

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

Wednesday, October 8, 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@ceo.oc.gov](mailto:CareCoordination@ceo.oc.gov). 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 10:05 p.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@ceo.oc.gov](mailto:CareCoordination@ceo.oc.gov). 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. Funding, Program and Policy Update

Due to time restrictions, Business Calendar Item 1 was moved to Business Calendar Item 2 on the agenda.

Cesar Covarrubias shared that as California’s legislative season concludes, efforts are underway to streamline development, though affordable housing progress remains limited. Additionally, several bills aim to support housing near educational institutions, including student and faculty housing. The most significant proposal is the \$10 billion Affordable Housing Bond Act of 2026, which would fund permanent supportive housing (PSH), affordable housing services, and homeownership programs. Cesar Covarrubias mentioned that both the Assembly and Senate introduced the bond, but it has yet to advance and would require emergency status to proceed. While the legislature broadly supports it, the Governor is focused on other priorities. Budget revisions in May and June included funding for critical housing services, but advocates emphasize the need to place the bond on the 2026 ballot.

Cesar Covarrubias noted, Federally, uncertainty surrounding the President’s proposed budget and a potential government shutdown. Voucher funds will be honored through November, but no new project funding is expected until a Continuing Resolution (CR) and reconciliation bills are passed. Cesar Covarrubias mentioned proposed budget cuts could severely impact housing, infrastructure, and voucher programs, prompting bipartisan concern.

Cesar Covarrubias highlighted that locally the City of Anaheim is exploring a housing trust and considering a resort district tax to fund housing interventions. A proposed \$30 million allocation includes \$3 million annually for affordable housing, with plans to revisit the funding in a public hearing. Although a gate tax for entertainment was removed from the agenda, discussions continue around the Anaheim Housing Element and the need for increased support at both local and federal levels.

Felicia Boehringer provided updates on the CoC Notice of Funding Opportunity (NOFO) process and budget approval. Felicia Boehringer emphasized the difficulty in planning due to anticipated changes in the Fiscal Year (FY) 2025 CoC NOFO, as highlighted by the National Alliance to End Homelessness (NAEH). These changes could be extremely detrimental to the community, and while strategies are being explored, much remains uncertain until the NOFO is officially released.

Committee Discussion:

- Elizabeth Hansburg mentioned that the University of California, Irvine (UCI) School of Social Ecology, noted that housing and homelessness emerged as a top concern among elected leaders and a survey was conducted to gauge public support for funding mechanism, including a potential 2026 ballot measure. Elizabeth Hansburg stated that securing funding for an updated survey could be a goal to build connections for infrastructure for future initiatives. Elizabeth Hansburg emphasized the importance of providing housing for families seeking housing and noted that Low-Income Housing Tax Credit (LIHTC) programs offer better access and should be rewarded with additional points. Elizabeth Hansburg raised concerns around Placentia Transit-Oriented Development (TOD) Metrolink project competitiveness and the need for documentation to support development near transit stops, since ridership remains low, prompting calls for further discussion. Elizabeth Hansburg explained that a bond tax would not change the underlying revenue disparities.
- Becks Heyhoe-Khalil stated that Orange County United Way (OCUW) conducted a survey and around 85% of respondents support a bond measure to tax themselves to reduce homelessness. Becks Heyhoe-Khalil shared updates on advocacy efforts. OCUW has coordinated meetings with the Orange County delegation to express concerns and advocate for a two-year NOFO cycle. They emphasized the importance of continuing funding for previously awarded programs. Following a Politico article, two major concerns emerged, first that agencies with DEI (Diversity, Equity, and Inclusion) initiatives may be ineligible for funding under the new NOFO. Secondly, a proposed cap on CoC funding for PSH (Permanent Supportive Housing) at 30%, down from the current 87%, which could result in approximately 1,300 households losing rental subsidies. Becks Heyhoe-Khalil noted that OCUW mobilized quickly, drafting and circulating an advocacy letter. Over 800 letters have been sent to the delegation, including outreach to U.S. House Representative Young Kim's District Office, urging support and requesting representation. Becks Heyhoe-Khalil encouraged everyone to review the draft administrative plan and submit public comments via the news section on the OCHA website. Becks Heyhoe-Khalil thanked January Johnson and confirmed that letters of support will be sent. Becks Heyhoe-Khalil acknowledged OCHA's critical role in supporting rental assistance across multiple cities and raised concerns about potential impacts on non-PHA-funded CoC programs. Becks Heyhoe-Khalil questioned whether there is flexibility to support those who may lose assistance but are not considered homeless. Becks Heyhoe-Khalil concluded by warning that if the proposed CoC NOFO changes are implemented, many individuals could lose rental assistance. Becks Heyhoe-Khalil urged all PSH providers to stay informed and engaged.
- Cesar Covarrubias emphasized the need for polling on potential bond or sales tax measures and highlighted a proposed tax on polluters to fund transportation improvements like bike lanes, public transit, and housing-transit integration. Cesar Covarrubias explained that Orange County (OC) is planning long-term transportation development, with stakeholders such as Orange County Transportation Authority (OCTA), Metrolink, and city leaders collaborating on connectivity solutions. Cesar Covarrubias spotlighted Irvine exploring a shuttle service to fill OCTA gaps; meanwhile, Orange County is mapping development sites and building a stable funding strategy, though growth is expected in areas lacking infrastructure, an issue acknowledged by the State Housing and Community Development (HCD) department. Cesar Covarrubias noted that cities like

Anaheim have submitted multiple applications and are working with HCD to overcome challenges. Further, technical assistance is being provided to analyze funding overlays and identify opportunities and stakeholders are exploring transit data to inform development strategies.

- Julia Bidwell raised concerns about the disconnect between House Resolution 1 (HR1) loan tax credits and bond funding. Julia Bidwell stated that efforts to balance the tax credit community fell short, with only five communities built in South County, despite the need for development, OC lacks a strong track record for building public transit. Additionally, ambitions like an underground subway system are unrealistic and there needs to be focused strides for redevelopment strategies that incorporate TOD. Julia Bidwell added that OC's conservative funding landscape and limited feeder taxes reflect the regional fiscal realities. Julia Bidwell highlighted that with U.S. Housing and Urban Development (HUD) Technical Assistance (TA) and OCHA support, housing authorities that opted out of the shortfall mitigation program may now have opportunities to participate. Julia Bidwell stressed the importance of avoiding terminations and acknowledged the long-standing waitlist dating back to 2012. Julia Bidwell noted that January Johnsons proactive planning over the past three years has helped prepare for the EHV funding sunset. The final allocation is expected to run out soon, and efforts are underway to absorb these vouchers into HCV and project-based programs. Julia Bidwell noted that OCHA is the only housing authority eligible for the bonus and serves regional clients. Julia Bidwell emphasized the need for collaboration across jurisdictions and praised the United to End Homelessness initiative. Julia Bidwell committed to providing an EHV update after the commission meeting and encouraged continued partnership with PHAs.
- Michelle Zdeba confirmed that points are awarded for, citing the Placentia Metro Melrose project, though its completion may take up to five years.
- Chair Judson Brown pointed to the Housing Supportive Services (HSC) funds as a valuable leveraging tool, citing the City of Santa Ana's success with three dense housing projects. Chair Judson Brown confirmed that the successes could be replicated elsewhere, and developer interest is growing. Chair Judson Brown stressed the importance of creativity in using Housing Access and Support (HAS) funds and criticized the lack of correlation between the OC Streetcar and development success. Chair Judson Brown argued that OC deserves its fair share of funding, noting that 85% of respondents supported a housing bond, and compared to other counties, OC collects less tax revenue, making it difficult to do more with less. Chair Judson Brown raised concerns about anticipated CoC funding cuts and emphasized the importance of planning ahead, especially with key dates like October 23, 2025, and November 18, 2025, approaching. Chair Judson Brown stated that they anticipate being able to absorb all 71 households currently at risk. Chair Judson Brown reiterated that no family should face termination and emphasized the need for collective action to prevent this outcome. The new CoC funding constraints add pressure, but the goal remains to maintain housing stability. Chair Judson Brown explained that CoC and PHA funding streams are fundamentally different. However, if policy changes allow for blending these funds, OCHA may be able to absorb 10–30 households, depending on available resources. Chair Judson Brown added that while the group had not convened specifically about EHV, the program has been working well. If the proposed changes are adopted, further discussions with PHAs will be essential.
- Vice Chair January Johnson reported that the Orange County Housing Authority (OCHA) has released its updated administrative plan, which includes a new preference to assist individuals at risk of losing housing. This aligns with HUD technical guidance and is part of a broader strategy to transition Emergency Housing Vouchers (EHV) recipients to the Housing Trust Fund. Vice Chair January Johnson explained that waivers from HUD have been secured to support this transition, and approval was received prior to the federal shutdown. The plan, which is available on the OCHA website, will be discussed further at the November 18, 2025, Board of Supervisors Meeting. Vice Chair January Johnson also noted that on October 23, 2025, the Housing Advisory Resident Board

will meet to align on the shared goal of maintaining stable housing for all currently housed individuals. Vice Chair January Johnson confirmed that OCHA is implementing a phased absorption strategy. A bonus is expected in 2025, and the goal is to extend remaining funds into 2026. The plan includes continued draws from the waitlist to prevent terminations. Vice Chair January Johnson explained that the potential CoC funding cuts present a new challenge that requires careful financial planning. January appreciated the feedback and emphasized the need for support from key stakeholders. Vice Chair January Johnson encouraged feedback on the administrative plan and reiterated the importance of prioritizing PSH and aligning community efforts.

- Olga Tamayo expressed a desire for the Anaheim PHA to absorb as many individuals as possible, noting that there are currently 215 EHV vouchers in use.
- Thyana Phi shared that the Garden Grove PHA team is working to absorb 90 households by 2025, with the understanding that funding may be lost in 2026. Thyana Phi also noted that addressing the waitlist, which dates back to 2010 is a priority.

## **2. Project Based Housing Updates**

Due to time restrictions, Business Calendar Item 2 was moved to Item 1 on the agenda

Adam Eliason shared that a Zoom meeting is being scheduled with developers and city representatives to introduce the new Acquisition Loan Program. A draft has been circulated, and feedback is being requested before presenting it to the Board. Adam Eliason stated that the goal is to ensure cities can access funding and identify potential development sites and emails are being sent today to cities and developers regarding the October meeting. Adam Eliason also noted recent successes with project closings, openings, and groundbreakings, reflecting continued progress in affordable housing. However, current funding from the OC Housing Finance Trust 2024 Notice of Funding Availability (NOFA) is nearly exhausted. Adam Eliason expressed that many projects have already been brought to the Board of Supervisors (BoS), and pending applications are expected to use the remaining funds. Discussions with the BoS Chair are underway to align with the strategic plan and secure additional funding to support future development.

Michelle Zdeba shared that Orange County has been involved in six Homekey projects, three Interim Housing sites, two in Stanton, and one in Huntington Beach (Oasis), which is expected to be completed in October. Michelle Zdeba added that the projects include 62 supportive housing units, with three converting directly to permanent housing. One Stanton site is slated for completion in March. The Vista Travel Lodge, in partnership with Costa Mesa and Huntington Beach, is also progressing. Michelle Zdeba stated that Orange County received funding for 335 Homekey units, all now complete. Efforts to expand through Homekey Plus included a Request for Information (RFI) to developers and a proposed Fullerton site, but the state's strict 12-month completion rule led to its cancellation. Michelle Zdeba explained that despite appeals and discussions with State HCD, amendments to the NOFA did not address timeline concerns, though they added preferences for veteran units. Further, Orange County continues to engage with the state, but no Homekey project has yet met the 12-month completion requirement.

Chair Judson Brown, Vice Chair January Johnson, Olga Tamayo and Thyana Phi all provided an update on the current project-based voucher pipeline.

Vice Chair January Johnson shared updates on new developments and emphasized the importance of tracking actual contributions housing projects, further share insights from recent projects that may have administratively challenges are still showing the benefits and rewards of mixed-income housing.

Committee Discussion:

MINUTES

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- Chair Judson Brown opened the discussion by asking about the status of the most recent Request for Proposals (RFP) related to funding. Furthermore, noted that early estimates suggest \$30-40 million in new funding through Proposition 1 with \$73 million being allocated for continuing projects. Chair Judson Brown asked if any committee are considering a recommendation to allocate 25% of the new funding toward capital development projects. Chair Judson Brown emphasized the importance of understanding how Mental Health Service Act (MSHA) funds could positively impact these efforts. Chair Judson Brown explained that Proposition 1 will soon be launched and initially there were concerns about an imbalance with too much funding for housing and not enough for services, it is now up to the MHSA committee to determine how the funds will be allocated to address both needs effectively. Chair Judson Brown encouraged everyone to attend the upcoming meeting and emphasized the importance of having staff present to make recommendations. Chair Judson Brown proposed a tracking system that begins with PIT data and includes voucher distribution, Coordinated Entry System (CES) data, and HomeOC Metrics. The goal is to publish a tool that monitors progress from 2022 to 2029. Chair Judson Brown acknowledged that the tool may need updates as new data becomes available. Chair Judson Brown raised the idea of master leasing asking if that has been considered. Chair Judson Brown mentioned that outreaching to partners like Orange County United Way and City Net to support development projects and even with limited Homekey funding the County continues to push for PSH NOFA funds and stressed the importance of stable funding over increasing unknown situations with the focus on building new housing. Chair Judson Brown highlighted that voucher utilization hovers around 80% and finding new sites remains a challenge. Chair Judson Brown celebrated the success of securing \$83 million in funding and over 100 vouchers.
- Helen Cameron added that one-year funding decision, with \$18 million allocated for the current year and an additional \$18 million project annually for planning ongoing Permanent Supportive Housing (PSH) and affordable housing. Helen Cameron stressed the need for continued planning and strategic use of funding. Helen discussed a \$6 million bond focused on acquisition through the Homekey Program ensuring the funding is being used to secure new developments. Helen Cameron shared that in the Bay Area, Homekey was used for shared housing models. Helen confirmed that there is \$18 million is available annually. Helen Cameron proposed reaching out to Chapman University's film school to collaborate on documenting these housing success stories.
- Adam Eliason wanted to confirm where the MHSA upcoming meeting will be held. Adam Eliason shared that Supervisor Sarmiento will be discussing the upcoming Small-Scale Housing Summit that aims to explore cost-effective models for affordable and permanent housing., It will also consider transitional housing options that may offer lower-cost alternatives and examine other successful models that could be replicated. Adam Eliason suggested small-scale models to reduce cost. Adam Eliason asked if alternative housing models could be considered outside traditional PSH. Adam Eliason encouraged Committee members to seek out grant opportunities that showcase best practices in Orange County affordable housing. Adam Eliason suggested compiling examples from across the county to present to city councils, housing trusts, and legislators so these examples could strengthen future grant applications and legislative proposals. Adam Eliason reiterated the importance of developers taking initiative and stepping up to provide strong examples to the community, moreover, stressed the need to build a circle of support and convince stakeholders of the value these housing models bring.
- Michelle Zdeba raised concerns about the administrative capacity required to manage and distribute funding. Michelle Zdeba questioned who could execute the work and how much funding is available for administrative cost. Michelle Zdeba clarified that both entities would be involved in operating but local housing trust funds expired last year after a five-year term. Michelle Zdeba reported out that staff have been reviewing projects funded by the trust, excluding county-funded initiatives and noted that two or three projects lacked County of PSH

funding and are not currently being tracked. Michelle Zdeba pointed out that in terms of the nine-year goal, progress is slow since the original target of 2,700 units was revised to 2,396 based on updated data. Michelle Zdeba stated the housing strategy will be reevaluated after the 2026 Point-In-Time (PIT) count. Michelle Zdeba highlighted the rising cost of housing and the average cost has increased from around \$500,000 to \$900,000 and this surge in cost has strained the limited resources and made it more difficult to fund new developments. Michelle Zdeba responded that other jurisdictions may not be meeting Homekey milestones and are failing to meet deadlines, especially the 12-month completion requirement which results in negative points from State HCD. Michelle Zdeba noted there should be some but the forecast for upcoming rounds remains unclear and emphasized that developers must be under contract early as the timeline poses significant risk. Michelle Zdeba responded that master leasing is not an eligible project type under the current NOFA, which focuses on acquisition and new construction. Michelle Zdeba explained that master leasing requires coordination with OCHA and the CoC, a service provider and an operator with a Memorandum of Understanding (MOU). Michelle Zdeba added that many scattered sites already serve non-MHSA clients and that efforts are underway to house chronically homeless individuals through master leasing, through time constraints have made implementation difficult. Michelle Zdeba said all development proposals are welcome, but leasing small units to chronically homeless individuals has been difficult due to client preferences. Michelle Zdeba concluded that some projects simply don't meet cost containment requirements. Michelle Zdeba noted that several smaller units have surpassed key thresholds and are being tracked and since December 2022, many projects have wrapped up, contributing to a total of 2,396 units currently in the pipeline. Michelle Zdeba emphasized the need for additional funding, particularly for services and vouchers to support this development. Michelle Zdeba added that inspections and upward mobility efforts are ongoing and pointed out that residents benefit from living in stable housing environments, which are far better to temporary accommodations like motels, and encouraged the committee to promote these models as desirable options for neighborhoods.

- Elizabeth Hansburg asked whether the funding would be managed through the County of Orange or the OC Housing Finance Trust. Elizabeth Hansburg asked whether other jurisdictions are meeting Homekey milestones. Elizabeth Hansburg asked what the process for master leasing. Elizabeth Hansburg asked if a Transitional Aged Youth (TAY) CES exist that is separate from the individual and family's system.
- Julia Bidwell assed that there is a \$800 million gap in federal funding and while the number of chronically homeless individuals decreased, overall homelessness increased. Julia Bidwell highlighted that despite housing over 300 units since 2018, the lack of resources makes it difficult to close the gap. Julia Bidwell explained that while Homekey allows for new projects within 12 months, cost containment remains a major barrier like landed cost, construction expenses, prevailing wages and regulatory requirements like Section 3 and Violence Against Women Act (VAWA) which make compliance difficult for developers. Julia Bidwell clarified that Homekey only funds permanent housing. Julia Bidwell added that while her organization does not develop housing, they finance it and are open to master leasing and small-scale models. However, Homekey's requirements and Behavioral Health Service Act (BHSA) overlays under Prop 1 complicate implementation. Julia Bidwell clarified that master leasing would require a homeless services provider and that most partners are focused on new development. Julia Bidwell said they are open to funding small-scale housing with five or more units, but many homeless service providers are focused on development, and it's unclear who would take on smaller projects.
- Vice Chair January Johnson noted the special-purpose vouchers require strong partnerships with service providers.
- Becks Heyhoe-Khalil confirmed that there is a TAY registry. Becks Heyhoe-Khalil shared the upcoming awareness events about Hunger and Homelessness week through both overt and

covert messaging, encouraging committee members to speak out rather than stay silent. It will culminate on a kick-off event on November 15, 2025, with a social media initiative inviting reflection on the issue's importance. Becks Heyhoe-Khalil stated that influential figures will serve as ambassadors to amplify the message and gather 500 participants who will form an aerial image of a house, symbolizing first-time homelessness. This visual will be filmed to highlight the urgency of the issue and promote ongoing advocacy and community engagement.

- Cesar Covarrubias highlighted the interdependence of PSH and affordable housing and stressed the importance of continuing to tell the story of how these housing models support one another and help build mixed communities. Cesar Covarrubias emphasized the value of creating inclusive environments that serve seniors, individual, families and TAY, showcasing successful examples of integrated living. Cesar Covarrubias mentioned that groups like University of California, Berkeley have been investing in similar initiatives and taking additional steps to support community development.

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

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

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

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

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

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

Chair Judson Brown adjourned the meeting at 12:04 p.m.

**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