

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, December 2, 2021 – 10:00 a.m.

**ORANGE COUNTY HOUSING AUTHORITY,
 CONFERENCE ROOM A
 1501 E. St. Andrew Pl.
 Santa Ana, CA 92705**

**An Nguyen, 1st District
 Muriel Ullman, 2nd District
 Mike Alvarez, Chair, 3rd District
 Denise Barnes, 4th District
 Sandy Rains, 5th District**

**VACANT, At-Large
 Wayne Carvalho, At-Large
 Carla Wilkerson, Tenant Representative
 Helen Smith-Gardner, Tenant Representative
 Rhonda Shader, City Selection Representative
 Cecilia Hupp, City Selection Representative**

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 the Housing & Community Development Department of the County of Orange. 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.

*This meeting will be held both by teleconference and in person following strict social distancing guidelines. To attend the meeting via teleconference please call **Audio conference : +1 949-543-0845** and enter **Conference ID: 992 757 527#** (once you enter this code, you should be automatically connected to the call as **No User ID** is needed; you will remain on the line until meeting begins)*

PLEASE BE ADVISED; In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your public comments by 5:00 p.m. Wednesday, December 1, 2021, to OCHCDCommission@occr.ocgov.com.

**If you wish to comment on a specific agenda item, please identify the item number and your name in your email. General public comments will be addressed during the general public comment item on the agenda and read into the record.* If you attend the meeting in person and wish to speak during public comment, please complete a Speaker Request Form and deposit it in the Speaker Form Return box located next to the Clerk. Speaker Forms are located on the table next to the entrance doors. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the Housing and Community Development Commission, please state your name for the record prior to providing your comments.*

I. CALL TO ORDER: Mike Alvarez, Chair

II. PLEDGE OF ALLEGIANCE: TBD

III. ROLL CALL: Jessica Villa

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, Manager, Housing Development

*January Johnson, Section Chief, Special Housing Programs and Interim Section Chief, Administration

Jessica Villa & Cynthia Madrigal, Commission Clerks

*attendance is on as needed basis

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the regular meeting held on August 26, 2021

VI. PRESENTATIONS/INTRODUCTIONS: (NONE)

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.*

VIII. CONSENT CALENDAR: (1)

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.

1. 2022 Annual Utility Allowance Receipt and File

Marie Vu, Manager, OCHA

IX. DISCUSSION CALENDAR: (3)

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

1. PROPOSED 2022 H&CD COMMISSION MEETING SCHEDULE

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

1. Adopt the 2022 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

2. BROWN ACT: AB 339 VETOED BY GOVERNOR NEWSOM

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

1. Resume in person meetings and have the ability to cancel meetings as needed, when there are no agenda items; or
2. Continue virtual meetings, however, meetings will need to be conducted monthly (i.e. no later than 30 days after the last virtual meeting), with or without agenda items, and make the required findings under AB361 at each virtual meeting

3. RESIDENT ADVISORY BOARD FOR THE ORANGE COUNTY HOUSING AUTHORITY (OCHA) 2022 ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN

Marie Vu, Manager, Housing Assistance Division

RECOMMENDED ACTION:

1. Reappoint members of the H&CD Commission to act as the Resident Advisory Board for OCHA's 2022 Annual PHA plan.

X. PUBLIC HEARINGS (NONE):

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

- A. Application Review Committee (ARC):**
Craig Fee, Manager
- B. Project Advisory Committee (PAC):**
Michelle Zdeba, Housing Development Manager
- C. Orange County Housing Authority Update**
Marie Vu, Manager, Housing Assistance Division
- D. Executive Director/Secretary's Report:**
Julia Bidwell, Executive Director/Secretary

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.*

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.*

XIV. ADJOURNMENT

XV. NEXT SCHEDULED MEETING:
Thursday, January 20, 2022
ORANGE COUNTY HOUSING AUTHORITY
CONFERENCE ROOM A
1501 E. St. Andrew Pl.
Santa Ana, CA 92705

H&CD COMMISSION - REGULAR MEETING MINUTES

Thursday, August 26, 2021 – 10:00 a.m.

**ORANGE COUNTY HOUSING AUTHORITY,
 CONFERENCE ROOM A
 1501 E. St. Andrew Pl.
 Santa Ana, CA 92705**

**An Nguyen, 1st District
 Muriel Ullman, 2nd District
 Mike Alvarez, Chair, 3rd District
 Denise Barnes, 4th District
 Sandy Rains, 5th District**

**VACANT, At-Large
 Wayne Carvalho, At-Large
 Carla Wilkerson, Tenant Representative
 Helen Smith-Gardner, Tenant Representative
 Rhonda Shader, City Selection Representative
 Cecilia Hupp, Vice-Chair, City Selection
 Representative**

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 the Housing & Community Development Department of the County of Orange. 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.

*Pursuant to the provisions of California Governor's Executive Order N-29-20, issued on March 17, 2020, this meeting will be held both by teleconference and in person following strict social distancing guidelines. To attend the meeting via teleconference please call **Audio conference: : +1 949-543-0845** and enter **Conference ID: 198130408#** (once you enter this code, you should be automatically connected to the call as **No User ID** is needed; you will remain on the line until meeting begins).*

PLEASE BE ADVISED; In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your public comments by 5:00 p.m. Wednesday, August 25, 2021, to OCHCDCommission@occr.ocgov.com.

**If you wish to comment on a specific agenda item, please identify the item number and your name in your email. General public comments will be addressed during the general public comment item on the agenda and read into the record.* If you attend the meeting in person and wish to speak during public comment, please complete a Speaker Request Form and deposit it in the Speaker Form Return box located next to the Clerk. Speaker Forms are located on the table next to the entrance doors. Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the Housing and Community Development Commission, please state your name for the record prior to providing your comments.*

I. CALL TO ORDER: Mike Alvarez, Chair

II. PLEDGE OF ALLEGIANCE: Mike Alvarez

III. ROLL CALL: Cynthia Madrigal

Present: M. Ullman, M. Alvarez, D. Barnes, S. Rains, W. Carvalho, C. Wilkerson, H. Smith-Gardner, R. Shader and C. Hupp

Absent: A. Nguyen

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
Candy Halamuda, Assistant Manager, Housing Assistance Division
Cynthia Madrigal, Commission Clerk

Absent: M. Zdeba and J. Villa

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the regular meeting held on May 27, 2021

M. Alvarez made motion to approve minutes. C. Hupp seconded motion.

Roll call vote taken. M. Ullman, D. Barnes, S. Rains, W. Carvalho, C. Wilkerson, H. Smith-Gardner and R. Shader all in favor.

VI. PRESENTATIONS/INTRODUCTIONS: (1)

1. EMERGENCY HOUSING VOUCHER (EHV) PRESENTATION

Marie Vu, Manager, Housing Assistance Division

M. Vu gave presentation on Emergency Housing Vouchers.

M. Ullman asked if there are any parameters based on our priorities.

Per M. Vu, yes, they do follow through with their prioritizing procedures, which are based on length of homelessness.

M. Ullman asked if the voucher is portable.

Per M. Vu, yes, the EHV is portable, but is a little time consuming and complicated.

H. Smith-Gardner asked if the deadline is 7/30.

Per M. Vu, the 7/30 deadline was to execute the MOU, which was executed 7/16.

H. Smith-Gardner asked if applying through CES will continue until all vouchers are used or if there's a deadline.

M. Vu would encourage clients to continue to apply through CES. HUD want them used by July 2022, or at least about 90%.

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.***

M. Alvarez read public comment submitted by J. Fisler expressing his desire to serve on H&CD Commission.

J. Thompson, who was in attendance, gave a brief statement on her desire to serve the community.

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: (1)

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

1. (H&CD) ELECTION OF OFFICERS FOR FY 2021-22

Mike Alvarez, Chair, H&CD Commission
Cecilia Hupp, Vice-Chair, H&CD Commission

RECOMMENDED ACTION:

The Bylaws state that the Members shall nominate and elect Chair and Vice-Chair from its membership

1. Election of Chair
2. Election of Vice-Chair

C. Hupp nominated M. Alvarez as Chair. M. Ullman seconded motion. M. Alvarez accepted nomination.

Roll call vote taken. D. Barnes, S. Rains, W. Carvalho, C. Wilkerson, H. Smith-Gardner and R. Shader all in favor.

W. Carvalho nominated C. Hupp as Vice-Chair. C. Wilkerson seconded motion. C. Hupp accepted nomination.

Roll call vote taken. M. Ullman, M. Alvarez, D. Barnes, S. Rains, H. Smith-Gardner and R. Shader all in favor.

X. PUBLIC HEARINGS (NONE):

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

A. Application Review Committee (ARC):

Craig Fee, Manager

FY2020-21 Consolidated Annual Performance Evaluation and Performance Report (CAPER) is underway and due to HUD on 9/29/2021. CAPER is a document which contains all of the performance outcomes for prior fiscal year.

FY2022-23 Funding Allocation Policy and Process (FAPP) is being updated. FAPP is the planning and policy document for the allocation of HUD funding for the next fiscal year.

City Managers subcommittee formed and meeting 9/9/2021 to go over any funding changes. No recommendations for funding changes.

B. Project Advisory Committee (PAC):

Julia Bidwell, Director, Housing Community Development

PAC met on 6/10/2021 via conference call.

Concurred with staff recommendation to pass The Meadows Senior Apartments located in Lake Forest to proceed to underwriting.

Concurred with staff recommendation to pass Project Homekey Tahiti Motel located in Stanton for 59 Veterans Affairs Supportive Housing, Mainstream and/or Housing Choice Project Based Vouchers and any transfer or subordination of the existing loan.

Concurred with staff recommendation to pass Project Homekey Stanton Inn and Suite on underwriting and approval of utilization of 71 Veterans Affairs Supportive Housing, Mainstream and/or Housing Choice Project Based Vouchers and any transfer of partnership or subordination of existing loans.

PAC did not meet in July or August.

- C. Orange County Housing Authority Update**
Marie Vu, Manager, Housing Assistance Division

M. Vu gave quick update on OCHA operations.

Reception closed on Fridays. Continue to see clients by appointment only.

Telecommute agreements in effect until 10/29/2021.

Recruitments in process for vacancies.

Continue to catch up on annual backlog. HUD waivers in effect until end of December.

H. Smith-Gardner asked if inspections are being done virtual?

Per M. Vu, inspections are being scheduled virtually; however, that doesn't work for everyone therefore some are physical inspections.

H. Smith-Gardner asked if inspections are every two years.

Per M. Vu, annual inspections are every two years.

- D. Executive Director/Secretary's Report:**
Julia Bidwell, Executive Director/Secretary

Commission took action to appoint members to an Ad Hoc Selection Committee for the At Large appointment.

Received 5 applications; however, new procedures were coming from BOS for filling an At Large position. BOS has now provided directive. Following up on process with County Counsel on whether Bylaws need to be amended. No further action needed for Commission.

M. Alvarez asked if there was a timeframe on when County Counsel would get back.

Per J. Bidwell, she hopes within the next week.

H. Smith-Gardner asked for two highlights on what those changes are.

Per J. Bidwell, all At Large Appointments have to go to the Board. They have to go to the Chair's office. The Chair would receive the recommendation and put on the Board agenda.

M. Ullman asked who picks Ad Hoc Committee.

Grand opening celebration took place for Buena Esperanza in Anaheim.

- 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.*

- 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.*

H. Smith-Gardner thanked the Chair and Vice Chair for taking their roles on again.

M. Alvarez reminded members of PAC meeting on 9/9, at 1:00 PM.

XIV. ADJOURNMENT

Meeting adjourned at 11:09 AM

XV. NEXT SCHEDULED MEETING:

**Thursday, September 23, 2021
ORANGE COUNTY HSING AUTHORITY
CONFERENCE ROOM A
1501 E. St. Andrew Pl.
Santa Ana, CA 92705**

December 2, 2021

TO: Board of Commissioners H&CD Commission Members *Julia Bidwell*
FROM: Julia Bidwell, Director Housing & Community Development/Executive Director of OCHA
SUBJECT: Executive Director's Summary for October, November 2021

Individual activity reports are attached from the Managers of Housing Assistance, Accounting, Housing and Community Development:

- I. HOUSING ASSISTANCE DIVISION**
Marie Vu, Housing Assistance Manager
 - A. Housing Choice Voucher Program Status and Activities
 - B. Special Housing Programs Section
 - C. Occupancy Section
 - D. Leasing Section
 - E. Administrative Section
 - F. VMS Data Collection Report-Monthly Activity
 - G. Operation Reserves Sources and Uses, Fund 117
- II. ACCOUNTING DIVISION**
Bill Malohn, Manager
 - A. Orange County Housing Assistance (OCHA)
 - B. Housing and Community Development (H&CD)
 - C. Orange County Development Agency (OCDA) Successor
- III. HOUSING & COMMUNITY DEVELOPMENT DIVISION**
Craig Fee, Community Development Manager
Michelle Zdeba, Housing Development Manager
 - A. Community Development
 - B. Housing Development
- IV. ADMINISTRATION**

October 5 & 19 :	No Items reported
November 2 & 9:	No Items reported
November 16:	Approve Transfer of Funding for Supportive Housing Development Approve the Health Care Agency Director or designee to transfer up to \$13,038,389 in anticipated and returned Special Needs Housing Program Mental Health Services Act funding from the State of California Housing Finance Agency to OC Community Resources for the development of supportive housing.



Consent Item - 1

DATE: December 2, 2021
TO: H&CD Commission
FROM: Marie Vu, Housing Assistance Manager *MV*
SUBJECT: 2022 Annual Utility Allowance Receipt and File

In compliance with the Department of Housing and Urban Development (HUD) Regulation 24 CFR 982.517(c), OCHA contracted with The Nelrod Company to conduct the annual review of utility rates. This analysis is required to determine if there has been a change of ten percent or more in the utility rate since the last time the utility allowance schedule was revised. A change of ten percent or more will require an adjustment of the Utility Allowance Schedule.

OCHA determined that there was a change of greater than ten percent to the allowance provided for trash, tenant supplied refrigerator, and tenant supplied stove.

OCHA adjusted its Utility Allowance Schedule to reflect the increases to trash, refrigerator, and stove allowances, all other allowances remain unchanged from the 2021 Utility Allowance Schedule. OCHA proposes the attached Utility Allowance Schedule for use in in 2021-2022.

HUD regulations allow the utility allowances to be treated as a credit toward the family portion of rent - if the total rent is below the applicable Housing Choice Voucher Payment Standard. Assisted households benefit from the utility allowance schedule by selecting rental units with rents that are below the Payment Standard. Utility allowance calculations are applied at the initial lease-up of new households and, for existing participants, during annual reexaminations or when a family relocates.

To comply with a recommendation from the Department of HUD, the 2022 Utility Allowance Schedule is being presented to the H&CD Commission for its receipt and file.



2022 Utility Allowance Schedule

The following utility allowances will be used by the Orange County Housing Authority for administration of the Housing Choice Voucher Program effective December 1, 2021.

Bedroom	0	1	2	3	4	5
Gas						
Cooking	3	4	6	7	9	11
Heating	16	18	21	22	25	27
Water Heating	9	10	14	20	26	31
Natural Gas Base Charge	3					
Electric						
Basic	30	35	49	65	82	100
Cooking	6	7	12	17	21	25
Heating	19	22	25	28	30	35
Water Heating	17	22	31	37	44	51
Other						
Air Conditioning	9	10	17	23	30	38
Water	45	49	71	104	138	171
Sewer	9	9	11	13	16	18
Trash	23					
Refrigerator	12					
Stove	11					



Discussion Item - 1

2022 H&CD Commission Meeting Schedule

H&CD Commission meetings are held on the fourth Thursday of each month at 10:00 a.m. (except as noted). Meetings will be held at: 1501 E. St. Andrew Pl., Santa Ana, CA. 92705, Conference Room A and also available via Teams.

Date	Address
January 27, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
February 24, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
March 24, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
April 28, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
May 26, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
June 23, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
July 28, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
August 25, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
September 22, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
October 27, 2022	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A
November – DARK*	No Meeting
December 1, 2022*	1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A

*Due to the holidays, the November meeting is Dark because it falls on Thanksgiving Day and the December meeting will be held on an alternate date in order to cover any Agenda Items prior to year-end.

Please note that the Chair of the H&CD Commission has the option to cancel meetings if there are no agenda items for approval consideration.



OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
D I R E C T O R
O C C O M M U N I T Y R E S O U R C E S

CYMANTHA ATKINSON
A S S I S T A N T D I R E C T O R
O C C O M M U N I T Y R E S O U R C E S

JULIE LYONS
D I R E C T O R
A D M I N I S T R A T I V E S E R V I C E S

ANDI BERNARD
D I R E C T O R
O C A N I M A L C A R E

JULIA BIDWELL
D I R E C T O R
O C H O U S I N G &
C O M M U N I T Y D E V E L O P M E N T

RENEE RAMIREZ
D I R E C T O R
O C C O M M U N I T Y S E R V I C E S

TOM STARNES
D I R E C T O R
O C P A R K S

JULIE QUILLMAN
C O U N T Y L I B R A R I A N
O C P U B L I C L I B R A R I E S

Discussion Item - 2

DATE: December 2, 2021

TO: Housing & Community Development Commission Members

FROM: Julia Bidwell, Director, Housing & Community Development

SUBJECT: **Brown Act: AB 339 Vetoed by Governor Newsom**

Dear Housing & Community Development Commission Members,

This memo is to notify you that a proposed change to the Brown Act, AB 339, which would have allowed for continued remote participation in public meetings was vetoed October 7, 2021 by Governor Newsom. The County of Orange Committees are governed by the Brown Act and moving forward, will reference the attached guidelines provided by County Counsel on Assemble Bill (“AB”) 361.

Therefore, AB 361 (i.e., the “urgency legislation” referenced by the Governor in attachment – A that added a new Subsection (e) to Government Code Section 54953) will be the controlling law on the Brown Act going forward. Please continue to reference the guidelines provided by County Counsel on AB 361.

The change most relevant to the Housing & Community Development Commission is Government Code Section 54953(e)(3) which provides that if the state of emergency remains active or social distancing is still recommended, then in order to continue holding virtual meetings, the legislative body must make certain findings by majority vote: 1) the body has considered the circumstances of the state of emergency AND 2) either of the following exist: a) the state of emergency continues to directly impact the ability of the members to meet safely in person, OR b) state or local officials continue to impose OR recommend measures to promote social distancing. This finding must be made no later than 30 days after the teleconferenced meeting and every 30 days thereafter.

This means that after this meeting, the Housing & Community Development Commission must not cancel any meetings, regardless of agenda items, or lack thereof, and must make the required AB 361 findings in order to continue holding virtual meetings. Please note, a legislative body that wishes to implement AB 361 to continue holding meetings virtually would need to make the requisite findings at a meeting of that body. Failure to take these actions would likely necessitate the legislative body holding at least one in-person meeting to make the required findings and resume virtual meetings. In short, going forward, the Housing & Community Development Commission must comply with AB 361 if they wish to meet virtually.

Recommendation:

To comply with AB 361, the following options are presented for Housing & Community Development Commission discussion and consideration:

1. Resume in person meetings and have the ability to cancel meetings, as needed, when there are no agenda items.
2. Continue virtual meetings, however, meetings will need to be conducted monthly (i.e. no later than 30 days after the last virtual meeting), with or without agenda items, and make the required findings under AB 361 at each virtual meeting.

LEGAL UPDATE: AB 361 AMENDMENTS TO BROWN ACT

The Ralph M. Brown Act (Gov. Code §§ 54950-54963) requires that most deliberations and actions of public boards, committees, and commissions (“BCCs”) be conducted and taken openly. Prior to the COVID-19 emergency, this required meetings of BCCs to be held in person, with teleconferencing by a member allowed only under limited circumstances. On June 11, 2021, the Governor issued Executive Order N-08-21, waiving certain provisions of the Brown Act and authorizing BCCs to hold public meetings virtually. The Executive Order specified that those waivers remain valid through September 30, 2021.

On September 16, 2021, the Governor signed into law Assembly Bill 361 (AB 361), amending the Brown Act to allow BCCs to continue virtual meetings until January 1, 2024, but with less flexibility than afforded by the Executive Order. Most pertinently to OC Community Resources, AB 361 adds a new subsection (e) to Government Code Section 54953, laying out the requirements for such meetings:

First, virtual meetings must take place during a proclaimed state of emergency where State or local officials have imposed or recommended measures to promote social distancing, or during a proclaimed state of emergency where the BCC determines by majority vote that meeting in person would present imminent risks to the health or safety of attendees.

Second, AB 361 requires that the posted agenda identify and provide an opportunity for the public to attend via a call-in or internet-based service option. This does not require the BCC to provide a physical location from which the public may attend or comment, but the BCC may not conduct any business during a disruption in availability of the call-in or internet-based service.

Third, the BCC must provide a reasonable amount of time for members of the public to address the BCC in real-time via the call-in or internet option, either during a timed comments period or for each agenda item. The BCC may not require public comments to be submitted in advance, nor require registration of attendees except to the extent required by a third-party service provider.

Fourth, subsection 54953(e)(3) provides that if the state of emergency remains active or social distancing is still recommended, then in order to continue holding virtual meetings, the BCC shall make the following findings **no later than 30 days after the teleconferenced meeting and every 30 days thereafter**:

1. Review and reconsider the circumstances of the state of emergency;
2. Find that:
 - a. The *[name of the BCC]* has reconsidered the state of emergency; and
 - b. *[Choose one finding:]* The state of emergency continues to directly impact the ability of the members to meet safely in person. *[or]* State or local officials continue to impose or recommend measures to promote social distancing.

This means that after its first virtual meeting held after September 30, 2021, the BCC must meet at least once every 30 days in order to continue holding virtual meetings. Please note, the Board of Supervisors cannot make these findings on behalf of all Board-governed BCCs. Rather, each BCC that wishes to implement AB 361 to continue holding meetings virtually would independently need to make the requisite findings. Failure to take these actions would likely necessitate the BCC holding at least one in-person meeting to make the required findings and resume virtual meetings.

Finally, on September 20, 2021, the Governor signed Executive Order N-15-21, clarifying that the provisions of Order N-08-21 remain in effect until October 1, 2021, except that AB 361’s requirements related to members of the public being provided with notice and means to address the BCC via the call-in or internet option have immediate effect. The full text of AB 361 may be found [here](#), and BCC members and OC Community Resources staff are encouraged to contact County Counsel with any questions or concerns.

EXECUTIVE DEPARTMENT
STATE OF CALIFORNIA

EXECUTIVE ORDER N-15-21

WHEREAS on March 4, 2020, I proclaimed a State of Emergency to exist in California as a result of the threat of COVID-19; and

WHEREAS on June 11, 2021, I issued Executive Order N-08-21 to roll back certain provisions of my COVID-19-related Executive Orders and to clarify that other provisions remained necessary to help California respond to, recover from, and mitigate the impacts of the COVID-19 pandemic; and

WHEREAS Paragraph 42 of Executive Order N-08-21 waived and set forth certain requirements related to public meetings of local legislative and state bodies, and specified that it would be valid through September 30; and

WHEREAS on September 16, 2021, I signed into law Assembly Bill 361 (AB 361), which pertains to the same subject matter as Paragraph 42 of Executive Order N-08-21, which took effect immediately pursuant to an urgency clause, and which may, in some instances, have different substantive provisions than the provisions contained in Paragraph 42 of Executive Order N-08-21; and

WHEREAS it is necessary to provide clarity around the applicable procedures governing meetings of local legislative and state bodies until Paragraph 42 of Executive Order N-08-21 expires to further mitigate the impacts of the COVID-19 pandemic as the state continues to reopen and to ensure that critical governmental functions are not interrupted.

NOW, THEREFORE, I, GAVIN NEWSOM, Governor of the State of California, in accordance with the authority vested in me by the State Constitution and statutes, do hereby issue the following Order to become effective immediately:

IT IS HEREBY ORDERED THAT:

1. The provisions governing teleconference meetings in Education Code section 89305.6, Government Code section 11133, and subdivision (e) of Government Code section 54953 are suspended through September 30, 2021, except that any local legislative body that meets to take a majority vote pursuant to subparagraph (B) of paragraph (1) of subdivision (e) of Government Code section 54953 shall conduct the meeting at which such vote is taken as required by paragraph (2) of subdivision (e) of Government Code section 54953. Except as otherwise specified in this paragraph, the requirements related to public meetings of local legislative and state bodies specified in Paragraph 42 of Executive Order N-08-21 shall continue to govern such meetings through September 30, 2021.
2. This Order shall expire at 11:59 p.m. on October 1, 2021.

IT IS FURTHER ORDERED that as soon as hereafter possible, this Order be filed in the Office of the Secretary of State and that widespread publicity and notice be given of this Order.

This Order is not intended to, and does not, create any rights or benefits, substantive or procedural, enforceable at law or in equity, against the State of California, its agencies, departments, entities, officers, employees, or any other person.

IN WITNESS WHEREOF I have hereunto set my hand and caused the Great Seal of the State of California to be affixed this 20th day of September 2021.



GAVIN NEWSOM
Governor of California

ATTEST:

SHIRLEY N. WEBER, Ph.D.
Secretary of State



Discussion Item - 3

DATE: December 2, 2021
TO: Housing and Community Development Commission
FROM: Marie Vu, Housing Assistance Manager *MV*
SUBJECT: Resident Advisory Board for the Orange County Housing Authority
2022 Annual Public Housing Agency Plan

The United States Department of Housing and Urban Development (HUD) regulations require all Public Housing Agencies administering the Housing Choice Voucher Program to prepare and submit an Annual Public Housing Agency Plan. The process requires a Resident Advisory Board (RAB), as defined in 24 CFR 903.13, to assist and make recommendations in the development of the Plan.

In past years, the Housing and Community Development (H&CD) Commission appointed its members as the RAB. The RAB worked with staff, reviewed the information in the Plan and recommended adoption to the Board of Commissioners. The Orange County Housing Authority (OCHA) proposes that the members of the H&CD Commission again represent OCHA's assisted Housing Choice Voucher tenants in development of the Plan. This includes allowing for input from members and the public and recommending adoption by the Board next year.

OCHA has begun drafting the 2022 Plan for review. In compliance with 24 CFR 903.17, the Plan will be available to the public via OCHA's website at www.ochousing.org/docs and will be scheduled for discussion at the regularly scheduled H&CD Commission meeting in February 2022. The Plan must be submitted to HUD on or before April 15, 2022.

RECOMMENDED ACTION: Reappoint the members of the H&CD Commission to act as the Resident Advisory Board for OCHA's 2022 Annual Public Housing Agency Plan.

Attachments: CFR 24 903.13, 24 CFR 903.17



Displaying title 24, up to date as of 11/15/2021. Title 24 was last amended 11/08/2021.

Title 24

§ 903.13 What is a Resident Advisory Board and what is its role in development of the Annual Plan?

- (a) A Resident Advisory Board refers to a board or boards, as provided in paragraph (b) of this section, whose membership consists of individuals who adequately reflect and represent the residents assisted by the PHA.
 - (1) The role of the Resident Advisory Board (or Resident Advisory Boards) is to assist and make recommendations regarding the development of the PHA plan, and any significant amendment or modification to the PHA plan.
 - (2) The PHA shall allocate reasonable resources to assure the effective functioning of Resident Advisory Boards. Reasonable resources for the Resident Advisory Boards must provide reasonable means for them to become informed on programs covered by the PHA Plan, to communicate in writing and by telephone with assisted families and hold meetings with those families, and to access information regarding covered programs on the internet, taking into account the size and resources of the PHA.
- (b) Each PHA must establish one or more Resident Advisory Boards, as provided in paragraph (b) of this section.
 - (1) If a jurisdiction-wide resident council exists that complies with the tenant participation regulations in part 964 of this title, the PHA shall appoint the jurisdiction-wide resident council or the council's representatives as the Resident Advisory Board. If the PHA makes such appointment, the members of the jurisdiction-wide resident council or the council's representatives shall be added or another Resident Advisory Board formed to provide for reasonable representation of families receiving tenant-based assistance where such representation is required under paragraph (b)(2) of this section.
 - (2) If a jurisdiction-wide resident council does not exist but resident councils exist that comply with the tenant participation regulations, the PHA shall appoint such resident councils or their representatives to serve on one or more Resident Advisory Boards. If the PHA makes such appointment, the PHA may require that the resident councils choose a limited number of representatives.
 - (3) Where the PHA has a tenant-based assistance program of significant size (where tenant-based assistance is 20% or more of assisted households), the PHA shall assure that the Resident Advisory Board (or Boards) has reasonable representation of families receiving tenant-based assistance and that a reasonable process is undertaken to choose this representation.
 - (4) Where or to the extent that resident councils that comply with the tenant participation regulations do not exist, the PHA shall appoint Resident Advisory Boards or Board members as needed to adequately reflect and represent the interests of residents of such developments; provided that the PHA shall provide reasonable notice to such residents and urge that they form resident councils with the tenant participation regulations.
- (c) The PHA must consider the recommendations of the Resident Advisory Board or Boards in preparing the final Annual Plan, and any significant amendment or modification to the Annual Plan, as provided in § 903.21 of this title.
 - (1) In submitting the final plan to HUD for approval, or any significant amendment or modification to the plan to HUD for approval, the PHA must include a copy of the recommendations made by the Resident Advisory Board or Boards and a description of the manner in which the PHA addressed these recommendations.

- (2) Notwithstanding the 75-day limitation on HUD review, in response to a written request from a Resident Advisory Board claiming that the PHA failed to provide adequate notice and opportunity for comment, HUD may make a finding of good cause during the required time period and require the PHA to remedy the failure before final approval of the plan.



Displaying title 24, up to date as of 11/15/2021. Title 24 was last amended 11/08/2021.

Title 24

§ 903.17 What is the process for obtaining public comment on the plans?

- (a) The PHA's board of directors or similar governing body must conduct a public hearing to discuss the PHA plan (either the 5-Year Plan and/or Annual Plan, as applicable) and invite public comment on the plan(s). The hearing must be conducted at a location that is convenient to the residents served by the PHA.
- (b) Not later than 45 days before the public hearing is to take place, the PHA must:
 - (1) Make the proposed PHA plan(s), the required attachments and documents related to the plans, and all information relevant to the public hearing to be conducted, available for inspection by the public at the principal office of the PHA during normal business hours; and
 - (2) Publish a notice informing the public that the information is available for review and inspection, and that a public hearing will take place on the plan, and the date, time and location of the hearing.
- (c) PHAs shall conduct reasonable outreach activities to encourage broad public participation in the PHA plans.



**FY 21/22 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 10/31/21**

	<u>FY 21-22 Budget</u>	<u>YTD Exp/Rev Actual - Cash</u>	<u>FY 21-22 Y/E Cash Proj.</u>
Beginning Cash Balance as of 07/01/21	7,450,263	7,450,263	7,450,263
Less: Other Miscellaneous Obligations			
Available Cash Balance as of 10/31/21	7,450,263	7,450,263	7,450,263
<u>Additional Sources of Cash</u>			
Principal Received from Ops Reserve Loans	0	548,644	548,644
Interest Received from Ops Reserve Loans	15,745	1,372 (1)	1,372
County Investment Pool Interest Income	137,747	14,230 (2)	42,691
Miscellaneous Revenue - El Modena Rental Property	8,520	2,840	8,520
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	8,594	100,000
Miscellaneous (Fund Balance Unassigned)	3,243,673	0	0
TOTAL SOURCES OF CASH:	10,955,948	8,025,942	8,151,489
<u>Uses of Cash</u>			
Accounting staffs support to OCHA Ops Reserve	35,000	9,663	35,000
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	2,974	100,000
Affordable Housing/OCHA Rental Obligation	2,542,040	0	0
Building & Improvements Maintenance - El Modena/Esplanade Property	2,500	0	2,500
County Investment Pool Admin Cost (Treasurer)	5,000	1,188	5,000
County-wide Cost Allocation Plan (CWCAP)	6,000	0	6,000
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
Happy Software Replacement	500,000	0	500,000
HCA Emergency Shelter - FY 21/22	100,000	0	100,000
HCA Emergency Shelter - FY 20/21	0	24,930	24,930
OCHA District Attorneys MOU - FY 21/22	90,000	0	90,000
OCHA District Attorneys MOU - FY 20/21	0	107,794	107,794
Single All Funds Audit	145	0	145
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	8,594	100,000
TOTAL USES OF CASH:	3,505,685	155,142	1,096,369
TOTAL FY 21/22 UNCOMMITTED CASH:		7,870,800	7,055,120
LESS: Future Year's Non-discretionary Obligations			
OCHA Monthly Rental Obligations (3)			(4,757,807)
TOTAL FY 21/22 DISCRETIONARY CASH:			2,297,313

(1) Budgeted amount represents interest amount only.

(2) The Treasurer is three months behind in dispersing interest.

(3) The \$ 4.7 million is the amount reserved for the monthly OCHA HAP payments, Shelter Plus Care payments & FSS payments in case the monthly HUD payments are late.

Note: This document does not account for the accounts receivable reserve for housing loans.

See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.

DATE: December 2, 2021

TO: H&CD Commission

FROM: Marie Vu, Manager, Housing Assistance Division *MV*

SUBJECT: OCHA Status Report for October/November 2021

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for November is 90.6% with 10,246 households receiving Voucher program rental assistance. VASH veterans represent 740 of the assisted tenants, 26 are in the Non-Elderly Disabled (NED) program, and 149 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of October activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

COVID-19 Update

We are seeing clients on an as needed basis by appointment only. To ensure excellent customer service while face to face contact was suspended, we developed and implemented a virtual eligibility interview and briefing process and a digital annual reexamination process. Due to the success of these processes, they remain in effect even as we return to see clients on a more frequent basis. Additionally, keeping these changes in effect has allowed for our department to ensure the health and safety of our staff and clients without interruption to the services we provide. We applied these changes to all our Special Purpose Voucher and Project Based Voucher programs. We continue to issue vouchers, house individuals/families, serve our community and provide excellent customer service while doing so.

Staffing:

SHP currently has a vacancy for one (1) Housing Specialist II.

Family Self-Sufficiency (FSS):

Monthly Activity:

Current number of active clients with FSS contracts:	187
Clients currently earning escrow credits:	115
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	349
HUD-mandated remaining Contracts:	115

Clients graduating in October: 0

Coordinated Entry (CE) Set-aside HCV Homeless Vouchers:

Year to date we have received forty-five (45) referrals. From inception (March 2017) to date we have received a total of 270 referrals.

Currently, there are eleven (11) in/outreach teams from CE who have executed an MOU with OCHA: Illumination Foundation, Pathways of Hope, Colette’s Children Home, City Net, Families Forward, American Family Housing, Friendship Shelter, Mercy House, City of Huntington Beach, Family Assistance Ministries, and Wise Place.

Vouchers searching:	24
UP to date Inactive:	76
Up to date Lease up:	169

Mainstream Program:

In partnership with the Orange County Health Care Agency (HCA), the OCHA was awarded funding for 44 Mainstream Vouchers to provide rental assistance to non-elderly homeless persons with disabilities on September 4, 2018. This marked the beginning of the Mainstream Voucher Program for OCHA.

In order to align with current County initiatives, OCHA selected a specific target population to collaborate with the Health Care Agency (HCA) and the Whole Person Care (WPC) program to identify persons who are non-elderly disabled homeless households, exiting from recuperative care facilities, have no place to go and are at high risk of readmission to the hospital.

November 14, 2019 OCHA was awarded an additional 33 Mainstream Vouchers. We used this opportunity to expand the assisted population to include non-elderly homeless individuals who were frequent users of Orange County hospitals/emergency rooms. Referrals for these additional vouchers began on March 01, 2020.

On May 18, 2020 HUD awarded OCHA an additional 24 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers began on September 01, 2020 and targeted the expanded population.

On November 17, 2020 HUD awarded OCHA an additional 100 Mainstream Vouches in a non-competitive process. Referrals for these vouchers began on January 01, 2021 and targeted individuals and families recently transitioned or transitioning from Project RoomKey/HomeKey and connected to Project Tool Belt.

OCHA and HCA meet on a monthly basis to evaluate the efficacy of the referral process. The monthly meeting addresses challenges such as document retrieval, client engagement, and housing navigation.

To date, OCHA has received 276 referrals for the Mainstream Voucher Program. 151 have been leased up and three (3) have successfully located a unit. 30 referrals have been issued a voucher and are currently searching for a unit. 10 referrals are pending voucher issuance.

Family Unification Program (FUP)

OCHA has been selected as a site in the Evaluation of the Family Unification Program study. The Urban Institute is part of a research team working with the Department of Health and Human Services and HUD to conduct this study for families only (youth were not included). The study team visited OCHA on 3/14/2019 to discuss the logistics of implementing the FUP evaluation in Orange County. The Board approved to execute the MOU between Social Services Agency/ OCHA and Urban Institute on August 13, 2019. OCHA, SSA, and the Urban Institute participate in a conference call on a biweekly basis to discuss success strategies and program implementation. SSA has referred 107 applicants for the study since August 22, 2019.

On April 2, 2020 OCHA was awarded an additional 58 FUP vouchers, 29 of which were allocated for Families and 29 for Foster Youth. Referrals for these vouchers began on August 01, 2020. 58 referrals have been received for this new allocation and we have leased 58 vouchers to date.

Emergency Housing Voucher Program

The Emergency Housing Voucher (EHV) program is a voucher program funded through the American Rescue Plan Act of 2021 (ARPA). ARPA was signed into law on March 11, 2021 and included funding for approximately 70,000 EHV's. HUD announced EHV awards on May 10, 2021 and the Orange County Housing Authority (OCHA) was allocated 557 EHV's.

EHV's are to assist individuals and families who are experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

On July 16, 2021 OCHA executed an MOU with the Orange County Continuum of Care. We began receiving referrals on July 26, 2021. To date we have received 331 referrals, issued 200 vouchers, and leased 2 tenants.

Project Based Voucher Program

In addition to our existing 15 developments utilizing Project Based Vouchers (PBV), two projects, Buena Esperanza and Westminster Crossing, are in the tenant selection phase.

Buena Esperanza, is located at 2691 W. La Palma, Anaheim, CA 92801, and will have twenty (20) studio units available for Veterans experiencing homelessness. This project has been completed, HAP executed, and tenant's have begun to move in. This project is 95% leased as of October 2021.

Westminster Crossing, is located at 7122-7140 Westminster Blvd., Westminster CA 92683, and will have twenty (20) one-bedroom units available for individuals experiencing homelessness and eligible for services under the Special Needs Housing Program. This project is 100% leased as of October 2021.

OCCUPANCY SECTION:

Staffing

The current recruitments we currently are working on for seven vacant positions: five Housing Specialist I, one Office Technician and Housing Supervisor. Currently working with HR on the ongoing recruitments for these seven positions. This month we had two Housing Specialists resigned and one Housing Supervisor.

Activity

Occupancy Section stopped pulling applicants from the 2012 Waiting List. Currently working on finalizing eligibility on the initials to issue new vouchers. We continue conducting virtual briefing video to issue vouchers and one to one briefing as requested by our clients. Occupancy continues to work Hybrid schedule and staff continue to work closely with clients.

Ongoing Occupancy Activities

Occupancy did not pull any initials from the waiting list in the month of October 2021

Initial voucher issuance:	22
Initial vouchers expired:	1
Ongoing vouchers issued:	33
Ongoing vouchers expired:	5
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	726
Total interim decreases completed:	212
Total interim increases completed:	158
Number of repayments completed:	0

LEASING SECTION:

Staffing

One (1) HSI position has been filled and the new employees started on 10/22/2021;
Two (2) HIS positions are in the final stages of recruitment; and expected to start sometime in November 2021.
Leasing currently has a vacancy for one (1) Housing Specialist I/II.

Leasing Ongoing Activities

Production in the Leasing Section for October 2021 was as follows:

Annual Inspections Scheduled (OCHA)	753
Follow up re-inspections Scheduled (OCHA)	221
Physical Inspections (OCHA)	31
New Leases - Number of RTA's received (OCHA)	80
Annual Mobility Received	112
Annual Inspections Received (Mobility)	36
Annual Inspections Scheduled (Mobility)	25
Follow up Re-inspections (Mobility)	3
New Leases Scheduled (Mobility)	29
QC Inspections	27
QC Inspections (Mobility)	0
Owners Canceled or postponed Rent Increases due to COVID-19	0
New Lease Self-Certification inspections	0
New Lease Self-Certification re-inspections	0
New Lease Self-Certification re-inspections (Mobility)	0
Rent Increases received	562
Rent Decreases received	0
Rent Increase denied	63
Total Abatement:	
Final notices mailed:	32
Passed inspection prior to unit going into abatement:	32
Abated:	0
Owners became inactive for the month of October:	0
Owners relisted their property:	1
Units added to our vacancy listings:	20
Owner Hotline callers assisted:	252

Outreach Efforts

In October 2021, the Orange County Housing Authority continued to operate successfully under the changing conditions of the COVID-19 pandemic.

A large volume of callers continued to be assisted through the Owner Hotline to meet the specific needs of OC's landlords and property managers.

On Wednesday, 10/27/2021, the Orange County Housing Authority participated in a comprehensive training program offered by the Apartment Association of Orange County (AAOC). This training was provided to property owners and property managers to obtain a property management certification through this Certified Housing Provider Education Program. A section of AAOC's program was covered by OCHA, providing a 2 hour presentation explaining Section 8, program regulations, local policy and benefits of participation. This event provided OCHA the opportunity to build rapport with property owners, landlords and business partners that were in attendance. The presentation was conducted

virtually via Zoom led by Leasing Housing Supervisor, Eric Avila. Both valuable and positive feedback were received from over 20 attendees, where it was shared with OCHA's leadership team for review.

As operations move forward, customer service and timely business operations continue to be a priority.

ADMINISTRATION SECTION:

COVID-19 Update

In response to the COVID-19 pandemic, Administration's efforts have been focused on OCHA operations, including, but not limited to, purchasing supplies and equipment, managing the physical facility, supporting the needs of the other OCHA sections, and communicating operational information to the public via the OCHA Reception telephone lines, the "OCHA Contact" email hotline, AccessOC and the OCHA webpage.

Ongoing Activities

Critical tasks completed during October included the following:

Calls and inquiries addressed:	2,216
Mail Processed:	11,687
Public Records Act and Data Requests resolved:	4

Staffing

Candy Halamuda submitted her resignation as Section Chief for the Administration section in October 2021 and January Johnson will be covering the Administration section until the position has been filled.

Administration currently has one Section Chief, one Office Technician and one Housing Specialist I vacant.

Operations

- Reopened reception to the public since May 10, 2021
- Annual Performance Report for the #2 and #3 Consolidated Continuum of Care Permanent Supportive Housing projects were submitted to HUD
- Submitted five (5) FY 2021 Continuum of Care Permanent Supportive Housing Program competition renewal applications to HUD
- 2022 Payment Standards for OCHA's Housing Choice Voucher Program were established and published
- 2022 Utility Allowance Schedule for OCHA's Housing Choice Voucher Program were established and published

VMS Data Collection Report

	Jan-21	Feb-21	Mar-21	Apr-21	May-21	Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21
Homeownership	5	5	5	5	5	5	5	5	5			
Homeownership HAP	\$4,794	\$4,970	\$4,808	\$5,079	\$5,079	\$5,064	\$5,111	\$5,111	\$5,111			
Family Unification	275	282	283	284	280	282	281	280	281			
Family Unification - (HAP)	\$466,946	\$472,865	\$481,279	\$486,397	\$478,114	\$478,782	\$477,709	\$478,174	\$477,468			
Non Elderly Disabled	27	28	29	30	29	28	24	24	24			
Non Elderly Disabled - (HAP)	\$34,990	\$35,113	\$37,219	\$37,381	\$37,005	\$35,065	\$31,887	\$31,545	\$31,717			
Portable Vouchers Paid	39	37	36	36	32	33	29	27	24			
Portable Voucher Paid HAP	\$35,987	\$35,441	\$34,733	\$34,811	\$31,443	\$32,875	\$28,314	\$26,856	\$23,369			
Tenant Protection	50	49	48	47	48	48	48	48	47			
Tenant Protection HAP	\$63,360	\$63,423	\$62,383	\$64,774	\$65,681	\$65,413	\$65,817	\$65,278	\$64,834			
Enhanced Vouchers	5	5	4	4	4	4	4	4	4			
Veterans Affair Supported Housing (VASH) Voucher	682	690	699	710	716	718	727	728	743			
Veterans Affair Supported Housing (VASH) HAP	\$849,810	\$859,920	\$883,212	\$896,834	\$903,988	\$913,517	\$926,587	\$940,730	\$951,872			
All Other Vouchers	9,127	9,126	9,097	9,068	9,051	9,002	9,019	9,005	8,991			
All Other Vouchers HAP	\$11,704,533	\$11,751,439	\$11,739,262	\$11,776,803	\$11,773,600	\$11,773,209	\$11,864,335	\$11,882,168	\$11,917,442			
FSS Escrow Deposits	\$15,743	\$19,394	\$18,769	\$19,537	\$19,235	\$17,831	\$12,732	\$22,067	\$9,347			
All Voucher HAP Expenses After the First of Month	\$70,807	\$40,533	\$59,132	\$48,642	\$41,340	\$37,998	\$43,561	\$24,342	\$21,032			
Total Vouchers	10,205	10,217	10,197	10,180	10,161	10,116	10,133	10,117	10,115			
HAP Total	\$13,246,970	\$13,283,098	\$13,320,797	\$13,370,258	\$13,355,485	\$13,359,754	\$13,456,053	\$13,476,271	\$13,502,192			
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,635	9,601	9,607	9,544	9,494	9,461	9,479	9,431	9,407			
New vouchers issued but not under HAP contracts as of the last day of the month	109	90	66	42	46	56	82	100	106			
Portability (Port In)	1,536	1,536	1,543	1,558	1,563	1,566	1,540	1,539	1,509			
Portability (Port In HAP Administered)	\$2,377,703	\$2,395,305	\$2,425,384	\$2,442,509	\$2,460,126	\$2,474,896	\$2,436,930	\$2,446,006	\$2,393,800			
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	146	146	194	194	169	169	169	169	149			
Number of PBVs under HAP and leased	381	381	379	379	397	398	399	403	423			
Number of PBVs under HAP and not leased	7	7	9	9	16	15	14	10	10			
Fraud Recovery - Amount Booked this Month	\$2,381	\$3,181	\$2,205	\$4,221	\$4,256	\$5,467	\$2,017	\$1,211	\$645			
FSS Escrow Forfeitures This Month		\$39,173			\$14,676	\$27,846						
Number of Hard to House Families Leased	39	36	38	33	30	24	25	27	10			
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$681,387	\$700,728	\$641,357	\$636,421	\$672,172	\$596,787	\$663,743	\$694,332	\$609,719			



OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JULIE LYONS
DIRECTOR
ADMINISTRATIVE SERVICES

ANDI BERNARD
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

TOM STARNES
DEPUTY DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: December 2, 2021
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*
SUBJECT: ACCOUNTING STATUS REPORT - October 2021

ORANGE COUNTY HOUSING ASSISTANCE

1. Section 8 Housing Assistance Payments

We issued our October 4th checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. Landlord and Tenant Overpayments

- Active: There are 46 tenant repayment agreements with a total balance of \$69,750 as of October 31, 2021.
- Inactive: There are 350 outstanding cases with a total amount of \$740,924 as of October 31, 2021. Of the 350 cases, 234 are for tenants (67%) and 116 are for landlords (33%).
- Grand total of active and inactive for October 2021: \$810,674.

3. Operating Reserves Loan

All loan payments were made through October 31, 2021 in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (FSS) reconciliation through October 2021. There were 0 payments to a program participant under the Enhancement Program for the month of October.

HOUSING AND COMMUNITY DEVELOPMENT

5. CDBG, HOME, ESG, CALHOME, and General Fund

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for July-Sept 2021 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for July-Sept 2021 has been completed.
- General & Other Fund Projects report was updated through 1st quarter, September 2021.
- Program Income Status Report for August & September 2021 has been completed.

- We were awarded \$1,000,000 in CalHome funds in March 2010. We received \$1,000,000 in advanced funds as of February 28, 2014 and we funded 44 Owner Occupied Rehabilitation loans. A new 2011 CalHome grant for \$1,000,000 was awarded and \$250,000 was received on June 5, 2014, another \$250,000 was received on April 15, 2015 and another \$250,000 was received on March 8, 2016. We funded 7 Mortgage Assistance Program loans and 14 Owner Occupied Rehabilitation loans. As of June 2017, the 2011 CalHome grant is closed.

ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR

6. The Orange County Development Agency (OCDA) Successor status report was updated through September 2021 and can be viewed on the shared drive.
7. Successor Notes Receivable interest and loan monitoring fees are calculated monthly and are up to date as of October 2021. Balances are reconciled for Successor Notes Receivables every April and June.



DATE: December 2, 2021

TO: H&CD Commission

FROM: Julia Bidwell, Director *Julia Bidwell*
Housing and Community Development

SUBJECT: Housing and Community Development Division
Status Report October/November 2021

COMMUNITY DEVELOPMENT

The Funding Allocation Policy and Process (FAPP) will go to the Board for approval on December 7, 2021. The FAPP outlines the policies and procedures the County will take to allocate federal Community Development Block Grant funding. Housing Rehabilitation activities are currently on the third year of a three year funding cycle as are exempt public service activities. HCD runs a competitive Request for Proposals application process for Public Facilities & Improvement Projects on an annual basis. We are looking for any interested panel members that would like to participate in rating the applications from our participating cities that have passed threshold review. If interested please contact Craig Fee at (949)527-0599 or Craig.Fee@occr.ocgov.com.

HOUSING DEVELOPMENT

Project Advisory Committee

- The October and November 2021 PAC meetings were canceled.

Affordable Rental Housing Programs

Projects Under Development

Westminster Crossing – The Board approved a \$850,000 Housing Successor Agency loan and twenty (20) Project-Based Vouchers for homeless households earning at or below 30% AMI. Westminster Crossing is new construction of 65 units (64 rental units) of affordable housing for low- to extremely-low income individuals and families, including unit's set-aside for households who meet the Mental Health Services Act (MHSA) eligibility criteria. The developer, Meta Housing, secured 9% low income housing tax credits and closed on the construction loan in December 2019. Construction began in December 2019 and was completed in September 2021. Anticipated Grand Opening in January 2022.

Altrudy Lane Seniors – The Board approved a \$475,000 Housing Successor Agency loan and eight (8) Project-Based Vouchers for homeless households earning at or below 30% AMI. Altrudy Lane Seniors is new construction of 48 units (47 rental units) of affordable housing for low- to extremely-low income seniors, including units set-aside for households who meet the MHSA eligibility criteria. The developer, C&C Development, secured 4% low income housing tax credits and closed on the construction loan in April 2020. Construction is anticipated to be completed in March 2022.

Legacy Square – The Board authorized submittal of a joint competitive No Place Like Home (NPLH) funding application for \$6,013,136 and approved \$3,025,480 in Special Needs Housing Program (SNHP) funding for 10 MHSA units. Legacy Square is 93 units of affordable housing for low- to extremely-low income set-aside for households who are homeless or at-risk of homelessness, including residents who meet the MHSA eligibility. The developer, National Community Renaissance of California, secured 4% low income housing tax credits and closed on the construction loan in February 2021. Construction is anticipated to be completed in February 2023.

Fountain Valley Housing – The Board approved a \$453,600 HOME Investment Partnership Act and/or Housing Successor Agency loan and eight (8) Project-Based Veterans Affairs Supportive Housing for homeless households earning at or below 30% AMI. Fountain Valley Housing is new construction of 50 units (49 rental units) of affordable housing for low- to extremely-low income households. The developer, The Related Companies of California, secured 9% low income housing tax credits and closed on the construction loan in December 2020. Construction is anticipated to be completed in February 2022.

Casa Paloma (formerly 15162 Jackson Street) – The Board approved a \$950,000 HOME Investment Partnership Act loan and forty-eight (48) Housing Choice and/or Mainstream Project-Based Vouchers for homeless households earning at or below 30% AMI. Casa Paloma is new construction of 71 units (69 rental units and two manager's) of affordable housing for low- to extremely-low income homeless households with 24 units set-aside for households who meet the MHSA eligibility criteria. The developer, American Family Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2021. Construction is anticipated to be completed in June 2022.

The Groves – The Board approved a \$567,000 Housing Successor Agency loan and eight (8) Project-Based Vouchers for homeless households earning at or below 30% AMI. The Groves Senior Apartment is new construction of 75 units (74 rental units) of affordable housing for low- to extremely-low income seniors, including 10 units set aside for senior individuals experiencing homelessness. The developer, C&C Development, secured 4% low income housing tax credits and closed on the construction loan in September 2020. Construction is anticipated to be completed in May 2022.

Ascent (formerly Airport Inn) – The Board approved fifty-seven (57) Project-Based Vouchers for homeless households earning at or below 30% AMI and with 28 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. Ascent is an acquisition and rehabilitation of an existing 60-room motel into 58 units of affordable. The developer, Jamboree Housing Corporation, secured 9% low income housing tax credits and closed on the construction loan in December 2020. Construction is anticipated to be completed in April 2022.

Grand Openings/Groundbreakings/Events – Buena Esperanza’s Grand Opening event was held on August 23, 2021 at the project site located at 2691 W. La Palma Avenue in the City of Anaheim.

2014 Affordable Housing Project Based Voucher Affordable Housing Notice of Affordability

On December 9, 2014, the Board of Supervisors authorized issuance of a Notice of Funding Availability (NOFA) for Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) Project Based Vouchers and/or Housing Choice Vouchers and distribute on a first-come, first-served basis to qualified non-profit and for-profit developers with eligible affordable housing developments. The Board also authorized utilization of up to 30 HUD-VASH and/or up to 100 Housing Choice Project Based Vouchers for the Affordable Housing NOFA, as authorized in HUD Notice PIH 2011-50 and Orange County Housing Authority’s (OCHA) Administrative Plan.

The 2014 Affordable Housing Project Based Voucher NOFA opened in December 2014. On February 23, 2016, the Board approved two applications (Potter’s Lane, 8 Project-Based HUD-VASH Vouchers and Newport Veterans, 6 Project-Based HUD-VASH Vouchers), a total of 14 Project-Based HUD-VASH Vouchers. On June 6, 2017, the Board authorized OC Community Resources to add 63 Project-Based HUD-VASH Vouchers to the 2014 NOFA for a new total of 79 Project-Based HUD-VASH Vouchers and also approved the commitment of 49 Project-Based HUD-VASH Vouchers to Placentia Veterans Village.

Developer	Project Name	Project-Based VASH Request	No. Units	Type	City	Status
American Family Housing	Potter's Lane	8	16	Veterans	Midway City	Project Completed
Community Development Partners	Newport Veterans Housing	6	12	Veterans	Newport Beach	Project Completed
Mercy Housing	Placentia Veterans Village	49	50	Veterans	Placentia	Project Completed
Chelsea Investment Corporation	Salerno at Cypress Village (Formerly Cypress Village)	10	80	Families/Veterans/ Developmentally Disabled	Irvine	Project Completed
Jamboree Housing Corporation	Buena Esperanza (formerly Jamboree PSH)	20	70	Permanent Supportive Housing/MHSA/Veterans	Anaheim	Project Completed
TOTALS		93	228			

Permanent Supportive Housing Notice of Affordability

On November 10, 2015, the Board authorized the OC Community Resources Director, or designee, to issue a Permanent Supportive Housing Notice of Funding Availability (2016 PSH NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$8 million in Orange County Housing Successor Agency funds and Federal HOME Investment Partnerships Program funds and utilize up to 100 Housing Choice Project-Based Vouchers. Staff will return to the Board for funding commitments to individual projects. The Project Advisory Committee (PAC) concurred with staff’s 2016 PSH NOFA policy recommendations at the December 10, 2015 PAC meeting.

On April 24, 2018, the Board of Supervisors approved adding \$4 million and up to a combined 100 VASH and/or Housing Choice Vouchers to the 2016 PSH NOFA. On December 18, 2018

the Board approved adding \$2 million in Orange County Housing Successor Agency (HSA) funds and/or Federal HOME Investment Partnership Programs and up to an additional of 50 HUD-VASH. Staff has received fourteen applications listed below requesting \$13,020,361 in HOME/HSA funds and 200 Housing Choice Project-Based Vouchers and 8 project-Based VASH Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV/ Request	Project-Based VASH Request	Project-Based Mainstream Voucher Request	No. Units	Type	City	Status
American Family Housing	Potter's Lane	\$1,458,000	0	0	0	16	Veterans	Midway City	Project Completed
National Core	Oakcrest Heights	\$1,644,300	8	0	0	54	Families/ MHSA	Yorba Linda	Project Completed
Community Development Partners	Newport Veterans Housing*	\$0	0	0	0	12	Veterans	Newport Beach	Did not pass Threshold Review
Mercy Housing	Placentia Veterans Village	\$2,754,000	0	0	0	50	Veterans	Placentia	Project Completed
Affirmed Housing, Inc.	Della Rosa	\$1,166,400	25	0	0	50	Permanent Supportive Housing	Westminster	Project Completed
Chelsea Investment Corporation	Salerno at Cypress Village (Formerly Cypress Village)	\$1,462,860	10	5	0	80	Families/ Veterans/ Developmentally Disabled	Irvine	Project Completed
Jamboree Housing Corporation	Buena Esperanza (formerly Jamboree PSH)	\$0	0	0	0	70	Permanent Supportive Housing/ MHSA/ Veterans	Anaheim	Project Completed
Meta Housing Corporation	Westminster Crossing	\$850,500	20	0	0	65	Permanent Supportive Housing/SHNP	Westminster	Project Completed
Orange Housing Dev. Corp. & C&C Development	Altrudy Senior Apartments	\$0	8	0	0	48	Senior/ NPLH	Yorba Linda	Project Completed
The Related Companies of California, LLC	Fountain Valley Housing	\$453,600	0	8	0	50	Families/ Veterans	Fountain Valley	Under Construction
American Family Housing	Casa Paloma (15162 Jackson Street)	\$950,000	33	0	15	71	Permanent Supportive Housing/ SNHP/HHC	Midway City	Under Construction
C&C Development	The Groves	\$0**	8	0	0	75	Seniors/ SNHP	San Juan Capistrano	Under Construction
The Related Companies of California, LLC	The Crossroads at Washington	\$2,280,701	43	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Board approved 2/25/20. Developer re-submitted tax credit application in July 2020 and received an award. The Project is expected to begin construction May 2022, after environmental clean-up has begun with agency oversight.
Jamboree Housing	Airport Inn	\$0	45	0	0	58	Permanent Supportive Housing /SNHP/NPLH	Buena Park	Under Construction
TOTALS		\$13,020,361	200	13	45	785			

* Newport Veterans Housing applied for funding but did not pass threshold.

** Developer was able to secure additional permanent funding and not moving forward with \$567,000 County loan

2020 Supportive Housing NOFA

On December 17, 2019, the Orange County Board of Supervisors authorized the OC Community Resources Director, or designee, to issue a 2020 Supportive Housing Notice of Funding Availability (2020 NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$13 million in Orange County Housing Successor Agency (HSA) funds, Federal HOME Investment Partnerships Program (HOME) funds and Mental Health Services Act (MHSA) funds and utilize up to 200 Housing Choice Project-Based Vouchers and return to the Board for funding commitments to individual projects.

The Board also approved the changes in policy and process for the 2020 NOFA. The 2020 NOFA was released on January 27, 2020. Subsequently, on May 19, 2020, after the discontinuance of the Special Needs Housing Program and anticipation of remaining funds being returned to the County, the Board approved increasing the MHSA funding in the 2020 NOFA by up to \$5.5 million.

On October 20, 2020, the Board approved an increase and decrease to the 2020 NOFA by \$1,085,000 in Mental Health Services Act to commit to Stanton Inn and Suites to satisfy the required capital match under the Homekey Program. On November 17, 2020, the Board approved an increase in the amount of HSA, HOME, Fund 15B and Fund 135 funds in the 2020 NOFA by up to \$3.5 million and a decrease the amount of HSA funds in the 2020 NOFA by \$2.4 million to include the Tahiti Motel, located at 11850 Beach Boulevard, Stanton and, shift funds to accommodate projects that have pending applications for funding under the 2020 NOFA.

On May 25, 2021, the Board approved an increase to the 2020 NOFA \$6.5 million in American Rescue Plan Act-HOME Supplemental Funds and Federal HOME funding to the 2020 Supportive Housing NOFA and 157 Project Based VASH, Mainstream and/or Housing Choice Vouchers. As required by the recently released HOME-ARP guidance, staff will be submitting an Allocation Plan to HUD for the use of the funds.

On November 16, 2021, the Board approved to increase the 2020 NOFA by \$1,069,462 in Mental Health Services Act funding and to add 10 Project Based VASH and up to 100 Project Based Housing Choice Vouchers with preference for Homekey approved projects.

Staff has received 14 applications listed below requesting \$18,257,410 in HOME/HSA/MHSA/Fund 15B/Fund 135 funds and 307 Housing Choice Project-Based Vouchers.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE	Mountain View	\$453,600	8	0	71	Families / MHSA	Lake Forest	Board approved funding and voucher request on 8/25/20. Received award for OCHFT in March 2020. Developer applied for 9% Tax Credit and received an award on June 16, 2021. The Project is expected to close & begin construction mid December 2021.
National CORE	Santa Angelina Senior	\$500,000	21	0	65	Seniors / MHSA	Placentia	PAC concurred with underwriting recommendation on 11/12/20. Board approved funding and voucher request on 1/12/21. Developer anticipates reapplying for 4%

								tax credits/bond in next round September 2021.
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	PAC concurred with underwriting recommendation on 10/8/20. Board approved funding and voucher request on 12/15/20. Developer applied for NPLH Competitive Round 3 in January 2021 and did not receive an award.
Jamboree Housing Corp.	Airport Inn Apartments	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Under Construction
The Salvation Army	The Salvation Army Anaheim Center of Hope	\$655,120	16	0	72	Homeless Individuals / MHSA	Anaheim	PAC concurred with underwriting recommendation on 12/3/21. Board approved funding and voucher on 1/12/21. Submitted an OCHFT NOFA application in March 2020 and received an award. Developer applied for NPLH Competitive Round 3 in January 2021 and received notice of award on 6/23/21. Developer received an award of bonds and tax credits by CDLAC/TCAC on 8/11/21. The Project is expected to close and begin construction January 2022.
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families / MHSA	Irvine	PAC concurred with underwriting recommendation on 10/8/20. Board approved funding and voucher request on 1/12/21. Developer anticipates reapplying for 4% tax credits/bond in next round September 2021.
Mercy Housing California	Villa St. Joseph	\$1,020,600	18	0	50	Senior Individuals	Orange	PAC concurred with underwriting recommendation on 11/12/21. Board approved funding and voucher on 1/12/21. A joint CDLAC/TCAC application was submitted September 2021 and pending review. The project will remain on track to start construction by June 2022.
Jamboree Housing Corp.	Huntington Beach Senior Housing	\$3,603,160	33	0	43	Senior Individuals / MHSA	Huntington Beach	PAC concurred with underwriting recommendation on 12/3/20. Board approved funding and voucher on 1/12/21. Awarded tax credits on 8/11/2021. The Project is expected to close and begin construction in January 2022.
Orange Housing Dev. Corp. & C&C Dev.	Valencia Gardens (formerly Orange Corporate Yard)	\$479,520	8	0	62	Families / MHSA	Orange	PAC concurred with underwriting recommendation on 12/3/21. Board approved funding and voucher on 1/12/21. Developer applied for OCHFT funding and received approval May 2021. Developer received 4% tax credits award in October 2021 and currently working on the construction closing in February 2022.
Jamboree Housing Corp.	Paseo Adelanto	\$2,384,630	40	10	50	Homeless Individuals / MHSA	San Juan Capistrano	Application Received May 2020 and currently in Underwriting Review.
Community Development Partners	Westview House	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	PAC concurred with underwriting recommendation on 11/12/21. Board approved funding and voucher on 1/12/21. Developer applied to TCAC for 4% credits in September, 2021 and if awarded, will target a closing in May 2022 and begin construction June 2022.

C&C Development	The Meadows Senior Apartments	\$396,900	5	0	65	Seniors/MHSA	Lake Forest	Application received in March/April 2021 and is in Underwriting Review.
Jamboree Housing Corp.	Stanton Inn and Suites	\$1,085,000	71	15	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Board approved an allocation of 59 project-based vouchers, subordination of the County loan and transfer of the project. Developer received TCAC award. Loan closing anticipated for March 2022 and construction start date April 2022.
Jamboree Housing Corp.	Tahiti Motel	\$2,400,000	59	15	60	Homeless/At-risk/COVID-19	Stanton	Board approved an allocation of 59 project-based vouchers, subordination of the County loan and transfer of the project. Developer received TCAC award. Loan closing anticipated March 2022 and construction start date April 2022.
TOTALS		18,257,410	307	40	879			

Homekey Program

Housing Development staff led the effort to submit 3 applications for the new State Homekey program. The State HCD issued the Homekey Notice of Funding Availability (Homekey NOFA) for \$600 million in grant funding for purchase, rehabilitation of housing as well as hotels, motels, vacant apartment buildings to convert them into interim or permanent housing for people experiencing homelessness or at risk of homelessness and whom are also at risk of serious illness from COVID-19. Together with a team from OC Health Care Agency and CEO Real Estate, Housing Development submitted 3 applications as follows:

- \$13.4 million for a 60-unit motel (Tahiti Motel)
- \$12.7 million for a 72-unit motel (Stanton Inn and Suites)
- \$2 million for a 20-unit motel (Riviera Motel)

The County received awards and funding for the Tahiti Motel and Stanton Inn and Suites in October 2020 and closed on acquisition of both properties in December 2020.

In anticipation of the next round of Homekey Program funding and NOFA, staff released a Request for Information (RFI) in April 2021 which qualified four prospective developers. Given the substantial funding increase for Homekey in the State's adopted budget, staff released a second Request for Information (RFI 2b) on June 9th, closed on June 25th, seeking additional qualified developers and prospective properties. A total of 8 developers were qualified through both RFI's. The list is available here <https://www.ochcd.org/housing-development/developer>.

On September 9, 2021 the State HCD released the Homekey Program NOFA Round 2 which will make available approximately \$1.4 billion (FY 2021-22) in grant funding to local public entities, including cities, counties, or other local public entities, such as housing authorities or Tribal Entities within California. The applications opened on September 30 and the priority period closes on January 31st. The County is working on several proposed Homekey sites and anticipates bringing them to the Board for approval to apply for Homekey funds prior to the January 31, 2022 priority period application deadline.

Homeownership Activities

The County of Orange homeownership program information can be found on the website at www.occr.ocgov.com/hcd/housing.

Mortgage Assistance Program/Cal Home Grant

On August 25, 2020 the Board of Supervisors approved the recommended policy changes to the Mortgage Assistance Program (MAP) guidelines. The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). The revised guidelines will allow the County to effectively support FTHB by increasing the maximum loan amount of down payment assistance to qualified individuals and reducing some barriers for eligibility. The guidelines were also revised to make them consistent with changes in funding, Department names changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Juanita Preciado of Housing & Community Development at 714-480-2727 juanita.preciado@occr.ocgov.com.

Since the update to the MAP program in August 2020, H&CD has pre-approved 6 applications of which 2 have funded.

Funds are limited for this program. Applications are accepted on a first-come first-serve basis.