

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

Wednesday, June 11, 2025
10:00 a.m. – 12:00 p.m.

Location:
Orange County Housing Authority (OCHA)
1501 E. St. Andrew Pl., 1st 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. 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 10:07 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. 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. CoC Strategic Plan – Judson Brown, Chair and Felicia Boehringer, CoC Administrator, Office of Care Coordination.

Chair Judson Brown and Felicia Boehringer shared background on the CoC Strategic Plan and noted the CoC Strategic Plan Working Session which took place on April 30, 2025. The presenters reviewed the MOCHA model and the 11 Actions that the Housing Opportunities Committee has been assigned to as the “Owner”. A discussion was led regarding whether the identified Actions are reflective of the type of work that the Housing Opportunities Committee should be the Owner of and if there are any that should be removed or transferred to a different Key Collaborator.

Committee Discussion:

- Michelle Zdeba asked whether expanding access to Housing Choice Vouchers (HCVs) is referring to expanding the availability within the region or the availability for someone to obtain a voucher. Michelle Zdeba emphasized the conversation should focus on housing stability through outreach and navigation, rather than traditional supportive services. Michelle Zdeba questioned why the third Action in Objective 1C only refers to Special Purpose Vouchers (SPV) and regular vouchers. Michelle Zdeba suggested changing the

language of the first Action to “support more housing opportunities for people experiencing homelessness.” Michelle Zdeba advocated for better transit access through agencies like Caltrans or Metro, noted the high cost of universal design, stressed the need to balance accessibility with development feasibility, and expressed concern about affordability challenges below 30% Area Median Income (AMI).

- Vice Chair January Johnson confirmed that the homeless preference has been removed in favor of Permanent Supportive Housing (PSH). Vice Chair January Johnson noted that currently, there is not funding available to expand access to HCVs and suggested a revision to the first Action in Objective 1C for clarity. Vice Chair January Johnson shared support of the second Action because it involves utilizing what is already available. Vice Chair January Johnson supported combining strategies, applying for funding opportunities as they become available, expanding involvement with housing authorities, and finding ways to serve specific populations.
- Adam Eliason suggested inserting clarifying verbiage to define “access” in the first Action. Adam Eliason recalled that previous presentations mentioned unassigned or unused vouchers and proposed this group could serve as a forum for the four housing authorities to collaborate, share research, and assess whether to pursue certain applications. Adam Eliason noted the limits of advance planning for transportation and housing since urgency often arises when a developer identifies a site needing a perfect amenity score for funding. Adam Eliason highlighted a tool on the OC Housing Finance Trust website that allows developers and planners to view transportation gaps, suggesting it could guide strategic, priority-based development rather than trying to maximize scores citywide. Adam Eliason proposed that the Housing Opportunities Committee meet with OCTA and Caltrans every 6–9 months, invite developers to those discussions, and provide handouts to help developers make informed site decisions.
- Elizabeth Hansburg asked for clarification on who is responsible for navigation and suggested modifying the language to “support expansion of” in the third Action under Objective 1C to avoid implying the work is limited to County roles. In the fourth Action, Elizabeth Hansburg proposed changing phrasing to “encourage reduction” and questioned whether such efforts would remain consistent under a new administration. Elizabeth Hansburg inquired whether the Housing Opportunities Committee has dedicated staff support, how advocacy by this group would differ, and what unique functions the Commission to Address Homelessness (Commission) has compared to the CoC Board and its committees. Elizabeth Hansburg questioned whether the Commission is voluntary or mandated and inquired about funding oversight and approval by the Commission. Elizabeth Hansburg also suggested specifying ADA unit numbers per complex and tailoring advocacy efforts to support veteran and senior projects, particularly those most likely to benefit from accessibility improvements.
- Cesar Covarrubias inquired about the interaction between the Commission to Address Homelessness and the CoC Board, and advocated for stronger engagement and more intentional conversations. Cesar Covarrubias highlighted Objective 1C’s focus on funding opportunities tied to transportation and housing, emphasizing the importance of

educating stakeholders on state priorities like proximity to transit, reduced car dependency, and sustainable infrastructure. Cesar Covarrubias noted the need for collaboration with OCTA to think strategically about how transportation and housing can align, including identifying housing element sites and using mapping tools to guide these conversations. Cesar Covarrubias stressed the importance of considering broader transportation strategies beyond buses—such as EV infrastructure and partnerships with Caltrans—and being realistic yet strategic about expanding transit to underserved development areas. Cesar Covarrubias recommended ongoing collaboration with transportation agencies and developers to explore future planning opportunities and ensure funding strategies are aligned with long-term housing goals.

2. Funding, Program, and Policy Updates and Discussion

Cesar Covarrubias provided federal updates, including the federal budget, HUD updates, the impact of tariffs and immigration, and the impact on the state budget. Cesar Covarrubias shared state updates, including the May Revision of the state budget, the New State Agency, the Affordable Housing Bond Act, and housing bills in the legislature. Public Housing Authority (PHA) Representatives engaged in a collective discussion about how to respond to the Federal budget's impact to PHAs and residents served.

Committee Discussion:

- Chair Judson Brown shared insights from a recent event discussing the proposed federal budget, noting that suggested cuts to the Housing Choice Voucher (HCV) program are unlikely to be approved. Chair Judson Brown emphasized that these programs rely on discretionary funding, limiting the administration's ability to implement the proposed reductions. Chair Judson Brown highlighted the need for more discussion around certain funding streams expected to become available soon. Chair Judson Brown pointed out that new funds could potentially be allocated to capital projects, presenting an opportunity for additional funding. Chair Judson Brown also highlighted the need for attention on the shortfall in the Mainstream Voucher Program.
- Vice Chair January Johnson noted that some PHAs have already implemented policy changes and suggested observing demonstrations to understand how those changes impact communities. Vice Chair January Johnson described the situation in Orange County as a waiting game, with little action possible due to uncertainty and speculation around upcoming federal decisions. Vice Chair January Johnson highlighted the opportunity presented by the Housing Modernization Act, which could shift financial responsibilities away from housing authorities, but emphasized that no action is being taken until further clarity is made available. Vice Chair January Johnson pointed out a significant policy change effective July 1, 2025, expanding income exclusions that would impact individuals with disabilities. Vice Chair January Johnson noted the slow rollout of these changes and the lack of clear communication despite ongoing inquiries.
- Elizabeth Hansburg mentioned SB 607 and AB 609, and clarified that the failure of Prop 5, a local bond measure, does not impact the state bond effort currently underway.

Elizabeth Hansburg expressed support for advocating for both local and state bonds simultaneously. Elizabeth Hansburg asked about the timing of the state budget, assuming it would pass in September at the start of the fiscal year.

- Adam Eliason highlighted work on affordable housing efforts, supporting a strategy to shift funding toward resupplying the local housing trust fund program. Adam Eliason noted that while the funding amount is not large, it matches what previously sustained the program for five years and has been consistently successful in supporting regional housing trusts and the Notice of Funding Opportunity (NOFO) process. Adam Eliason explained that in response to a request from Assemblymember Wicks' office for more support, a broad outreach was made to 70 housing trusts, resulting in about 10 groups with legislator connections willing to advocate directly. Adam Eliason acknowledged that it is not surprising the funding language has not appeared yet but expressed hope that a portion will be included, potentially by November. Adam Eliason clarified that the same eligibility criteria would apply, allowing both government and nonprofit housing trusts—such as Ventura County's nonprofit trust, which previously received funding—to qualify.
- A committee member noted a shortfall on both Mainstream Vouchers and HCVs.

3. Tenant-Based Vouchers vs. the Conventional Model of Developing Permanent Housing for People Experiencing Homelessness Presentation – Judson Brown, Chair

Due to time restrictions, Business Calendar Item 3 was not presented.

4. Project-Based Housing Updates

Due to time restrictions, Business Calendar Item 4 was not presented.

5. Tenant-Based Housing Updates

Due to time restrictions, Business Calendar Item 5 was not presented.

6. CoC Updates – Felicia Boehringer, CoC Administrator, Office of Care Coordination

Felicia Boehringer shared information regarding the 2025 Homelessness Data Dashboards, Fiscal Year (FY) 2024 and FY 2025 CoC Program NOFO updates, recruitment for an Extra Help Staff Specialist position within the Office of Care Coordination, and information on upcoming CoC Board and Committee meetings.

Committee Discussion:

- Chair Judson Brown announced Sarah Jones' departure and thanked her for her work with the Office of Care Coordination.

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

Daniel Garcia presented the CES Inflow and Outflow Dashboards as well as Subpopulation Dashboards, including Individual CES (ICES), Family CES (FCES), CES for Survivors (SCES), Veteran Registry, and Transitional Aged Youth (TAY) Registry.

Committee Discussion:

- Chair Judson Brown thanked Daniel Garcia for the presentation, noting improvements in the metrics.
- Elizabeth Hansburg asked clarifying questions about the CES dashboards.

Next Meeting: Wednesday, August 13, 2025, from 10:00 a.m. – 12:00 p.m. at OCHA, 1501 East Saint Andrew Place, 1st Floor, Conference Room A, Santa Ana, CA 92705