

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, February 24, 2022 – 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**

**James Mai, 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.

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, February 23, 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, Chair

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 Zeba, 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 December 2, 2021

VI. PRESENTATIONS/INTRODUCTIONS:

1. HOME American Rescue Plan (ARP) Consultation

Craig Fee, Manager

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: (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: (2)

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

1. (OCHA) Draft ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FY 2022

Marie Vu, Manager, Housing Assistance Division

RECOMMENDED ACTION:

Direct Staff to receive and record comments.

2. (OCHA) EMERGENCY HOUSING VOUCHER PAYMENT STANDARD EFFECTIVE 2/25/2022

Marie Vu, Manager, Housing Assistance Division

RECOMMENDED ACTION:

Receive and file the 2022 Emergency Housing Voucher Payment Standards Schedule

X. PUBLIC HEARINGS (NONE):

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

A. Application Review Committee (ARC):

Craig Fee, Manager

- PF&I RFP Results

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, March 24, 2022
ORANGE COUNTY HOUSING AUTHORITY
CONFERENCE ROOM A
1501 E. St. Andrew Pl.
Santa Ana, CA 92705**

H&CD COMMISSION - REGULAR MEETING MINUTES

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**

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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: Mike Alvarez

III. ROLL CALL: Jessica Villa

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

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

C. Wilkerson made motion to approve minutes. Motion was seconded.

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

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

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

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

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

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
- C. Hupp made motion to resume in person meetings. Motion was seconded by R. Shader

Roll call vote taken. A. Nguyen, M. Ullman, M. Alvarez, D. Barnes, W. Carvalho, R. Shader and C. Hupp all in favor.

C. Wilkerson and H. Smith-Gardner, not in favor.

Passed, 7-2.

**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.

H. Smith-Gardner made motion. R. Shader seconded motion.

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

X. PUBLIC HEARINGS (NONE)

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

A. Application Review Committee (ARC):

Craig Fee, Manager

Funding Allocation Policy and Process (FAPP) will go to Board for approval on 12/7/21.

Craig Fee asked that any volunteers interested in participating in rating applications from participating cities that have passed threshold contact him.

J. Bidwell gave overview of past practices.

B. Project Advisory Committee (PAC):

Michelle Zdeba, Housing Development Manager

October and November 2021 PAC meetings were canceled.

On 12/16/21, Board approved to increase 2020 NOFA by \$ 1M for Homekey Project.

There was much discussion.

D. Barnes asked about projects that were not approved.

Per M. Zdeba, no projects were declined.

C. Orange County Housing Authority Update

Marie Vu, Manager, Housing Assistance Division

Per M. Vu, C. Halamuda turned in resignation after 15 years. J. Johnson, will act as interim Admin Section Chief.

HUD issued notices that waivers will expire 12/31/21.

OCHA has about 16 vacant positions.

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

. The nomination of the Ad Hoc nominated At Large candidate, James Mai, will to the Board for approval on 1/25/21.

OCHA received an invitation from HUD to apply for additional 30 VASH vouchers. If awarded, this will bring the total of OCHA's VASH vouchers to 1,119
Reviewing Homekey proposals. Motels in Costa Mesa and Huntington Beach are being reviewed as potential for Homekey.

J. Bidwell gave year end thank you to members.

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 gave thanks to J. Bidwell and staff.

D. Barnes gave thanks to At Large Members and Tenant Representatives.

R. Shader gave thanks to Commission and staff for welcoming her on her first year.

H. Smith-Gardner wished everyone Happy Holidays.

M. Alvarez gave thanks to Commission members.

XIV. ADJOURNMENT

XV. NEXT SCHEDULED MEETING:

Thursday, January 20, 2022

ORANGE COUNTY HOUSING AUTHORITY

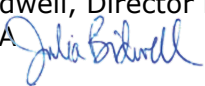
CONFERENCE ROOM A

1501 E. St. Andrew Pl.

Santa Ana, CA 92705

February 24, 2022

TO: Board of Commissioners H&CD Commission Members

FROM: Julia Bidwell, Director Housing & Community Development/Executive Director of OCHA 

SUBJECT: Executive Director's Summary for January 2022

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**

January 25, 2022	Public Housing Agency Software System Approval of the Contract with MRI Software LLC for the purchase of a Public Housing Authority Agency Software System and customization will support the Orange County Housing Authority in continuing to efficiently provide rental assistance through timely landlord payments and accurate reporting to the U.S. Department of Housing and Urban Development.
January 25, 2022	Housing and Community Development Commission Appointment Appoints James Mai as a Member-at-Large



 Community Resources

HOME American Rescue Plan
(ARP) Consultation

February 24, 2022

Housing and Community Development Division



HOME-ARP Funding Overview

The American Rescue Plan (ARP) provides \$5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country.

The funding is directed at Qualifying Populations defined as: Homeless, At-risk of homelessness, Persons fleeing domestic violence, dating violence, sexual assault or human trafficking, and other populations where assistance would prevent homelessness, and serve those at the greatest risk of Housing Instability.

Funds will be administered through HUD's HOME Investment Partnerships Program (HOME).

The 651 State and local Participating Jurisdictions (PJs) that qualified for an annual HOME Program allocation for FY 2021 are eligible to receive HOME-ARP grants.



Urban County Participating Jurisdiction-HOME "PJ"

The Urban County is comprised of 12 cities with populations under 50,000 (participating cities), two "Metro" cities – Placentia and Yorba Linda – with populations over 50,000, and the unincorporated areas of Orange County.

The 12 participating cities include Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, San Juan Capistrano, Seal Beach, Stanton, Villa Park. With populations over 50,000, Placentia and Yorba Linda have elected to be participating (metro) cities funding through the County of Orange



HOME-ARP Funding Requirements

To utilize the funding allocation, the Urban County Participating Jurisdiction must first:

- Identify needs and gaps in the current housing inventory and resources;
- Consult with required organizations who serve the Qualifying Population;
- Allow for a minimum 15 day comment period on the Allocation Plan;
- Hold a Public Hearing;
- Submit an Allocation Plan to HUD that meets the requirements in the HOME-ARP Implementation Notice



HOME-ARP Plan Development

- Consultation Virtual Meeting 2/16/2022
- Presentation at Orange County Housing Commission Meeting 2/24/22
- Publication-3/18/22
- Comment Period 3/18/22-4/17/22
- Board of Supervisor's Meeting 4/26/22 Public Hearing and Plan Consideration
- Plan submitted to HUD after BOS approval



HOME-ARP Funding Review

HOME-ARP funds can be used for four eligible activities:

- Production or Preservation of Affordable Housing
- Tenant-Based Rental Assistance (TBRA)
- Supportive Services, Homeless Prevention Services, and Housing Counseling
- Purchase and Development of Non-Congregate Shelter



Needs Assessment and Gap Analysis

Homeless Needs Inventory and Gap Analysis- Urban County

	Homeless												
	Current Inventory					Homeless Population				Gap Analysis			
	Family		Adults Only		Vets	Family HH (at least 1 child)	Adult HH (w/o child)	Vets	Victims of DV	Family		Adults Only	
	# of Beds	# of Units	# of Beds	# of Units	# of Beds					# of Beds	# of Units	# of Beds	# of Units
Emergency Shelter	116	#	327	#	0								
Transitional Housing	204	#	2	#	#								
Permanent Supportive Housing	57	#	210	#	65								
Other Permanent Housing						#	#	#	#				
Sheltered Homeless						157	80	4	182				
Unsheltered Homeless						27	392	23	0				
<i>Current Gap</i>										+193	#	+67	#

- HCD staff evaluated needs and gaps in housing-using 2019 Point in Time Count; Homeless Inventory Count, 5 year Consolidated Plan; CHAS; *Consultation*
- Surplus of both Family and Adults only Shelter Beds. However, this is for Urban County Jurisdictions only



Needs Assessment and Gap Analysis

Housing Needs Inventory and Gap Analysis

Non-Homeless			
	Current Inventory	Level of Need	Gap Analysis
	# of Units	# of Households	# of Households
Total Rental Units	28084		
Rental Units Affordable to HH at 30% AMI (At-Risk of Homelessness)	2167		
Rental Units Affordable to HH at 50% AMI (Other Populations)	4643		
0%-30% AMI Renter HH w/ 1 or more severe housing problems (At-Risk of Homelessness)		7694	
30%-50% AMI Renter HH w/ 1 or more severe housing problems (Other Populations)		5178	
Current Gaps			+5,527 at risk households +535 30-50%

Analysis shows a gap of 5,527 affordable units for at risk households per definition in the HOME-ARP notice

There is a gap of 553 units for those earning 30-50% of Area Median Income



HOME-ARP- Urban County Allocation

- Being consistent with the Funding Allocation Policy and Process, HCD is recommending using the funding for the Development of Affordable Rental Housing-\$4,266,972



Urban County Plan Development – Permanent Supportive Housing

- Based on analysis of current housing inventory and affordable housing gaps for those most at risk of homelessness, the Urban County PJ is considering building more Permanent Supportive Housing Units through the 2020 Supportive Housing NOFA.
- Plan aligns with County Housing Strategy which aims to build 2700 units of Permanent Supportive Housing by 2024.



HOME-ARP Funding Review –Rental Housing

Rental Housing Eligible Activities

- Acquisition of standard rental housing
- Construction or Rehabilitation of rental housing
- Converting non-residential buildings to housing

Eligible Rental Housing Costs

- Development hard and soft costs
- Relocation
- Operating costs assistance/reserves



Questions and Comments?

Questions and comments can be directed to:

craig.fee@occr.ocgov.com

suzanne.harder@occr.ocgov.com





OC Community Resources

M E M O R A N D U M

DISCUSSION #1

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

DATE: February 24, 2022

TO: H&CD Commission

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

SUBJECT: Draft Annual Public Housing Agency (PHA) Plan FY 2022

In compliance with United States Department of Housing and Urban Development (HUD) requirements, a Public Notice was published on February 3, 2022 advising the public that the Orange County Housing Authority's Draft Annual PHA Plan (Plan) is available for review online at OCHA's website: www.ochousing.com/documents and that a Public Hearing would be conducted by the Orange County Board of Supervisors on March, 22, 2022. This information was also disseminated to Cities Advisory Committee members on January 26, 2022.

The H&CD Commission has appointed its members as the Resident Advisory Board (RAB) to provide oversight for the development of the Annual PHA Plan. Enclosed is the draft Plan for RAB consideration. OCHA will incorporate any applicable feedback from the RAB/H&CD Commission and the public for presentation to the Orange County Board of Supervisors acting as the Orange County Board of Commissioners on March 22, 2022. Following the Public Hearing said date, any further comments will be included in the Plan for submittal to HUD by April 15, 2022.

RECOMMENDED ACTION:

1. Direct Staff to receive and record comments.

Streamlined Annual PHA Plan <i>(HCV Only PHAs)</i>	U.S. Department of Housing and Urban Development Office of Public and Indian Housing DRAFT 1-27-22	OMB No. 2577-0226 Expires 03/31/2024
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Purpose. The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, including changes to these policies, and informs HUD, families served by the PHA, and members of the public of the PHA's mission, goals and objectives for serving the needs of low- income, very low- income, and extremely low- income families

Applicability. The Form HUD-50075-HCV is to be completed annually by **HCV-Only PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, High Performer PHA, Small PHA, or Qualified PHA do not need to submit this form. Where applicable, separate Annual PHA Plan forms are available for each of these types of PHAs.

Definitions.

- (1) **High-Performer PHA** – A PHA that owns or manages more than 550 combined public housing units and housing choice vouchers, and was designated as a high performer on both the most recent Public Housing Assessment System (PHAS) and Section Eight Management Assessment Program (SEMAP) assessments if administering both programs, or PHAS if only administering public housing.
- (2) **Small PHA** - A PHA that is not designated as PHAS or SEMAP troubled, that owns or manages less than 250 public housing units and any number of vouchers where the total combined units exceed 550.
- (3) **Housing Choice Voucher (HCV) Only PHA** - A PHA that administers more than 550 HCVs, was not designated as troubled in its most recent SEMAP assessment and does not own or manage public housing.
- (4) **Standard PHA** - A PHA that owns or manages 250 or more public housing units and any number of vouchers where the total combined units exceed 550, and that was designated as a standard performer in the most recent PHAS and SEMAP assessments.
- (5) **Troubled PHA** - A PHA that achieves an overall PHAS or SEMAP score of less than 60 percent.
- (6) **Qualified PHA** - A PHA with 550 or fewer public housing dwelling units and/or housing choice vouchers combined and is not PHAS or SEMAP troubled.

A.	PHA Information.																									
A.1	<p>PHA Name: Orange County Housing Authority PHA Code: CA094 PHA Plan for Fiscal Year Beginning: (MM/YYYY): 07/2022 PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) Number of Housing Choice Vouchers (HCVs) 11,336 PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p>Availability of Information. In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at the main office or central office of the PHA. PHAs are strongly encouraged to post complete PHA Plans on their official website.</p> <p style="text-align: center;">All information pertaining to the Annual Public Housing Agency (PHA) Plan is located online at: www.ochousing.org/docs</p> <p style="text-align: center;">Orange County Housing Authority (OCHA) 1501 E. St. Andrew Place Santa Ana, CA 92705</p> <p><input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below)</p> <table border="1" data-bbox="178 1470 1469 1936"> <thead> <tr> <th>Participating PHAs</th> <th>PHA Code</th> <th>Program(s) in the Consortia</th> <th>Program(s) not in the Consortia</th> <th>No. of Units in Each Program</th> </tr> </thead> <tbody> <tr> <td>Lead HA:</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program	Lead HA:																			
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Lead HA:																										

B.	Plan Elements.										
B.1	<p>Revision of Existing PHA Plan Elements.</p> <p>a) Have the following PHA Plan elements been revised by the PHA since its last Annual Plan submission?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification.</p> <p>(b) If the PHA answered yes for any element, describe the revisions for each element(s):</p> <p><u>Financial Resources:</u></p> <table border="1" data-bbox="321 653 1167 810"> <thead> <tr> <th colspan="2">Annual Contributions by Program</th> </tr> </thead> <tbody> <tr> <td>Housing Choice Voucher Program</td> <td>\$169,674,537</td> </tr> <tr> <td>Family Self-Sufficiency Program Coordinators</td> <td>\$429,864</td> </tr> <tr> <td>Mainstream Voucher Program</td> <td>\$1,773,255</td> </tr> <tr> <td>TOTAL</td> <td>\$171,877,656</td> </tr> </tbody> </table>	Annual Contributions by Program		Housing Choice Voucher Program	\$169,674,537	Family Self-Sufficiency Program Coordinators	\$429,864	Mainstream Voucher Program	\$1,773,255	TOTAL	\$171,877,656
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B.2	<p>New Activities. – Not Applicable</p> <p>This portion is not applicable for HCV only PHA. OCHA is an HCV only PHA.</p>										
B.3	<p>Progress Report.</p> <p>Provide a description of the PHA’s progress in meeting its Mission and Goals described in its 5-Year PHA Plan.</p> <p>Goal 1. Open the Housing Choice Voucher Program Waiting List</p> <ul style="list-style-type: none"> The current plan is to review the opening of the waiting list in 2023. <p>Goal 2. Enhance accessibility for disabled and limited English proficient persons</p> <ul style="list-style-type: none"> A translation function for Korean has been added to the existing language functions of Chinese, Spanish and Vietnamese to improve access to OCHA’s webpage for limited English proficient persons. OCHA has focused on the hiring of bilingual staff who are competent in reading, writing, and speaking the above languages in order to remove a barrier to information for limited English proficient persons. During this FY 2021/2022 we hired 23 bilingual staff. American Sign Language interpreters and the California Relay Service are used to communicate with those who are hard of hearing. <p>Goal 3. Expand efforts to affirmatively further fair housing</p> <ul style="list-style-type: none"> OCHA routinely holds collaborative meetings with partners for our Special Purpose Voucher programs where we educate partner agencies on the Reasonable Accommodation options available that can provide actual choice for persons with disabilities. OCHA offers security deposit assistance for participants in Special Purpose Voucher homeless programs who do not have access to other funding opportunities. OCHA conducts landlord engagement activities in order to provide education and outreach to area landlords on the Housing Choice Voucher Program. Extended search times are provided to allow program participants the time necessary to obtain sufficient information regarding their housing options in order to make an informed housing choice. OCHA is continuing to evaluate its expansion of efforts. Meanwhile, OCHA continues to comply with 24 Code of Federal Regulations (CFR) 5.150 										

Goal 4. Identify and utilize technology to enhance operational effectiveness and efficiency in delivery of housing assistance services

- All new Housing Choice Voucher Program files continue to be digital.
- All newly created historical records continue to be imaged to prevent creation of physical files.
- The Assistance Connect portal continues to be available for applicant and landlord use to communicate with staff and transmit documents as needed.
- DocuSign seats and Adobe Pro licenses continue to be utilized to eliminate need for original signatures in certain instances.
- Remote Virtual Inspections use was expanded to include Biennial Inspections as well as new move-ins.
- OCHA continues to utilize virtual briefings and electronic reexaminations.
- FSS briefings have begun to use the virtual briefing format which allows a broader attendance level and a more interactive experience.
- Support for completion of electronic reexaminations and initial applications using smartphones provided to encourage the use of technology.

The public has the option of using the technologies provided but are not required to do so. Appointments for individual service are always available.

Goal 5. Expand the supply of affordable housing by applying for additional housing assistance funding and programs that may become available

- In response to Notice PIH 2021-21 HUD-VASH Registration of Interest Notice, OCHA applied for and was awarded 30 vouchers. The additional 30 vouchers will increase the total number of HUD-VASH vouchers to 1,019..
- The American Rescue Plan Act of 2021 (ARPA) was signed into law on March 11, 2021. ARPA included funding for approximately 70,000 Emergency Housing Vouchers (EHVs). HUD announced EHV awards on May 10, 2021 and OCHA was awarded 557 EHV's..
- Project Based Voucher (PBV) update:

OCHA entered into a HAP agreement and fully leased two projects during FY 20/21, Buena Esperanza, which offered 20 HUD-VASH PBV units in the City of Anaheim, and Westminster Crossing, which offered 20 chronically homeless units in the City of Westminster.

We entered into an Agreement to enter HAP (AHAP) Contract for four (4) projects during FY 20/21. Ascent (Formerly Airport Inn) which will offer 57 units for MHSA/chronically homeless in Buena Park, Prado (Formerly Fountain Valley Housing) which will offer 8 units for HUD-VASH PBV in Fountain Valley, The Groves which will offer 8 units for MHSA Seniors in San Juan Capistrano, and Casa Paloma which will offer 48 units for MHSA/chronically homeless in Midway City. A fifth project entered into AHAP during FY 19/20, Altrudy Senior Apartments which will offer 8 units for MHSA/Seniors. These projects are projected to be complete and tenant selection to begin during FY 21/22.

In addition to the above projects, there are eleven (11) projects in progress from the previous reporting period (see Attachment A) which will continue into the next reporting period. In response to Notices of Funding Availability, additional projects are under review. OCHA will continue to explore the use of project-based vouchers as opportunities become available and upon notification of HUD to meet the local need for affordable housing.

Consistent with the PHA Plan and the Administrative Plan, OCHA's project-based activities promote deconcentration, expand housing choice and address the need for long-term, affordable housing. Further, the activities contribute to the achievement of the goals OCHA set forth in Section B.2 of the Five-Year PHA Plan.

- Intend to project base up to 100 HCV and 10 HUD_VASH in collaboration with Orange County Housing and Community Development Department

Goal 6. Promote Family Self Sufficiency

- OCHA applied for renewal of its Family Self Sufficiency (FSS) Coordinator funding and was awarded \$429,864.
- OCHA graduated 6 households from the FSS Program and disbursed approximately \$55,740.31 to said households.
- OCHA routinely conducts recruitment to all Housing Choice Voucher holders and performs targeted recruitment for households participating in the Family Unification and Veterans Affairs Supportive Housing Programs. In 2021 OCHA invited 1,680 households to attend the FSS briefing using the new virtual FSS Briefing platform.

B.4	Capital Improvements. – Not Applicable		
B.5	<p>Most Recent Fiscal Year Audit.</p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y N N/A <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, please describe:</p>		
C.	Other Document and/or Certification Requirements.		
C.1	<p>Resident Advisory Board (RAB) Comments.</p> <p>(a) Did the RAB(s) have comments to the PHA Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>(b) If yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must also include a narrative describing their analysis of the RAB recommendations and the decisions made on these recommendations.</p>		
C.2	<p>Certification by State or Local Officials.</p> <p>Form HUD 50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.3	<p>Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</p> <p>Form HUD-50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>		
C.4	<p>Challenged Elements. If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?</p> <p>Y N <input type="checkbox"/> <input type="checkbox"/></p> <p>If yes, include Challenged Elements.</p>		
D.	Affirmatively Furthering Fair Housing (AFFH).		
D.1	<p>Affirmatively Furthering Fair Housing (AFFH).</p> <p>Provide a statement of the PHA's strategies and actions to achieve fair housing goals outlined in an accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5). Use the chart provided below. (PHAs should add as many goals as necessary to overcome fair housing issues and contributing factors.) Until such time as the PHA is required to submit an AFH, the PHA is not obligated to complete this chart. The PHA will fulfill, nevertheless, the requirements at 24 CFR § 903.7(o) enacted prior to August 17, 2015. See Instructions for further detail on completing this item.</p> <table border="1" style="width: 100%;"> <tr> <td style="background-color: #e0e0e0;"> <p>Fair Housing Goal: N/A, for HCV PHA's only per instructions below</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> <tr> <td style="background-color: #e0e0e0;"> <p>Fair Housing Goal: N/A, for HCV PHA's only per instructions below</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p> </td> </tr> </table>	<p>Fair Housing Goal: N/A, for HCV PHA's only per instructions below</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p>	<p>Fair Housing Goal: N/A, for HCV PHA's only per instructions below</p> <p><u>Describe fair housing strategies and actions to achieve the goal</u></p>
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Instructions for Preparation of Form HUD-50075-HCV

Annual PHA Plan for HCV-Only PHAs

A. PHA Information. All PHAs must complete this section. (24 CFR §903.4)

A.1 Include the full **PHA Name**, **PHA Code**, **PHA Type**, **PHA Fiscal Year Beginning** (MM/YYYY), **Number of Housing Choice Vouchers (HCVs)**, **PHA Plan Submission Type**, and the **Availability of Information**, specific location(s) of all information relevant to the public hearing and proposed PHA Plan.

PHA Consortia: Check box if submitting a Joint PHA Plan and complete the table. (24 CFR §943.128(a))

B. Plan Elements. All PHAs must complete this section. (24 CFR §903.11(c)(3))

B.1 Revision of Existing PHA Plan Elements. PHAs must:

Identify specifically which plan elements listed below that have been revised by the PHA. To specify which elements have been revised, mark the “yes” box. If an element has not been revised, mark “no.”

Statement of Housing Needs and Strategy for Addressing Housing Needs. Provide a statement addressing the housing needs of low-income, very low-income and extremely low-income families and a brief description of the PHA’s strategy for addressing the housing needs of families who reside in the jurisdiction served by the PHA and other families who are on the Section 8 tenant-based assistance waiting lists. The statement must identify the housing needs of (i) families with incomes below 30 percent of area median income (extremely low-income); (ii) elderly families (iii) households with individuals with disabilities, and households of various races and ethnic groups residing in the jurisdiction or on the public housing and Section 8 tenant-based assistance waiting lists. The statement of housing needs shall be based on information provided by the applicable Consolidated Plan, information provided by HUD, and generally available data. The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. Once the PHA has submitted an Assessment of Fair Housing (AFH), which includes an assessment of disproportionate housing needs in accordance with 24 CFR 5.154(d)(2)(iv), information on households with individuals with disabilities and households of various races and ethnic groups residing in the jurisdiction or on the waiting lists no longer needs to be included in the Statement of Housing Needs and Strategy for Addressing Housing Needs. (24 CFR § 903.7(a)).

The identification of housing needs must address issues of affordability, supply, quality, accessibility, size of units, and location. (24 CFR §903.7(a)(2)(i)) Provide a description of the ways in which the PHA intends, to the maximum extent practicable, to address those housing needs in the upcoming year and the PHA’s reasons for choosing its strategy. (24 CFR §903.7(a)(2)(ii))

Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions. A statement of the PHA’s policies that govern resident or tenant eligibility, selection and admission including admission preferences for HCV. (24 CFR §903.7(b))

Financial Resources. A statement of financial resources, including a listing by general categories, of the PHA’s anticipated resources, such as PHA HCV funding and other anticipated Federal resources available to the PHA, as well as tenant rents and other income available to support tenant-based assistance. The statement also should include the non-Federal sources of funds supporting each Federal program, and state the planned use for the resources. (24 CFR §903.7(c))

Rent Determination. A statement of the policies of the PHA governing rental contributions of families receiving tenant-based assistance, discretionary minimum tenant rents, and payment standard policies. (24 CFR §903.7(d))

Operation and Management. A statement that includes a description of PHA management organization, and a listing of the programs administered by the PHA. (24 CFR §903.7(e)).

Informal Review and Hearing Procedures. A description of the informal hearing and review procedures that the PHA makes available to its applicants. (24 CFR §903.7(f))

Homeownership Programs. A statement describing any homeownership programs (including project number and unit count) administered by the agency under section 8y of the 1937 Act, or for which the PHA has applied or will apply for approval. (24 CFR §903.7(k))

Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements. A description of any PHA programs relating to services and amenities coordinated, promoted, or provided by the PHA for assisted families, including those resulting from the PHA’s partnership with other entities, for the enhancement of the economic and social self-sufficiency of assisted families, including programs provided or offered as a result of the PHA’s partnerships with other entities, and activities subject to Section 3 of the Housing and Community Development Act of 1968 (24 CFR Part 135) and under requirements for the Family Self-Sufficiency Program and others. Include the program’s size (including required and actual size of the FSS program) and means of allocating assistance to households. (24 CFR §903.7(l)(i)) Describe how the PHA will comply with the requirements of section 12(c) and (d) of the 1937 Act that relate to treatment of income changes resulting from welfare program requirements. (24 CFR §903.7(l)(iii)).

Substantial Deviation. PHA must provide its criteria for determining a “substantial deviation” to its 5-Year Plan. (24 CFR §903.7(r)(2)(i))

Significant Amendment/Modification. PHA must provide its criteria for determining a “Significant Amendment or Modification” to its 5-Year and Annual Plan.

If any boxes are marked “yes”, describe the revision(s) to those element(s) in the space provided.

- B.2 New Activities.** This section refers to new capital activities which is not applicable for HCV-Only PHAs.
- B.3 Progress Report.** For all Annual Plans following submission of the first Annual Plan, a PHA must include a brief statement of the PHA's progress in meeting the mission and goals described in the 5-Year PHA Plan. (24 CFR §903.11(c)(3), 24 CFR §903.7(r)(1))
- B.4 Capital Improvements.** This section refers to PHAs that receive funding from the Capital Fund Program (CFP) which is not applicable for HCV-Only PHAs
- B.5 Most Recent Fiscal Year Audit.** If the results of the most recent fiscal year audit for the PHA included any findings, mark "yes" and describe those findings in the space provided. (24 CFR §903.7(p))

C. Other Document and/or Certification Requirements.

- C.1 Resident Advisory Board (RAB) comments.** If the RAB had comments on the annual plan, mark "yes," submit the comments as an attachment to the Plan and describe the analysis of the comments and the PHA's decision made on these recommendations. (24 CFR §903.13(c), 24 CFR §903.19)
- C.2 Certification by State of Local Officials.** Form HUD-50077-SL, *Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan*, must be submitted by the PHA as an electronic attachment to the PHA Plan. (24 CFR §903.15). Note: A PHA may request to change its fiscal year to better coordinate its planning with planning done under the Consolidated Plan process by State or local officials as applicable.
- C.3 Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.** Provide a certification that the following plan elements have been revised, provided to the RAB for comment before implementation, approved by the PHA board, and made available for review and inspection by the public. This requirement is satisfied by completing and submitting form HUD-50077 ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed*. Form HUD-50077-ST-HCV-HP, *PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed* must be submitted by the PHA as an electronic attachment to the PHA Plan. This includes all certifications relating to Civil Rights and related regulations. A PHA will be considered in compliance with the certification requirement to affirmatively further fair housing if the PHA fulfills the requirements of §§ 903.7(o)(1) and 903.15(d) and: (i) examines its programs or proposed programs; (ii) identifies any fair housing issues and contributing factors within those programs, in accordance with 24 CFR 5.154; or 24 CFR 5.160(a)(3) as applicable (iii) specifies actions and strategies designed to address contributing factors, related fair housing issues, and goals in the applicable Assessment of Fair Housing consistent with 24 CFR 5.154 in a reasonable manner in view of the resources available; (iv) works with jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; (v) operates programs in a manner consistent with any applicable consolidated plan under 24 CFR part 91, and with any order or agreement, to comply with the authorities specified in paragraph (o)(1) of this section; (vi) complies with any contribution or consultation requirement with respect to any applicable AFH, in accordance with 24 CFR 5.150 through 5.180; (vii) maintains records reflecting these analyses, actions, and the results of these actions; and (viii) takes steps acceptable to HUD to remedy known fair housing or civil rights violations. impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with the local jurisdiction to implement any of the jurisdiction's initiatives to affirmatively further fair housing; and assures that the annual plan is consistent with any applicable Consolidated Plan for its jurisdiction. (24 CFR §903.7(o)).
- C.4 Challenged Elements.** If any element of the Annual PHA Plan or 5-Year PHA Plan is challenged, a PHA must include such information as an attachment to the Annual PHA Plan or 5-Year PHA Plan with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.

D. Affirmatively Furthering Fair Housing (AFFH).

D.1 Affirmatively Furthering Fair Housing. The PHA will use the answer blocks in item D.1 to provide a statement of its strategies and actions to implement each fair housing goal outlined in its accepted Assessment of Fair Housing (AFH) consistent with 24 CFR § 5.154(d)(5) that states, in relevant part: "To implement goals and priorities in an AFH, strategies and actions shall be included in program participants' ... PHA Plans (including any plans incorporated therein) Strategies and actions must affirmatively further fair housing" Use the chart provided to specify each fair housing goal from the PHA's AFH for which the PHA is the responsible program participant – whether the AFH was prepared solely by the PHA, jointly with one or more other PHAs, or in collaboration with a state or local jurisdiction – and specify the fair housing strategies and actions to be implemented by the PHA during the period covered by this PHA Plan. If there are more than three fair housing goals, add answer blocks as necessary.

Until such time as the PHA is required to submit an AFH, the PHA will not have to complete section D., nevertheless, the PHA will address its obligation to affirmatively further fair housing in part by fulfilling the requirements at 24 CFR 903.7(o)(3) enacted prior to August 17, 2015, which means that it examines its own programs or proposed programs; identifies any impediments to fair housing choice within those programs; addresses those impediments in a reasonable fashion in view of the resources available; works with local jurisdictions to implement any of the jurisdiction's initiatives to affirmatively further fair housing that require the PHA's involvement; and maintain records reflecting these analyses and actions. Furthermore, under Section 5A(d)(15) of the U.S. Housing Act of 1937, as amended, a PHA must submit a civil rights certification with its Annual PHA Plan, which is described at 24 CFR 903.7(o)(1) except for qualified PHAs who submit the Form HUD-50077-CR as a standalone document.

This information collection is authorized by Section 511 of the Quality Housing and Work Responsibility Act, which added a new section 5A to the U.S. Housing Act of 1937, as amended, which introduced the Annual PHA Plan. The Annual PHA Plan provides a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services, and informs HUD, families served by the PHA, and members of the public for serving the needs of low- income, very low- income, and extremely low- income families.

Public reporting burden for this information collection is estimated to average 6.02 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

Privacy Act Notice. The United States Department of Housing and Urban Development is authorized to solicit the information requested in this form by virtue of Title 12, U.S. Code, Section 1701 et seq., and regulations promulgated thereunder at Title 12, Code of Federal Regulations. Responses to the collection of information are required to obtain a benefit or to retain a benefit. The information requested does not lend itself to confidentiality



DYLAN WRIGHT
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RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES
TOM STARNES
DIRECTOR
OC PARKS
JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DISCUSSION #2

DATE: February 24, 2022
TO: H&CD Commission
FROM: Marie Vu, Housing Assistance Manager
SUBJECT: Emergency Housing Voucher Payment Standard Effective 2/25/2022

24 CFR § 982.503(a)(3) states that a PHA voucher payment standard shall establish a single payment standard for each unit size and that the PHA may establish a single payment standard amount for the whole Fair Market Area (FMR) or may establish a separate payment standard amount for each designated part of the FMR area.

The Orange County Housing Authority (OCHA) has established a separate payment standard amount for three (3) designated areas of the FMR area, known as the Basic payment standard, the Central payment standard, and the Restricted payment standard.

Recently, Housing and Urban Development (HUD) has acknowledged that many rental markets with a high need for Emergency Housing Vouchers (EHVs), such as Orange County, are facing a market driven by high renter demand compounded by a severe shortage of affordable rental units.

Due to the above factors and the emergency nature of the EHV, HUD waived 24 CFR § 982.503(a)(3) and established an alternative requirement which permitted OCHA to establish a separate higher payment standard for the EHV program only.

With adoption of the waiver, OCHA has the authority to establish a payment standard amount for a unit size at any level between 90 percent and 120 percent of the FMR for that unit size.

RECOMMENDED ACTION:

Receive and file the 2022 Emergency Housing Voucher Payment Standards Schedule



2022 Emergency Housing Voucher (EHV) Payment Standards

The following Payment Standards will be used by OCHA for administration of the EHV program **ONLY** effective February 25, 2022. These amounts are based on 120% of the Fair Market Rents (FMRs) published by HUD on the HUD User Website at: https://www.huduser.gov/portal/datasets/fmr/fmrs/FY2022_code/2022summary.odn

EHV RENTAL HOUSING UNITS

Number of Bedrooms (BR):	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR*</u>
<u>Payment Standards:</u>	\$2,059	\$2,286	\$2,788	\$3,813	\$4,408

**Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each additional bedroom.*

SPECIAL HOUSING UNITS

Single-Room Occupancy (SRO) and Shared Housing

Payment Standard: \$1,544

** SRO and shared housing units are 0.75 times the 0 bedroom Payment Standard*

The above payment standards are for the **Emergency Housing Voucher holders only**. For Housing Choice Voucher payment standards, please visit <https://ochousing.org/documents-forms> for the 2022 Payment Standards.

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	5	5	
Homeownership HAP	\$4,794	\$4,970	\$4,808	\$5,079	\$5,079	\$5,064	\$5,111	\$5,111	\$5,111	\$4,764	\$4,764	
Family Unification	275	282	283	284	280	282	281	281	282	283	280	
Family Unification - (HAP)	\$466,946	\$472,865	\$481,279	\$486,397	\$478,114	\$478,782	\$477,709	\$479,870	\$479,464	\$484,775	\$488,464	
Non Elderly Disabled	27	28	29	30	29	28	24	25	25	27	27	
Non Elderly Disabled - (HAP)	\$34,990	\$35,113	\$37,219	\$37,381	\$37,005	\$35,065	\$31,887	\$33,313	\$33,485	\$36,214	\$36,292	
Portable Vouchers Paid	39	37	36	36	32	33	29	27	25	26	24	
Portable Voucher Paid HAP	\$35,987	\$35,441	\$34,733	\$34,811	\$31,443	\$32,875	\$28,314	\$26,856	\$23,863	\$25,532	\$23,180	
Tenant Protection	50	49	48	47	48	48	48	48	47	46	45	
Tenant Protection HAP	\$63,360	\$63,423	\$62,383	\$64,774	\$65,681	\$65,413	\$65,817	\$65,278	\$65,238	\$64,504	\$63,357	
Enhanced Vouchers	5	5	4	4	4	4	4	4	4	4	4	
Veterans Affair Supported Housing (VASH) Voucher	682	690	699	710	716	718	727	729	745	757	754	
Veterans Affair Supported Housing (VASH) HAP	\$849,810	\$859,920	\$883,212	\$896,834	\$903,988	\$913,517	\$926,587	\$942,354	\$956,339	\$971,289	\$973,963	
All Other Vouchers	9,127	9,126	9,097	9,068	9,051	9,002	9,019	9,036	9,031	9,042	9,025	
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	\$11,943,048	\$11,992,246	\$12,079,624	\$12,143,622	
FSS Escrow Deposits	\$15,743	\$19,394	\$18,769	\$19,537	\$19,235	\$17,831	\$12,732	\$22,067	\$9,347	\$18,711	\$20,923	
All Voucher HAP Expenses After the First of Month	\$70,807	\$40,533	\$59,132	\$48,642	\$41,340	\$37,998	\$43,561	\$24,447	\$30,722	\$29,248	\$27,659	
Total Vouchers	10,205	10,217	10,197	10,180	10,161	10,116	10,133	10,151	10,160	10,186	10,160	
HAP Total	\$13,246,970	\$13,283,098	\$13,320,797	\$13,370,258	\$13,355,485	\$13,359,754	\$13,456,053	\$13,542,344	\$13,595,815	\$13,714,661	\$13,782,625	
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	9,466	9,472	9,493	9,445	
New vouchers issued but not under HAP contracts as of the last day of the month	109	90	66	42	46	56	82	100	105	122	111	
Portability (Port In)	1,536	1,536	1,543	1,558	1,563	1,566	1,540	1,518	1,489	1,489	1,474	
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	\$2,402,331	\$2,353,449	\$2,375,159	\$2,370,512	
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	146	146	194	194	169	169	169	169	149	129	129	
Number of PBVs under HAP and leased	381	381	379	379	397	398	399	403	423	444	440	
Number of PBVs under HAP and not leased	7	7	9	9	16	15	14	10	10	9	13	
Fraud Recovery - Amount Booked this Month	\$2,381	\$3,181	\$2,205	\$4,221	\$4,256	\$5,467	\$2,017	\$446	\$138	\$250	\$325	
FSS Escrow Forfeitures This Month		\$39,173			\$14,676	\$27,846				\$9,855		
Number of Hard to House Families Leased	39	36	38	33	30	24	25	27	19	41	18	
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	\$657,402	\$661,753	

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
 DIRECTOR
 OC PARKS

JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

DATE: February 24, 2022
TO: H&CD Commission
FROM: Marie Vu, Manager, Housing Assistance Division *MV*
SUBJECT: OCHA Status Report for January 2022

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for January 2022 is 90.3% with 10,242 households receiving Voucher program rental assistance. VASH veterans represent 751 of the assisted tenants, 26 are in the Non-Elderly Disabled (NED) program, and 148 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of January 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:	183
Clients currently earning escrow credits:	115
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	351
HUD-mandated remaining Contracts:	114
Clients graduating in November:	0

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

Year to date we have received fifty (50) referrals. From inception (March 2017) to date we have received a total of 275 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:	23
UP to date Inactive:	77
Up to date Lease up:	176

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 340 referrals for the Mainstream Voucher Program. 147 have been leased up and three (3) have successfully located a unit. 17 referrals have been issued a voucher and are currently searching for a unit. 19 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 420 referrals, issued 363 vouchers, and leased 62 tenants.

Project Based Voucher Program

OCHA currently has 17 projects completed and leased. We have five (5) projects with an expected completion date in 2022, those include Altrudy Senior Apartments in Yorba Linda, Ascent in Buena Park, Prado (Formerly Fountain Valley Housing) in Fountain Valley, The Groves in San Juan Capistrano, and Casa Paloma in Midway City.

OCCUPANCY SECTION:

Staffing

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

Activity

Occupancy Section pulled 105 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 pull initials from the waiting list in the month of January 2022

Initial voucher issuance:	10
Initial vouchers expired:	0
Ongoing vouchers issued:	47
Ongoing vouchers expired:	8
Initial interviews scheduled:	105
Initial interviews conducted:	0
Total reexaminations completed:	817
Total interim decreases completed:	177
Total interim increases completed:	196
Number of repayments completed:	0

LEASING SECTION:

Staffing

Leasing currently has a vacancy for two (2) Housing Specialist I/II.

Leasing Ongoing Activities

Production in the Leasing Section for January 2022 was as follows:

Annual Inspections Scheduled (OCHA):	825
Follow up re-inspections Scheduled (OCHA):	223
Physical Inspections (OCHA):	41
New Leases - Number of RTA's received (OCHA):	61
Annual Inspections Received (Mobility):	123
Annual Inspections Scheduled (Mobility):	84
Follow up Re-inspections (Mobility):	26
New Leases Received (Mobility):	37
New Leases Scheduled (Mobility):	37
QC Inspections:	22
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:	745
Rent Decreases received:	0
Rent Increase denied:	125
Total Abatement:	
Final notices mailed:	34
Abated:	0

Owners became inactive for the month of January:	0
Owners relisted their property:	3
Units added to our vacancy listings:	16
Owner Hotline callers assisted:	238

Outreach Efforts

In January 2022, the Orange County Housing Authority (OCHA) 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 the Orange County landlords and property managers.

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 January included the following:

Calls and inquiries addressed: 2,546
Mail Processed: 9,648

Public Records Act and Data Requests resolved: 6

Staffing

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



OC Community Resources
M E M O R A N D U M

DYLAN WRIGHT
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JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

DATE: February 24, 2022
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
 Accounting *Bill Malohn*

SUBJECT: ACCOUNTING STATUS REPORT - January 2022

ORANGE COUNTY HOUSING ASSISTANCE

1. Section 8 Housing Assistance Payments

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

2. Landlord and Tenant Overpayments

- Active: There are 43 tenant repayment agreements with a total balance of \$63,942 as of January 31, 2022.
- Inactive: There are 355 outstanding cases with a total amount of \$744,872 as of January 31, 2022. Of the 355 cases, 234 are for tenants (66%) and 121 are for landlords (34%).
- Grand total of active and inactive for January 2022: \$808,814.

3. Operating Reserves Loan

All loan payments were made through January 31, 2022 in accordance with the amortization schedule.

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

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 HOME and ESG for December 2021 - January 2022 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for December 2021 - January 2022 has been completed. (HOME and ESG)
- General & Other Fund Projects report was updated through 1st quarter, September 2021.
- Program Income Status Report for December 2021 - January 2022 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 December 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 January 2022. Balances are reconciled for Successor Notes Receivables every April and June.



DATE: February 24, 2022

TO: H&CD Commission

FROM: Julia Bidwell, Director 
Housing and Community Development

SUBJECT: **Housing and Community Development Division
Status Report December 2021 and January 2022**

COMMUNITY DEVELOPMENT

The FY 2022-23 Annual Action Plan is in process and is scheduled to go to the Board for approval in April, due to HUD on May 15th. The Annual Action Plan is the annual funding recommendations for allocation of Federal Community Development Block Grant, Home Investment Partnership Act and Emergency Solutions Grant funding along with other local funding supporting community and development projects and activities.

The County was allocated \$5,017,613 in HOME American Rescue Plan funding that is eligible for use on; Production or Preservation of Affordable Housing, Tenant-Based Rental Assistance (TBRA), Supportive Services, Homeless Prevention Services and Housing Counseling, Purchase and Development of Non-Congregate Shelter. As part of the funding allocation, HUD requires a plan for the use these HOME-ARP funds. OCCR is recommending the funding be used towards the development of permanent supportive housing. A consultation with the Continuum of Care and stakeholders took place on February 16th. The Plan will be available for 15 public review on or about March 18 and will go to the Board for a public hearing and approval in April.

HOUSING DEVELOPMENT

Project Advisory Committee

- 1) The Project Advisory Committee (PAC) met at 4:00 p.m. on December 10, 2021, via conference call.
 - PAC concurred with staff recommendations to pass Homekey project, Motel 6 (located in the City of Costa Mesa and will be developed by Community Development Partners), on underwriting and to proceed to the Board of Supervisors for approval.

- PAC concurred with staff recommendations to pass Homekey project, Riviera Motel (located in the City of Stanton and will be developed by Jamboree Housing Corporation), on underwriting to proceed to the Board of Supervisors for approval.
- Staff gave an update to PAC on Homekey project, HB Oasis (located in the City of Huntington Beach and will be developed by American Family Housing/National CORE), to submit a joint Homekey application with the Co-Developers/Co-Applicants. The project will operate as interim housing for up to five years before converting to permanent housing.

2) The PAC met at 1:00 p.m. on January 13, 2022, via conference call.

- PAC concurred with staff recommendations to pass Paseo Adelanto Mixed-Use PSH (located in the City of San Juan Capistrano and will be developed by Jamboree Housing Corporation) on underwriting and to proceed to the Board of Supervisors for approval.

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.

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.

Prado (formerly 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 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 MHPA 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 MHPA 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

- The Groundbreaking Ceremony for The Salvation Army Center of Hope was held on January 31, 2022 at 11:00 a.m., located at 1455 Salvation Place in the City of Anaheim.

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	Prado Fountain Valley Housing	\$453,600	0	8	0	50	Families/ Veterans	Fountain Valley	Project Completed
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 16 applications listed below requesting \$21,790,393 in HOME/HSA/MHSA/Fund 15B/Fund 135 funds, 352 Housing Choice Project-Based Vouchers and 60 Project-Based VASH 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 closed financing and began construction early 2022.
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 closing financing in June 2022.

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 9% credits and was unsuccessful in getting an award in July 2021 round and will re-apply in 2022.
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	57	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	Under Construction
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 applied for NPLH funding in January 2022.
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 project received an award. 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	Under Construction
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 March 2022.
Jamboree Housing Corp.	Paseo Adelanto	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	PAC concurred with underwriting recommendation on 1/13/22. Board approved funding and voucher on 2/8/22. Developer Anticipates applying to TCAC for 9% credits in February, 2022 deadline.
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	0	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 by mid-April 2022.
Jamboree Housing Corp.	Tahiti Motel	\$2,400,000	59	10	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 by mid-April 2022.
Jamboree Housing Corp.	Riviera Motel	\$1,532,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	On December 14, 2021, the Board approved various actions to accept/receive, transfer and use Homekey program funds for acquisition, rehabilitation/repairs, relocation, operation of the property and instructions necessary to move forward with the Homekey funding award. The Homekey application was submitted to the State on January 28, 2022, prior to January 31, 2022 deadline for the geographic pool.
Community Development Partners.	Motel 6	\$2,000,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	On December 14, 2021, the Board approved various actions to accept/receive, transfer and use Homekey program funds for acquisition, rehabilitation/repairs, relocation, operation of the property and instructions necessary to move forward with the Homekey funding award. The Homekey application was submitted to the State on January 27, 2022, prior to January 31, 2022 deadline for the geographic pool.
TOTALS		\$21,790,393	352	60	988			

Homekey Program

Round 1: The County applied for Homekey funding for three projects and 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.

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

Round 2: 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 closed on January 31st. On December 14, 2021, the Board approved various actions necessary to move forward with three Homekey applications. As of the date of this report, all three applications have been submitted to the state, prior to January 31, 2022 deadline for the geographic pool.

- \$5.86 million for a 20-unit motel (Riviera Motel- Stanton)
- \$15.65 million for a 62-unit conversion (HB Oasis- Huntington Beach)
- \$10 million for an 88-unit conversion (Motel 6- Costa Mesa)

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 have allowed 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 name changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Rebecca Leifkes of Housing & Community Development at 714-480-2936 Rebecca.leifkes@occr.ocgov.com.

Since the update to the MAP program in August 2020, H&CD has pre-approved 20 applications of which 7 have closed escrow, and 5 have received funding commitment and are actively searching for a home.

Funds are limited for this program. Applications are accepted on a first-come first-serve basis. At this time, it is anticipated that 2 more CalHome projects can be funded. Once funds are depleted, the program will be closed and the remaining applicants who have been pre-approved will be placed on a waiting list, in anticipation of future CalHome funds.