Brown and Vice Chair January Johnson, identified six action items to move forward as the 2025 Housing Opportunities Committee Action Plan to make clear the committee’s purpose and priorities.

### Committee Discussion:

- Julia Bidwell emphasized that there should be a focus on homeless housing, it doesn’t need to be Permanent Supportive Housing or Rapid Rehousing but ensuring that if we are going after housing funding, its specifically for homeless not just affordable housing. Julia Bidwell responded to a question regarding the Orange County Housing Funding Strategy, explaining that OCHA tracks country-level funded projects. Adding that there is a separate county report which includes collected data from other PHA’s and local housing

investments, which is given to the OC Housing Finance Trust to post online. Julia Bidwell clarified that the OC Housing Finance Trust would have a better understanding of the regional perspective; there are talks of enhancing the website to better reflect all projects – both county-funded and independently completed. Center Person stated that the number of units needed for the goal changes based on the Point-In Time Homeless Count (PIT), further stating that this regional plan so bringing all city and county partners to report and provide the most updated information to the OC Housing Finance Trust and report out completed, under construction, and in process.

- Adam Eliason thanked Chair Judson Brown for a great summary of what was talked about; then highlighted bullet point 2 and 5 on the presentation and asked if the committee could look at what funding the CoC is currently applying for or going after, state, local, federal grants with maybe being able to expand the funding that is already being applied for. Adam Eliason stated that they would be working with Office of Care Coordination staff to work on providing updates and work to get consistent messaging. Additionally, that topic specific meeting should take place to draw in many partners for a specific meeting since not everyone is able to attend each meeting.
- Curtis Gibbs asked for clarity around bullet point 1 on the presentation, seeking greater collaboration between PHA and other relevant stakeholders, specifically what will create clear purpose. Curtis Gibbs also mentioned that the committee should expand membership to create room for greater collaboration.
- Vice Chair January Johnson provided explanation around bullet point 1 and the reason for including language like, “clear purpose...reason for attending”, continuing that not all PHA’s, and committee members, are able to attend each meeting, but having a time, location, and very clear ask from everyone attending of what they will be able to receive by attending this meeting.
- Chair Judson Brown stated that a meeting with Housing Opportunities Committee leadership and the Office of Care Coordination will schedule a meeting to move some of the 2025 Housing Opportunities Action Plan forward.

**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

Sarah Jones provided background regarding the CoC Strategic Plan and the current state of the Plan, then outlined the recently updated Item 2 Attachment A where some changes have been made that differ from the agenda packet and the presentation.

Committee Discussion:

- Curtis Gibbs asked why changes were made to Action 10 on Item 2. Attachment A.
- Vice Chair January Johnson clarified changes made to Action 10 on Item 2. Attachment A.: stating that there is a strong desire when working with clients for 1-bedroom units.
- Chair Judson Brown recommended including, “Develop an Affordable Housing Access Platform” as an Action within Strategy 3, and “Advocate for the Commission to Address Homelessness to create a housing committee or working group and work with the current

CoC Housing opportunities Committee, noting that this will create greater positive impact and stronger collaboration.

### **3. Project-Based Housing Updates:**

#### **a. OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust**

Adam Eliason highlighted accomplishments and awards for new housing projects, upcoming strategies for leveraging and pairing funding through the OC Housing Finance Trust and discussed the ADU loan program.

#### **b. Project-Based Voucher Pipeline – Public Housing Authority (PHA) Representatives**

Orange County, Santa Ana, and Anaheim Public Housing Authorities provided updates on their Project Based Voucher (PBV) project metrics. Additionally, Julia Bidwell provided a quick update on the status of the Homekey + Program.

#### Committee Discussion:

- Chair Judson Brown asked if the Homekey + program has considered master leasing for the project.
- Curtis Gibbs discussed a behavioral health program under the CalAIM Initiatives, where CalOptima is going to offer 6-months rental assistance starting in 2026; and that this shows there are new opportunities that can bring together various stakeholders to address challenges in the system.
- Julia Bidwell clarified that the Notice of Funding was sent for developers to apply for PBV or capital funding and is also available on the website.
- Vice Chair January Johnson explained that the availability of funding will determine what happens with the project.

### **4. Tenant-Based Housing Updates**

#### **a. Special Purpose Voucher Updates – PHA Representatives**

Orange County, Santa Ana, and Anaheim Public Housing Authorities provided updates on their Special Purpose Voucher (SPV) project metrics. Chair Judson Brown provided insight into self-collected research on the effectiveness of Special Purpose Vouchers paired with housing navigation and landlord incentives vs conventional permanent supportive housing development using low-income housing tax credits.

#### Committee Discussion:

- Adam Eliason asked if there was a reason for why vouchers were not leased up or used.
- Tracey Garcia-Buenteo provided explanation on the limitation for what the SPV can provide financial assistance for barriers for rental deposit assistance, credit checks, connects with resources, ADA or ground level units are all barrier to why clients struggle to use their vouchers in a timely manner. Tracey Garcia-Buenteo responded to a question

from Chair Judson Brown stating that conversations around Foster Youth to Independence (FYI) voucher are anticipated to take place and an update can be provided.

- Vice Chair January Johnson also identified that these SPV programs are specifically targeted for clients with a disability, and cost per unit are higher than what a Housing Choice Voucher (HCV) or SPV will provide.
- Chair Judson Brown asked Tracey if the Anaheim Housing Authority has talked about moving forward with applying for FYI vouchers. Further explaining how easy the application is to complete and the framework that exist with two other PHA to support.

b. CalAIM Update – Mia Arias, CalOptima Health

Mia Arias highlighted CalOptima’s new cohort of twelve (12) new providers contracted to help provide services, as well as provided updates to existing programs and procedures.

Committee Discussion:

- Chair Judson Brown asked if Mia Arias would be able to provide a HHIP quarterly report at the next Housing Opportunities Committee meeting.
- Curtis Gibbs asked if those being placed into housing have housing navigation and vouchers that it’s not outreach staff conducting case conferencing with clients.
- Mia Arias clarified that CalOptima has a waitlist, not first come first serve, this it to ensure efficiently, so client that can be housed are and there isn’t bottleneaking where units remain vacant, especially since staff have large caseloads.

**5. Funding, Program, and Policy Updates**

- a. Federal and State Legislation Updates – Cesar Covarrubias and Matthew Kempfer, The Kennedy Commission

Due to presenter availability, Business Item 5 was presented after Business Item 1.

Matthew Kempfer provided Federal and State policy and budget updates. Federal Updates including the Continued Resolution that will fund the federal government through the end of September, Action’s from HUD, DOGE cuts to HUD, the impact of Tariffs and the impact of immigration policy changes. State Updates included the Fiscal Year 2025-2026 State Budget, primarily that it is a balanced budget. Potential Bond Measures to be added to the ballot in November, CEQA reforms, the creation of a new Housing and Homelessness Agency, and the State Bills to watch out for.

Committee Discussion:

- Curtis Gibbs asked for clarity about joint legislation AB 736 and SB 417 and if passed through a State Bond Measure how would the 35,000 newly built homes for low-income and very-low-income families be allocated and applauded the overall comprehensive report.

- Matthew Kempfer clarified that the bond measure is a response to the proposed Budget from the Governors Office which has no new funding to provide long-term housing. If passed the money would allocate through different state grant programs to build housing.
- Cesar Covarrubias also added that the State Secretary of Business, Consumer Services and Housing Agency identified that their will be a new cabinet agency which many departments will fall under and need new funding to help direct the new agency, so probably about a year out from the creation of the agency and filling of the position.

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

**Sarah provided COC updates, OC Same Day Solutions Fair. 2024 CoC NOFO program award announcement, HHAP Program Round 6 Changes and Updates, HHAP Dashboard**

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

Daniel Garcia provided updates on the most updated CES inflow and Outflow by month charts and the dashboards for each subpopulation and introduced the newly created OC Coordinated Entry System Academy with training tools for providers and the public.

Committee Discussion:

- Chair Judson Brown asked on the CES inflow and outflow charts when Functional zero homelessness is identified, clarifying that when the outflow is greater than the inflow that is when functional zero homelessness is identified.

**Next Meeting:** Wednesday, June 11, 2025, from 10:00 a.m. – 12:00 p.m. at OCHA Conference Room A, 1501 East Saint Andrew Place, 1st Floor Santa Ana, CA 92705