

**H&CD COMMISSION - REGULAR MEETING  
 Minutes**

Thursday, May 23, 2019 – 10:00 a.m.

**ORANGE COUNTY HOUSING AUTHORITY,  
 CONFERENCE ROOM A, THIRD FLOOR  
 1770 N. Broadway  
 Santa Ana, CA 92706**

**An Nguyen, 1<sup>st</sup> District  
 James Fislser, 2<sup>nd</sup> District  
 Mike Alvarez, 3<sup>rd</sup> District  
 Vacant, 4<sup>th</sup> District  
 Kathryn McCullough, Vice-Chair, 5<sup>th</sup> District**

**Ron Garcia, Chair, At-Large  
 Wayne Carvalho, At-Large  
 Carla Wilkerson, Tenant Representative  
 Helen Smith-Gardner, Tenant Representative  
 Billy O’Connell, City Selection Rep.  
 Cecilia Hupp, City Selection Rep.**

*The Housing and Community Development (H&CD) Commission has been established to perform two functions. (1) As to Orange County Housing Authority matters, the H&CD Commission is to review and make recommendations on those Agenda items, which will be presented to the Orange County Board of Supervisors, sitting as the Board of Commissioners of the Orange County Housing Authority. These items are noted on this Agenda by the designation "OCHA". (2) As to other matters, the H&CD Commission is to provide advice to Housing & Community Development. These items are noted on this Agenda by the designation "H&CD".*

*This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the Agenda.*

*Members of the public will be given the opportunity to address the H&CD Commission.*

**I. CALL TO ORDER: Ron Garcia, Chair**

**Chair R. Garcia called the meeting to order at 10:00 a.m.**

**II. PLEDGE OF ALLEGIANCE: Cecilia Hupp**

**III. ROLL CALL: Karen Granillo**

**Present: A. Nguyen, J. Fislser, M. Alvarez, R. Garcia, C. Wilkerson, H. Smith-Gardner, C. Hupp, B. O’Connell, K. McCullough**

**Absent: W. Carvalho**

**IV. STAFF IN ATTENDANCE:**

Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA  
 Marie Vu, Manager, Housing Assistance Division  
 Craig Fee, Manager, Community Development  
 Michelle Zdeba, Housing Development Administrator  
 \*Candy Halamuda, Assistant Manager, Housing Assistance Division  
 Kristine De Leon, Commission Clerk  
 Karen Granillo, Commission Clerk  
 \*attendance is on as needed basis

**V. APPROVAL OF MINUTES:**

**RECOMMENDED ACTION: (2)**

1. Rescind approval of the Summary of Minutes of the regular meeting held on January 24, 2019 due to lack of quorum.
2. Approve the Summary of Minutes of the regular meeting held on January 24, 2019.

**Chair R. Garcia requested a motion. J. Fisler made a motion, M. Alvarez seconded the motion. The motion carried.**

**VI. PRESENTATIONS/INTRODUCTIONS: (3)**

1. **Introduction: January Johnson, Section Chief, Special Housing Programs**  
Marie Vu, Manager, Housing Assistance Division

**M. Vu introduced January Johnson as the Section Chief for Special Housing Programs. January has worked with OCHA since 2015 as a Housing Supervisor and was responsible for overseeing the Waiting List and ongoing eligibility.**

2. **Presentation: OCHA Program Overview**  
Marie Vu, Manager, Housing Assistance Division

**M. Vu gave a presentation on the overview of OCHA Housing Choice Voucher and Special Housing Programs. There was much discussion.**

3. **Presentation: Welcome Home OC**  
Kristine Peters, United Way Representative

**K. Peters from OC United Way gave a presentation on the Landlord Incentive program called "Welcome Home OC". There was much discussion.**

**VII. PUBLIC COMMENTS: *At this time, members of the public may address the H&CD Commission regarding any items within the subject jurisdiction of the Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.***

**None.**

**VIII. CONSENT CALENDAR: (NONE)**

*All matters are approved by one motion unless pulled by a Commission Member for discussion or separate action. At this time, any member of the public may ask the H&CD Commission to be heard on any item on the Consent Calendar.*

**IX. DISCUSSION CALENDAR: (NONE)**

*At this time, members of the public may ask the H&CD Commission to be heard on any item on the Discussion Calendar.*

**X. PUBLIC HEARINGS (NONE):**

**XI. REPORTS OF STAFF, COMMITTEES AND/OR COMMISSION MEMBERS:**

- A. **Application Review Committee (ARC):**  
Craig Fee, Manager

**The FY2019-20 Annual Action Plan has been continued to go to the Board on June 4, 2019.**

- B. **Project Advisory Committee (PAC):**  
Julia Bidwell, Executive Director/Secretary or Michelle Zdeba, Housing Development Administrator

**On April 12, the PAC met via conference call and concurred with staff on the recommendation to pass Fountain Valley Housing on threshold and that it moves on to the underwriting process.**

**On May 14, the PAC met via conference call and approved the April 12 PAC Meeting minutes and concurred with staff on the recommendation to commit eight (8) Project Based HUD**

Veterans Affairs Supportive Housing (VASH) Vouchers and a \$453,600 loan in Housing Successor Agency and/or HOME funds for the development of Fountain Valley Housing (Fountain Valley), eight (8) Project Based Vouchers and a \$475,000 loan in Housing Successor Agency and/or HOME funds for the development of Altrudy Lane Seniors (Yorba Linda) and pass Westminster Crossing (Westminster) on threshold for the additional five (5) Project Based Vouchers requested and that it moves on to the underwriting process. Staff also updated PAC on Jamboree PSH's (Anaheim) request to move forward with amended request for twenty (20) Project Based VASH vouchers.

On May 23, the PAC met in-person and via conference call and concurred with staff on the recommendation to commit an additional five (5) Project Based Vouchers (for a total of 20 Project Based Vouchers) for the development of Westminster Crossing.

Next PAC meeting to be determined.

**C. Executive Director/Secretary's Report:**

Julia Bidwell, Executive Director/Secretary

The Housing Authority received new funding for 2019. \$136 million was received for housing assistance payments which supports OCHA to continue to pull from the waiting list. OCHA will pull 150 to 300 applicants from the waiting list in the upcoming months. There are approximately 8,000 applicants remaining on the Waiting List, 4000 of those are non-members.

An additional thirteen (13) cities that have joined the Orange County Housing Finance Trust, which purpose is to bring additional funds to fund affordable and supportive housing. The first meeting is scheduled for June 27.

There was much discussion on port ins, Section 8 income calculations and the coordinated entry referral system.

**XII. PUBLIC COMMENTS:** *At this time, members of the public may address the Commission regarding any off- agenda items within the subject matter jurisdiction of the H&CD Commission, provided that **NO** action shall be taken on off-agenda items unless authorized by law.*

**None.**

**XIII. MEMBER COMMENTS:** *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

**K. McCullough expressed interest in obtaining member contact information.**

**J. Bidwell stated for each member to reached out electronically if they give consent to share contact information.**

**C. Wilkerson mentioned that presentations were very informative.**

**XIV. ADJOURNMENT**

**Chair R. Garcia adjourned the meeting at 11:28 a.m.**

**XV. NEXT SCHEDULED MEETING:**

**Thursday, June 27, 2019  
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