



COUNTY OF ORANGE
OFFICE OF CARE
COORDINATION

**Orange County Continuum of Care (CoC)
Housing Opportunities Committee Meeting
October 8, 2025**

Agenda

1. Funding, Program and Policy Updates

- a. Federal and State Legislation Updates – Cesar Covarrubias, The Kennedy Commission
- b. Federal Budget Impact Discussion – Public Housing Authority (PHA) Representatives

2. Project-Based Housing Updates

- a. Orange County Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust
- b. Project Homekey Update – Michelle Zdeba, OC Housing and Community Development
- c. Project-Based Voucher Pipeline – PHA Representatives
- d. 2025 Successfully Completed Project-Based Housing – PHA Representatives

3. Tenant-Based Housing Updates

- a. Special Purpose Voucher Updates – PHA Representatives
- b. CalAIM Update – Mia Arias, Director, Cal AIM

4. CoC Updates – Felicia Boehringer, Interim CoC Manager, Office of Care Coordination

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

Next Meeting: Wednesday, December 10, 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.

Public Comments

**Funding, Program, and Policy Updates
and Discussion**

Federal and State Legislation Updates

Cesar Covarrubias,
The Kennedy Commission

Federal Budget Impact Discussion
PHA Representatives

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.

Project Based Housing Updates

Orange County Housing Finance Trust Update

Adam Eliason,
OC Housing Finance Trust

Project Homekey Updates

Michelle Zdeba,

OC Housing and Community Development

Project-Based Voucher Pipeline
PHA Representatives

Business Calendar – Item #2

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

Business Calendar – Item #2

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 #2

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			
Cartwright	Irvine	8					52	60	10/01/2025
HB Oasis	Huntington Beach				62		2	54	11/25/2025
1400 Bristol	Costa Mesa			10	38		30	78	2/01/2026
Orion	Orange	5			3		158	166	2/01/2026

Business Calendar – Item #2

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			
Azure Apts. (Studio 6)	Anaheim				87			87	Late-Oct 2025
Tampico	Anaheim				30			30	2026

Business Calendar – Item #2

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			

No upcoming Projects.

Business Calendar – Item #2

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			

No upcoming Projects.

**2025 Successfully Completed
Project-Based Housing
PHA Representatives**

Business Calendar – Item #2

SAHA: WISEPlace – City of Santa Ana



OCHA: Pelican Harbor – City of Huntington Beach



OCHA: Orchard View Gardens – City of Buena Park



Business Calendar – Item #2

OCHA: Salida del Sol – City San Juan Capistrano



AHA: Azure Apts. (Studio 6) –
Anaheim

Federal Budget Impact Discussion
Public Housing Authority (PHA) Representatives

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.

Tenant-Based Housing Updates

Special Purpose Voucher Updates
PHA Representatives

Business Calendar – Item #3

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 #3

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 #3

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 are between 18 and 24 years of age, who have left foster care or will leave foster care within 90 days in accordance with a transition plan, and who are experiencing homelessness or are 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 #3

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 #3

Special Purpose Voucher Updates – Orange County Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251		8	213
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	913	47	115	715
Family Unification Program (FUP)	325	11	24	277
Foster Youth Independence (FYI)	50	17	10	23

Business Calendar – Item #3

Special Purpose Voucher Updates – Anaheim Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	397	0	21	351
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	104	4	6	89*

**Data for leased VASH units is current as of 06/06/25*

Business Calendar – Item #3

Special Purpose Voucher Updates – Santa Ana Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5) (Tenant-Based)	231	0	5	209
Veteran Affairs Supportive Housing (VASH – Tenant- Based)	171	1	8	135
Foster Youth Independence (FYI)	125	12	9	87

Business Calendar – Item #3

Special Purpose Voucher Updates – Garden Grove Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	0	1	72

Business Calendar – Item #3

Special Purpose Voucher Updates – Orange County Totals

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	945	0	35	845
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1188	52	129	939*
Family Unification Program (FUP) Voucher	325	11	24	277
Foster Youth Independence (FYI) Voucher	175	29	9	87
TOTALS	2,642	92	197	2,148* (81%)

**Data for Anaheim Housing Authority's leased VASH units is current as of 06/06/25, which may impact overall totals and percentages in this table.*

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.

CoC Updates

**Felicia Boehringer, Interim CoC Manager,
Office of Care Coordination**



COUNTY OF ORANGE
**OFFICE OF CARE
COORDINATION**

Falling Through the Safety Net:

Understanding Individuals' Journey and Contributing Factors to Homelessness

- At the August 20, 2025, Commission to Address Homelessness meeting, the Office of Care Coordination provided a brief update on the 2025 Homeless Survey.
- On September 10, 2025, a joint special meeting of the CoC Board and Commission to Address Homelessness provided a more in-depth review and discussion.
- The Office of Care Coordination will be reviewing feedback to include in future planning and reporting.



Business Calendar – Item #4

Small-Scale Housing Summit

- Supervisor Sarmiento is hosting a Small-Scale Housing Summit to discuss innovative housing options.
 - ❖ Date: November 5, 2025
 - ❖ Time: 9:30 A.M. Networking/Check in; 10:00 A.M. Summit
 - ❖ Location: County Conference Center, 630 N. Broadway St, Santa Ana, CA 92701
- If you are interested in attending, please RSVP via email to Vicente.Sarmiento@ocgov.com



**SMALL-SCALE
HOUSING
SUMMIT**

DATE:	NOVEMBER 5, 2025
LOCATION:	COUNTY CONFERENCE CENTER 630 N. BROADWAY STREET, SANTA ANA CA 92701
RSVP:	Vicente.Sarmiento@ocgov.com
TIME:	9:30 A.M. - Networking / Check in 10:00 A.M. - Summit

**JOIN SUPERVISOR SARMIENTO TO DISCUSS
INNOVATIVE HOUSING OPTIONS**



Vicente
Sarmiento
SUPERVISOR, 2nd DISTRICT



Business Calendar – Item #4

2026 Point in Time (PIT) Count

- HUD requires that CoCs across the nation complete a biennial unsheltered count and an annual sheltered count of all people experiencing homelessness in the community on a single point in time during the last 10 days of January.
- The Office of Care Coordination in partnership with the Orange County CoC conducts an unsheltered Point In Time count every two years in Orange County.
- In August 2025, the Office of Care Coordination met with City Net, the lead agency for unsheltered count, to plan for the 2026 PIT Count.
- The Office of Care Coordination has also started facilitating recruitment for the PIT Count Planning Ad Hoc, with meetings set to begin in early September.
- Details for the 2026 PIT Count are being finalized and further updates will be provided in the future.

2026 PIT Count Dates		
Tuesday, January 27	Wednesday, January 28	Thursday, January 29

Business Calendar – Item #4

National Standards for the Physical Inspection of Real Estate (NSPIRE) Revised Compliance Date

- On September 30, 2025, HUD posted joint [Notice PIH 2025-27/H 2925-05](#) postponing until **October 1, 2026**, the scoring of the new “Affirmative Requirements” under NSPIRE.
- The new scoring date applies to Public Housing and all private housing assisted with HUD’s Multifamily programs (Project-Based Rental Assistance, Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities).
- The new joint Notice PIH 2025-27/H 2025-05 lists six areas of “non-scored defects,” including fire-labeled doors, Heating, Ventilation, and Air Conditioning (HVAC), interior lighting, minimal electrical outlets, and guardrails. Under HVAC, for example, scoring is postponed even if a heating source is not working even though the inside temperature is less than 64 degrees Fahrenheit, or if a heating source is damaged, inoperable, missing, or not installed. For electrical outlets, the failure to have at least two working outlets in each habitable room will not be scored during the compliance extension.
- Read Notice PIH 2025-27/H 2025-05 [here](#).

Business Calendar – Item #4

Remember to Keep your Individual and Agency General Membership Updated!

- The CoC Governance Charter identifies that each Individual Member and Agency that is a General Member of the CoC will be allowed one vote for the CoC Board election.
- The CoC Governance Charter states that a CoC Board member must be CoC General Member, either as an organization or individual. There is still time to become a CoC General Member if you are interested in applying for the CoC Board.
- You can view the [CoC General Membership](#) roster on the [CoC General Membership webpage](#)
- If you or your organization is not a General Member and wants to become one, please inform the Office of Care Coordination of your interest and fill out the [application](#).
- If your agency needs to update your authorized representatives for your agency, please submit an updated [application](#) to the Office of Care Coordination.

Please contact the Office of Care Coordination with any questions at

CareCoordination@ceo.oc.gov.

Business Calendar – Item #4

Employment Opportunity: Staff Specialist – Extra Help

- The Office of Care Coordination is seeking qualified applicants to fill a **Staff Specialist – Extra Help position**.
- Extra Help or temporary/seasonal positions are estimated to last six months up to one year.
- Activities may include but are not limited to research, data collection and analysis, and compiling informational materials to share with the public.
- If you have any questions pertaining to this recruitment or if you are interested in the employment opportunity, please contact or submit your resume to Amanda Sanchez at amanda.sanchez@ceo.oc.gov.

RESPONSIBILITIES AND JOB DUTIES

- Provide administrative support to the Continuum of Care (CoC), Coordinated Entry (CES), and Special Projects teams.
- Develop and present community educational materials, newsletters, and/or presentations on data analysis.
- Assist in the application of federal, state, and local funding opportunities
- Support administration of meetings, including agendas, and coordination.
- Provide general contract assistance and technical support and work in collaboration with contracted service providers.
- Assist in the monitoring of Office of Care Coordination contracts, including preparation and review of monitoring checklists
- Financial monitoring, including invoice review and processing, and review of backup documentation to ensure compliance with funding regulations.
- Working with various organizational units to meet the Office of Care Coordination goals.
- Collaborate and with various levels of staff, including staff specialist, supervisors, managers, directors and colleagues in other County departments and agencies

Please assist us in sharing this employment opportunity with others!

Business Calendar – Item #4

Upcoming Meetings

- **Policies, Procedures and Standards Committee Meeting:** Tuesday, October 14, 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
- **CoC Board Meeting:** Wednesday, October 22, 2025, from 2:00 p.m. – 5:00 p.m.
 - ❖ Location: CAS County Conference Center 104/105, 425 W. Santa Ana Blvd., Santa Ana, 92701

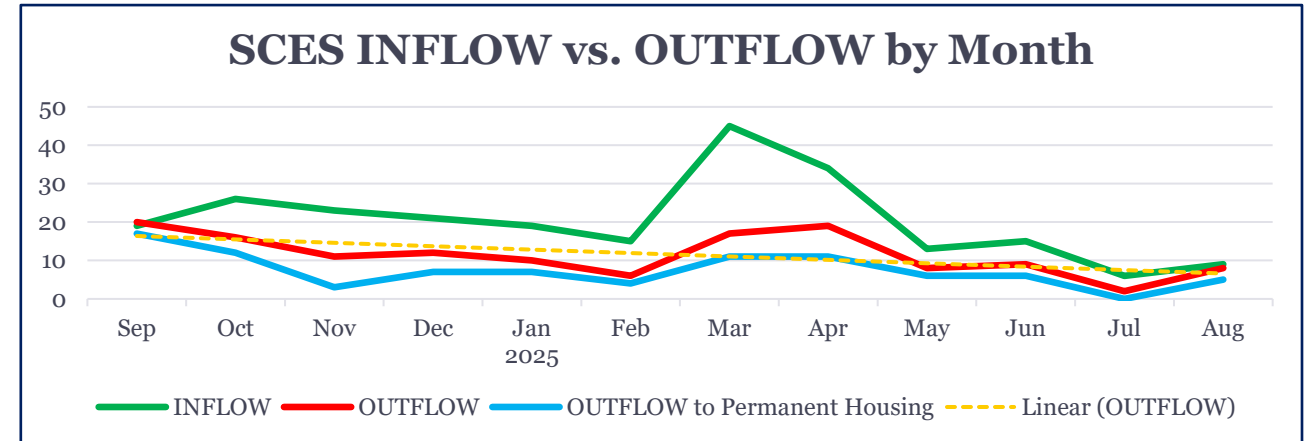
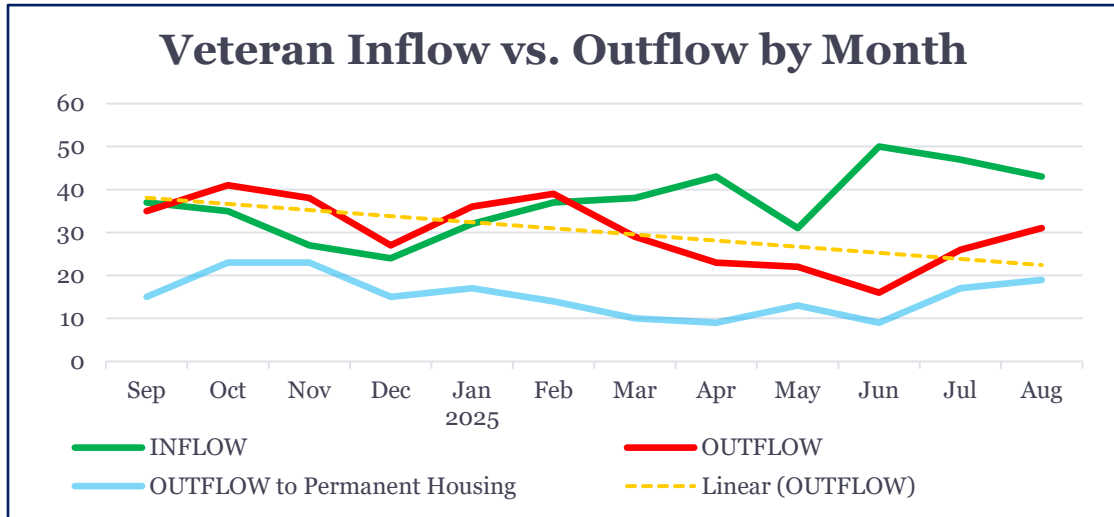
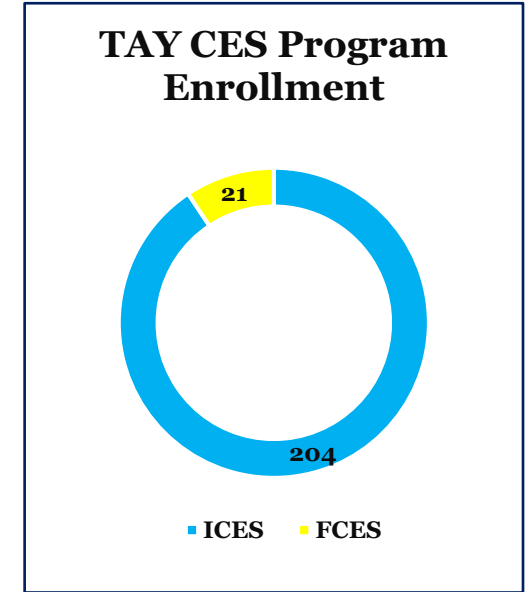
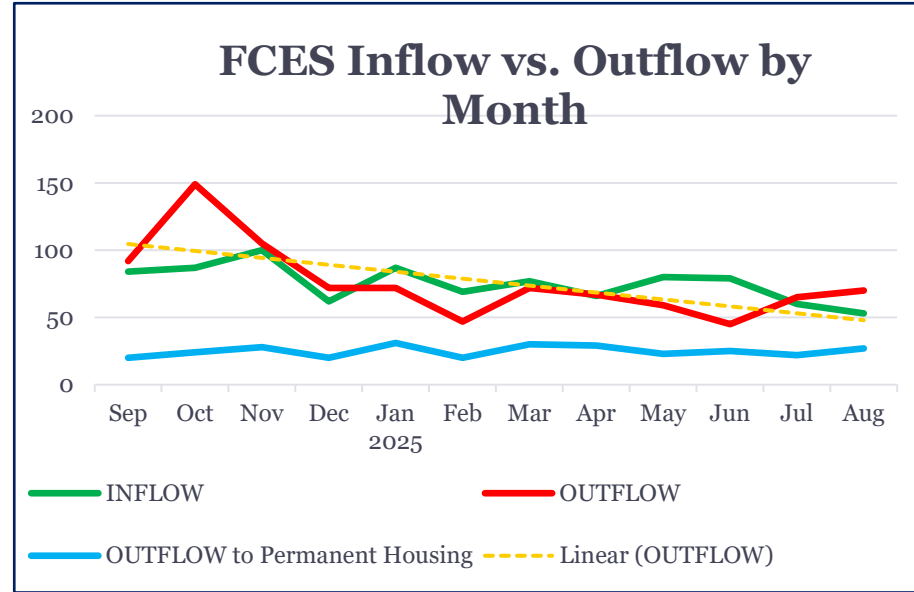
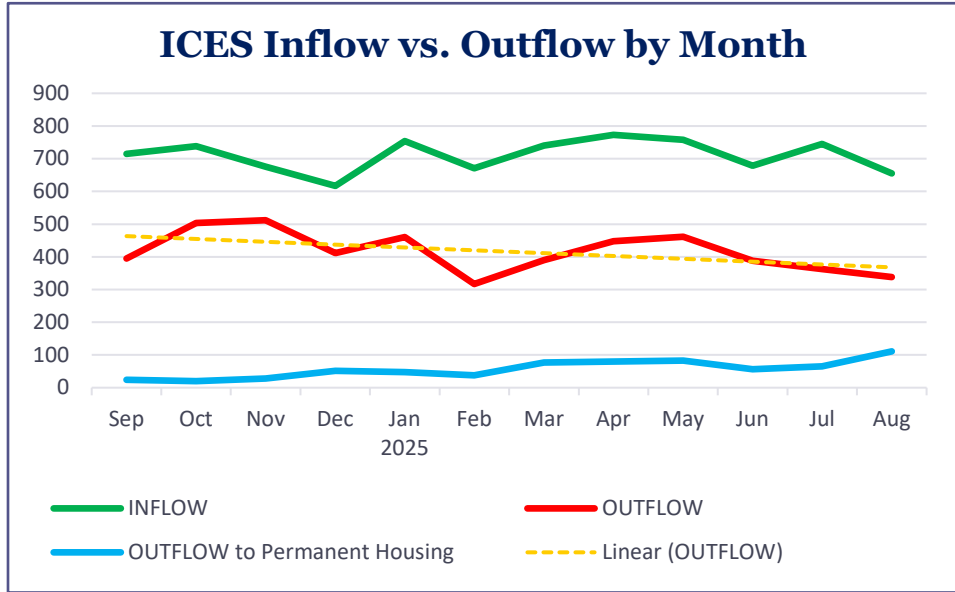
Public Comments:

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

CES Updates

Daniel Garcia, CES Administrator,
Office of Care Coordination

CES Inflow and Outflow



As of August 31, 2025

CES Subpopulation Dashboards



Subpopulation	Households on the Community Queue	Chronically Homeless Households on the Community Queue	Households Pending (matched)	Households Housed (9/2024-8/2025)
Individual CES (ICES)	3,704	1,895	109	682
Family CES (FCES)	293	44	9	299
CES for Survivors (SCES)	147	75	7	138
Veteran Registry	143	50	13	184
Transitional Aged Youth (TAY) Registry	138	51	0	97

As of August 31, 2025

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.

Next Meeting:

Wednesday, December 10, 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

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@ceo.oc.gov



COUNTY OF ORANGE
OFFICE OF CARE
COORDINATION