

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

Wednesday, February 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: 992 7491 1158

****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. 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 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@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 Updates

The Public Housing Authority (PHA) Representatives engaged in discussion regarding Federal Budget Impact and Emergency Housing Voucher (EHV).

Cesar Covarrubias provided federal and state legislation updates, including that the state budget has no new general funding and no funding for housing. Cesar Covarrubias shared additional updates and noted that Behavioral Health Services Act (BHSA) should have 25% of the budget going towards housing/capital development projects.

Committee Discussion:

- Chair Judson Brown noted that federal funding for vouchers has increased, creating positive funding impacts. Judson Brown shared that the Santa Ana Housing Authority (SAHA) has leased up 8 Project-Based Vouchers (PBVs), absorbed 68 Emergency Housing Vouchers (EHVs), and expects to end 2026 fully exhausting funding. Chair Judson Brown noted that the SAHA waitlist has 20,700 households, and the last time they pulled from the waitlist was 2022-2023. Chair Judson Brown shared that due to being in a shortfall, SAHA could not make their December payment, and discussed looking back at the previous shift of tenant protection voucher funding to understand how to approach current funding shifts. Chair Judson Brown discussed that the federal funding increase may not end up being as impactful as anticipated due to eliminating the line item for mainstream vouchers and consolidating with the Housing Choice Voucher (HCV) program to account for this. Chair Judson Brown shared that the last 8 homeless set aside vouchers will be used for PBVs to best maximize SAHA’s utilization of available resources. Chair

Judson Brown shared that he was Co-Chair of the BHSa Housing Interventions workgroup with Christina Weckerly and noted that for BHSa capital development projects, there is leveraging of BHSa funds for affordable housing.

- Vice Chair January Johnson shared that Orange County Housing Authority (OCHA) anticipates absorbing EHV's and may be able to pull from the wait list by mid-year. Vice Chair January Johnson discussed the 107 upcoming OCHA Project-Based Vouchers, the potential for CoC funding to be impacted next year, and taking a conservative approach to spending to avoid a shortfall. Vice Chair January Johnson noted that OCHA pulled 0 households from the waiting list in 2025 due to uncertainty around funding, 0 in 2024 due to being in a shortfall, with September 2023 being the last time a household was pulled from the waitlist. Vice Chair January Johnson highlighted that the OCHA waitlist has 2,000 households from the 2012 waitlist and 12,000 households from the 2023 waitlist. Vice Chair January Johnson shared that one common reason for a shortfall is that the increased funding from the U.S. Department of Housing and Urban Development (HUD), which is intended to account for inflation, factors in an increase in per unit cost annually, but PHAs are seeing a per unit cost inflation that increases monthly. Vice Chair January Johnson shared that HUD has moved mainstream vouchers under the HCV umbrella and eliminated its line item, which confirms there will be no additional funding for mainstream vouchers, and housing authorities are obligated to maintain existing vouchers under the HCV umbrella. Vice Chair January Johnson highlighted increased federal funding for Foster Youth to Independence (FYI) vouchers. Vice Chair January Johnson confirmed that OCHA removed homeless set-aside in 2024, choosing to redirect funding into Project-Based Vouchers (PBVs) and absorb existing homeless set-aside vouchers into PBVs as a way to provide a greater community impact with an increased supply of affordable housing.
- Christopher Kendrick shared that Anaheim Housing Authority (AHA) will issue 164 Project-Based Vouchers (PBVs) this year and discussed creative problem-solving, which should allow AHA to absorb its EHV's. Christopher confirmed that AHA has 397 mainstream vouchers and would follow up with specific numbers for waitlists, but noted AHA was in a shortfall during 2025. Christopher confirmed that AHA reallocated its homeless set-aside into PBVs.
- Thyana Phi shared that Garden Grove Housing Authority (GGHA) is taking a conservative approach and plans to absorb its EHV's first and potentially pull a small number from the waitlist later in the year. Thyana Phi noted that the GGHA has 1,500 households from its 2010 waitlist and last pulled from the waitlist in May 2024, due to being in shortfall.
- Becks Heyhoe-Khalil asked how many households on average were pulled from the waitlist in previous years how long the waitlists are, whether other special-purpose vouchers would be affected, if new mainstream vouchers will be funded, and whether housing authorities still have homeless set-asides.
- Julia Bidwell highlighted that the focus of OCHA is on keeping people housed, and that the number of PBV may shift throughout the year as opportunities become available. Julia Bidwell noted that there are opportunities for housing authorities to apply for two rounds of FYI vouchers, each round allows applicants to request up to 25 FYI vouchers for their housing authority.
- Michelle Zdeba noted that Project-Based Vouchers pull from the same federal funding source as the former homeless set-aside, which allows them to serve the same populations.
- Zulima Lundy provided information on Assembly Bill 1708 which requires CoCs receiving Homeless Housing, Assistance, and Prevention (HHAP) to provide allocations to cities with less than 300k populations. Zulima Lundy also shared about the upcoming BHSa plan and the CoC involvement in implementation.

2. Project Based Housing Updates

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

Michelle Zdeba highlighted the Homekey Plus Notice of Funding Availability (NOFA) that is now open for applications.

Vice Chair January Johnson highlighted OCHA's completed Oasis project, which is exclusively project based units due to Homekey funding. Christopher Kendrick highlighted AHA's completed project Azure, which will be fully leased up by end of February.

3. Tenant-Based Housing Updates

Chair Judson Brown shared that SAHA has recently applied for additional Veterans Affairs Supportive Housing (VASH) administrative funds, and discussed the greatest concern with FYI vouchers being the expiration timeline. Chair Judson Brown asked others what they are doing to prepare FYI recipients for voucher expiration. Chair Judson Brown discussed SAHA being in shortfall for the mainstream voucher program in December, and noted 7 vouchers marked as "searching" are all leased households that are moving/relocating. Chair Judson Brown noted that SAHA has room for 20 additional VASH referrals and is struggling with not receiving enough referrals for FYI vouchers.

Vice Chair January discussed the federal requirement that FYI and Family Unification Program (FUP) vouchers must be at a combined 90% lease-up rate to apply for additional funding, which OCHA has had difficulties maintaining due to the ongoing cycle of allocation, lease-up, and expiration. Vice Chair January Johnson discussed OCHA's pending VASH application, no longer accepting referrals for CoC Program vouchers due to funding concerns, and 9 available Non-Elderly Disabled (NED) vouchers.

Christopher Kendrick shared that AHA has no additional capacity for mainstream vouchers and that there will be 3 VASH units available under Azure's Permanent Supportive Housing.

Thyana Phi noted that GGHA has no vouchers in the pipeline due to being in shortfall.

4. CoC Updates – Jasmin Miranda, Interim CoC Administrator, Office of Care Coordination

Jasmin Miranda discussed the upcoming Same Day Solutions Fair, the Coordinated Entry System Request For Proposals, updates to the National Standards for the Physical Inspection of Real Estate (NSPIRE) compliance deadline, upcoming CoC meetings, the recent CoC Program Notice of Funding Opportunity (NOFO) submission, CoC Program NOFO updates, and peer learning opportunities regarding Transitional Rent programs.

Committee Discussion:

- Julia Bidwell asked if transitional rent would be intended for those with literal homeless status or at-risk of homelessness status.

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

Daniel Garcia presented monthly data from 2025 and discussed community queue numbers, trends with exit numbers and types, numbers housed, and subpopulation data. Daniel Garcia highlighted Individual Coordinated Entry System (ICES) focusing on data quality throughout September to November, which led

to unenrolling inactive clients who have not been in contact for 12-18 months (approximately 800 individuals). Daniel Garcia discussed similar efforts for Family Coordinated Entry System (FCES) in August. Daniel Garcia noted that the development of the parallel system for survivors impacted HMIS data towards the end of 2025 as households were no longer being enrolled on HMIS.

Committee Discussion:

- Becks Heyhoe-Khalil asked for a report on the decrease in veteran homelessness in Orange County.

Next Meeting: Wednesday, April 8, 2026, 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