

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, September 22, 2022 – 10:00 a.m.

**COUNTY ADMINISTRATION SOUTH
CONFERENCE ROOM 103
601 N Ross
Santa Ana, CA 92705**

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

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

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

Pursuant to Government Code Section 54953(e)(1), as amended by AB 361, this meeting will be held in person at the address above and via Microsoft Teams. Members of the public can listen to and participate in the live Teams meeting by accessing the following. To attend the meeting via teleconference please call: 1-949-543-0845 Phone Conference ID: 862 522 755# or <https://www.microsoft.com/microsoft-teams/join-a-meeting> Meeting ID: 286 796 455 360 Passcode: K2YopC

In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Orange County Housing & Community Development Commission Clerk 72 hours prior to the meeting at (714) 480-2920 or via email at: ochcdcommission@occr.ocgov.com

Members of the public may address the H&CD Commission regarding any item in the following ways:

1. Real-time Teams Comment – To provide a real-time public comment during the meeting, please access the Teams information identified above. Speakers will be recognized by the Commission Clerk at the time the agenda item is to be considered. If attending virtually via Teams. **If calling in via telephone, dial *5 to raise your hand and when called upon *6 is used to mute and unmute yourself.** A speaker's comments shall be limited to three minutes. Anyone causing disruption can be removed from the meeting at the discretion of the Chair.

** Except as otherwise provided by law, no action shall be taken on any item not appearing in the agenda. When addressing the H&CD Commission, please state your name (or pseudonym) for the record prior to providing your comments.*

2. Written Comment – You may submit comments to the H&CD Commission by emailing them to ochcdcommission@occr.ocgov.com. The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by noon the day prior to the meeting.

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3. In-Person - If you wish to comment on a specific agenda item in-person, please complete a Speaker Request Form(s) identifying the item(s) number, your name, and deposit the completed form(s) in the box located next to the clerk. To speak on a matter not appearing in the agenda, but under the jurisdiction of the H&CD Commission, you may do so during Public Comments item at the end of the meeting. Speaker Request Forms must be deposited prior to the beginning of the consent calendar, the reading of the individual agenda items, the opening of the public hearing and/or the beginning of Public Comments item. Members of the public desiring to speak should address all remarks and questions to the Commission. Speakers may address the Commission on up to three occasions, with three minutes allotted to the speaker per occasion.

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All supporting documentation is available for public review in the Orange County Housing Authority office located at 1501 E. St. Andrew Pl., Santa Ana, CA 92705 during regular building hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday.

- I. CALL TO ORDER:** Cecilia Hupp, Chair
- II. PLEDGE OF ALLEGIANCE:** Cecilia Hupp, 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 Zdeba, Manager, Housing Development
January Johnson, Manager, Housing Assistance Division
Jessica Villa, Commission Clerk
- V. APPROVAL OF MINUTES:**
RECOMMENDED ACTION:
Approve the Summary of Minutes of the meeting held on August 25, 2022
- 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)**
1. 2022-2023 Proposed Utility Allowance Schedule for Housing Choice Voucher Program
Marie Vu, Manager Housing Assistance Division
RECOMMENDED ACTION:
Receive and file the attached 2022 Utility Allowance Schedule effective October 1, 2022
- IX. DISCUSSION CALENDAR: (4)**
1. (OCHA) AD HOC Selection Committee for Tenant Member
Julia Bidwell, Executive Director/Secretary
RECOMMENDED ACTIONS:
Tenant Member representative are on a two-year term. With a new two-year term commencing, it is recommended that:
1. Three or more Commission Members volunteer as an ad hoc committee
2. Conduct interviews, select, and report back to Commission
- 2. (OCHA) AD HOC Selection Committee for At-Large**
Julia Bidwell, Executive Director/Secretary
RECOMMENDED ACTIONS:
At-Large representative are on a two-year term. With a new two-year term commencing, it is recommended that:
1. Three or more Commission Members volunteer as an ad hoc committee
2. Conduct interviews, select, and report back to Commission

3. (HCD) Proposed Amended 2022 H&CD Commission Meeting Schedule

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

1. Adopt the Amended 2022 H&CD Commission Meeting Schedule
2. Direct the H&CD Commission clerk to publish the public notices as required

4. (HCD) AB 361 (Government Code § 54953(e)(3)) Review and Findings

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

Review and reconsider state of emergency under AB 361 and make findings to continue hybrid meetings (i.e. virtual/remote and in-person attendance) due to the proclaimed state of emergency arising from COVID-19 as required by Government Code subsection 54953(e)(3)

X. PUBLIC HEARINGS: *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.*

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

A. Community Development: (1)

Craig Fee, Manager

1. Review of the FY 2021-22 Consolidated Annual Performance and Evaluation Report

B. Housing Development:

Michelle Zdeba, Housing Development Manager

C. Orange County Housing Authority Update: (1)

Marie Vu, Manager, Housing Assistance Division

1. Review of 2023 Payment Standards

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:

**October 13, 2022 - Special Meeting
ORANGE COUNTY HOUSING AUTHORITY
CONFERENCE ROOM A
1501 E. St. Andrew Pl.
Santa Ana, CA 92705**

H&CD COMMISSION - REGULAR MEETING AGENDA MINUTES

Thursday, August 25, 2022 – 10:00 a.m.

**COUNTY ADMINISTRATION SOUTH
 CONFERENCE ROOM 103
 601 N Ross
 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
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Rhonda Shader, City Selection Representative
Cecilia Hupp, Vice Chair, 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.

** If you wish to comment on a specific agenda item, please identify the item number and your name to speak on an item, complete a Speaker Request Form(s) identifying the item(s) and deposit the completed form(s) in the box located next to the clerk. To speak on a matter not appearing in the agenda, but under the jurisdiction of the Housing & Community Development Commission, you may do so during Public Comments at the end of the meeting. Speaker request forms must be deposited prior to the beginning of the consent calendar, the reading of the individual agenda items, the opening of the public hearing and/or the beginning of Public Comments. When addressing the Commission, it is requested that you state your name for the record, an alias or pseudonym may be used. Members of the public desiring to speak should address all remarks and questions to the Commission. Speakers may address the Commission on up to three occasions, with three minutes allotted to the speaker per occasion.*

- I. CALL TO ORDER:** Mike Alvarez, Chair

- II. PLEDGE OF ALLEGIANCE:** Mike Alvarez, Chair

- III. ROLL CALL:** Jessica Villa
Present: M. Alvarez, D. Barnes, C. Wilkerson, S. Rains, C. Wilkerson, J. Mai, W. Carvalho, C. Hupp, M. Ullman, A. Nguyen
Absent: H. Smith-Gardner, R. Shader

- 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
 *January Johnson, Section Chief, Special Housing Programs and Interim Section Chief, Administration
 Jessica Villa, Commission Clerks
 *Attendance is on as needed basis

Absent: Michelle Zdeba, Manager, Housing Development

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on June 15, 2022, Special Meeting

Motion to approve minutes: C. Hupp.
Motion was seconded: J. Mai.

Abstain: S. Rains (absent for June meeting)
All in favor: Vote was unanimous

VI. PRESENTATIONS/INTRODUCTIONS: (1)

1. Coordinated Entry System 101

Zulima Lundy and Rebecca Ricketts, Office of Care Coordination

Presentation given by Rebecca Ricketts

VII. PUBLIC COMMENTS: (NONE)

VIII. CONSENT CALENDAR: (1)

1. FSS Action Plan

Marie Vu, Manager, Housing Assistance Division

RECOMMENDED ACTION:

1. Received and filed – Item was received and filed

IX. DISCUSSION CALENDAR: (3)

1. (OCHA) (Deleted) H&CD COMMISSION – AT-LARGE MEMBER REAPPOINTMENTS

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

As a result of written submissions from current Tenant and At-Large members, it is recommended that the Commission support the reappointment of the following Commission members to the Board of Supervisors for a two-year term upon approval by the Board of Supervisors as follows:

1. Recommend to the Board of Supervisors for Reappointment of two At-Large H&CD Commission Member:

- Wayne Carvalho (Incumbent)
- James Mai (Incumbent)

2. (H&CD) ELECTION OF OFFICERS FOR FY 2022-23

Mike Alvarez, Chair, H&CD Commission

Cecilia Hupp, Vice-Chair, H&CD Commission

RECOMMENDED ACTION:

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

1. Election of Chair
Sandy Rains nominated Cecilia Hupp for Chair – Cecilia Hupp accepts
2. Election of Vice-Chair
Denise Barnes nominated Sandy Rains for Vice Chair – Sandy Rains accepted

All in favor: Vote was unanimous

3. (H&CD) HYBRID H&CD MEETING SCHEDULE
Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

Adopt a hybrid meeting option where meetings are to be conducted monthly (i.e.no later than 30 days after the last hybrid meeting), with or without agenda items, and make the required findings under AB 361 at each hybrid meeting.

Motion to adopt: C. Hupp

Motion second: C. Wilkerson

All in favor: Vote was unanimous

X. PUBLIC HEARINGS (NONE):

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

A. Application Review Committee (ARC):

Craig Fee, Manager

Discussed:

- Funding Allocations 2023/24 year
- Annual Action Plan
- Consolidated Annual Performance and Evaluation report
- RFP for Public Facilities and Improvements and Housing Rehabilitations
- Publishing of Home ARC Allocation Plan

B. Project Advisory Committee (PAC):

Michelle Zdeba, Housing Development Manager

Julia Bidwell reported for Michelle Zdeba who was absent. Julia indicated that this will be last report out for Project Advisory Committee as new by-laws eliminated the committee. A new advisory panel to the Director of H&CD will be formed and will continue to meet.

Discussed:

- Next meeting September 8th
- Next meeting topics will include funding updates that include (1) NOFA application update on Lincoln Avenue Apartments in Buena Park, underwriting recommendation for the Meadows Senior Apartments in Lake Forest.
- Anticipate releasing new Notice of Funding of Availability by the end of 2022

C. Orange County Housing Authority Update

Marie Vu, Manager, Housing Assistance Division

Discussed:

- Emergency Housing Vouchers
- VASH voucher opportunities
- New voucher called "Stability Voucher"

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

Discussed:

- Work Schedule
- Groundbreaking of Santa Angelina
- Acknowledged the Housing Authority Achievement award from the National Association of Counties (NACO)

XII. PUBLIC COMMENTS: (NONE)

XIII. MEMBER COMMENTS: (NONE)

XIV. ADJOURNMENT

XV. NEXT SCHEDULED MEETING:

**September 22, 2022
ORANGE COUNTY HOUSING AUTHORITY
CONFERENCE ROOM A
1501 E. St. Andrew Pl.
Santa Ana, CA 92705**

Consent Items



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

DYLAN WRIGHT
 DIRECTOR
 OC COMMUNITY RESOURCES

CYMANHA ATKINSON
 ASSISTANT DIRECTOR
 OC COMMUNITY RESOURCES

JULIE LYONS
 DIRECTOR
 ADMINISTRATIVE SERVICES

ANDI BERNARD
 DIRECTOR
 OC ANIMAL CARE

JULIA BOWELL
 DIRECTOR
 OC HOUSING &
 COMMUNITY DEVELOPMENT

RENEE RAMIREZ
 DIRECTOR
 OC COMMUNITY SERVICES

TOM STARNES
 DIRECTOR
 OC PARKS

JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

CONSENT #1

DATE: September 12, 2022

TO: H&CD Commission

FROM: Marie Vu, Housing Assistance Manager *MV*

SUBJECT: 2022-2023 Proposed Utility Allowance Schedule for Housing Choice Voucher Program

In compliance with the Department of Housing and Urban Development (HUD) Regulation 24 CFR 982.517(c), OCHA contracted with The Nelrod Company to conduct the annual review of utility rates. This analysis is required to determine if there has been a change of ten percent (10%) or more in the utility rate since the last time the utility allowance schedule was revised. A change of ten percent (10%) or more will require an adjustment of the Utility Allowance Schedule.

OCHA determined that there was a change of greater than ten percent (10%) to the allowance provided for electricity, air conditioning and natural gas base charges.

OCHA adjusted its Utility Allowance Schedule to reflect the increases, other allowances remain unchanged from the 2022 Utility Allowance Schedule. OCHA proposes the attached Utility Allowance Schedule for use in in 2022-2023.

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

To comply with a recommendation from the Department of HUD, the 2023 Utility Allowance Schedule is being presented to the H&CD Commission for its receipt and file.

Recommended Action:

Receive and file the attached 2022 Utility Allowance Schedule effective October 1, 2022.



CONSENT #1

2023 Utility Allowance Schedule

The following utility allowances will be used by the Orange County Housing Authority for administration of the Housing Choice Voucher Program effective October 1, 2022.

Bedroom	0	1	2	3	4	5
Gas						
Cooking	4	4	7	9	12	13
Heating	16	18	21	22	25	27
Water Heating	9	10	14	20	26	31
Natural Gas Base Charge	4					
Electric						
Basic	30	35	49	65	82	100
Cooking	10	11	17	21	27	32
Heating	19	22	25	28	30	35
Water Heating	21	25	31	37	44	51
Other						
Air Conditioning	11	13	19	23	30	38
Water	45	49	71	104	138	171
Sewer	7	7	7	7	7	7
Trash	23					
Refrigerator	12					
Stove	11					

Discussion Items

Amended 2022 H&CD Commission Meeting Schedule

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

Date
January 27, 2022
February 24, 2022
March 24, 2022
April 28, 2022
May 26, 2022
June 23, 2022
July 28, 2022
August 25, 2022
September 22, 2022
October 13, 2022 (Special Meeting)
October 27, 2022
November 17, 2022 (Special Meeting)
December 1, 2022
December 15, 2022 (Special Meeting)

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

September 22, 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 August 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**

August 9, 2022	No items to report
August 23, 2022	No items to report

DATE: September 22, 2022
TO: H&CD Commission
FROM: Marie Vu, Manager, Housing Assistance Division *MV*
SUBJECT: OCHA Status Report for August 2022

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for August 2022 is 87.7.1% with 9,946 households receiving Voucher program rental assistance. VASH veterans represent 719 of the assisted tenants, 26 are in the Non-Elderly Disabled (NED) program, and 146 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of August activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has a vacancy for one (1) Housing Specialist III and three (3) Housing Specialist II.

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	180
Clients currently earning escrow credits:	119
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	353
HUD-mandated remaining Contracts:	112
Clients graduating in August:	0

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

From inception (March 2017) to date we have received a total of 280 referrals.

Currently, there are thirteen (13) 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, Wise Place, City of Costa Mesa and HIS-OC.

Vouchers searching:	4
UP to date Inactive:	82
Up to date Lease up:	190

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 Vouchers 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 354 referrals for the Mainstream Voucher Program. 145 have been leased up and three (3) have successfully located a unit. 19 referrals have been issued a voucher and are currently searching for a unit. 8 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. There are currently 275 active FUP participants.

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 EHVs. HUD announced EHV awards on May 10, 2021 and the Orange County Housing Authority (OCHA) was allocated 557 EHVs.

EHVs 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 493 referrals, issued 374 vouchers, and leased 190 tenants.

Project Based Voucher Program

OCHA currently has 18 projects completed and leased. We have four (4) projects with an expected completion date in 2022, those include Altrudy Senior Apartments in Yorba Linda, Ascent in Buena Park, The Groves in San Juan Capistrano, and Casa Paloma in Midway City.

OCCUPANCY SECTION:

Staffing

The current recruitments we currently are working on for ten (10) vacant positions: one (1) Senior Housing Specialist, seven (7) Housing Specialist I, two (2) Office Technician. Currently we continue to work with HR on the ongoing recruitments for these 10 positions.

Activity

Occupancy Section is 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 closely with all our clients.

Ongoing Occupancy Activities

Occupancy pulled initials from the waiting list in the month of August 2022

Initial voucher issuance:	61
Initial vouchers expired:	5
Ongoing vouchers issued:	43
Ongoing vouchers expired:	5
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	697
Total interim decreases completed:	189
Total interim increases completed:	190
Number of repayments completed:	0

LEASING SECTION:

Leasing Ongoing Activities

Below are Leasing's numbers for the month of August 2022:

Annual Inspections Scheduled (OCHA):	463
Follow up re-inspections Scheduled (OCHA):	160
Physical Inspections (OCHA):	70
New Leases - Number of RTA's received (OCHA):	107
Annual Inspections Received (Mobility):	69
Annual Inspections Scheduled (Mobility):	126
Follow up Re-inspections (Mobility):	19
New Leases Received (Mobility):	61
New Leases Scheduled (Mobility):	31
QC Inspections:	18
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:	741
Rent Decreases received:	0
Rent Increase denied:	35

Total Abatement:

Final notices mailed:	19
Were abated:	1

Owners:

Owners became inactive for the month of August 2022:	0
Owner relisted their property:	0
Units added to our vacancy listings:	36
Owner Hotline Callers Assisted:	312

Staffing:

Leasing currently has a vacancy for two (2) Housing Specialist I/II and one (1) Senior Housing Specialist.

Outreach Efforts:

In August 2022, the Orange County Housing Authority continued to operate successfully under the hybrid work schedule. 312 callers were assisted through the Owner Hotline to meet the specific needs of OC's landlords and property managers.

ADMINISTRATION SECTION:

Operations

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 August included the following:

Calls and inquiries addressed:	2941
Mail Processed:	7400
Public Records Act and Data Requests resolved:	2

Staffing

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



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

DYLAN WRIGHT
 DIRECTOR
 OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
 ASSISTANT DIRECTOR
 OC COMMUNITY RESOURCES

JULIE LYONS
 DIRECTOR
 ADMINISTRATIVE SERVICES

ANDI BERNARD
 DIRECTOR
 OC ANIMAL CARE

JULIA BIDWELL
 DIRECTOR
 OC HOUSING &
 COMMUNITY DEVELOPMENT

RENEE RAMIREZ
 DIRECTOR
 OC COMMUNITY SERVICES

TOM STARNES
 DEPUTY DIRECTOR
 OC PARKS

JULIE QUILLMAN
 COUNTY LIBRARIAN
 OC PUBLIC LIBRARIES

DATE: September 22, 2022
TO: H&CD Commission
FROM: Bill Malohn, Manager, OC Community Resources
 Accounting *Bill Malohn*
SUBJECT: ACCOUNTING STATUS REPORT - August 2022

ORANGE COUNTY HOUSING ASSISTANCE

1. Section 8 Housing Assistance Payments

We issued our August 2nd checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. Landlord and Tenant Overpayments

- Active: There are 32 tenant repayment agreements with a total balance of \$48,080 as of August 31, 2022.
- Inactive: There are 352 outstanding cases with a total amount of \$752,203 as of August 31, 2022. Of the 352 cases, 232 are for tenants (66%) and 120 are for landlords (34%).
- Grand total of active and inactive for August 2022: \$800,283.

3. Operating Reserves Loan

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

4. We completed the Family Self-Sufficiency (FSS) reconciliation through July 2022. There were 2 payments to a program participant under the Enhancement Program for the month of August.

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 June Per 13 2022 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for June (Period 13) 2022 has been completed.
- General & Other Fund Projects report was updated through 4th quarter, June 2022.
- Program Income Status Report for June (Period 12) 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 July 2022 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 August 2022. Balances are reconciled for Successor Notes Receivables every April and June.

VMS Data Collection Report

	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22	Jul-22	Aug-22	Sep-22	Oct-22	Nov-22	Dec-22
Homeownership	5	4	5	4	3	4	4					
Homeownership HAP	\$4,764	\$3,786	\$4,067	\$4,070	\$2,986	\$5,330	\$5,330					
Family Unification	276	278	275	277	277	275	274					
Family Unification - (HAP)	\$482,485	\$480,624	\$477,134	\$485,210	\$470,830	\$475,884	\$471,593					
Non Elderly Disabled	27	27	28	28	28	28	28					
Non Elderly Disabled - (HAP)	\$96,731	\$96,779	\$98,635	\$98,686	\$98,460	\$98,453	\$98,420					
Portable Vouchers Paid	24	23	23	26	28	19	18					
Portable Voucher Paid HAP	\$25,496	\$24,462	\$24,462	\$29,123	\$30,499	\$21,722	\$21,461					
Tenant Protection	46	46	45	44	43	42	42					
Tenant Protection HAP	\$64,534	\$64,169	\$62,940	\$62,435	\$61,248	\$60,192	\$80,364					
Enhanced Vouchers	4	4	3	3	3	3	3					
Veterans Affair Supported Housing (VASH) Voucher	763	760	756	757	765	757	747					
Veterans Affair Supported Housing (VASH) HAP	\$990,508	\$976,193	\$974,743	\$976,090	\$979,164	\$981,743	\$967,967					
All Other Vouchers	9,001	8,974	8,940	8,919	8,905	8,869	8,834					
All Other Vouchers HAP	\$12,202,546	\$12,183,193	\$12,171,641	\$12,202,353	\$12,204,890	\$12,178,991	\$12,171,401					
FSS Escrow Deposits	\$20,079	\$24,684	\$22,720	\$24,995	\$23,916	\$13,609	\$27,243					
All Voucher HAP Expenses After the First of Month	\$20,713	\$30,342	\$25,311	\$28,011	\$32,941	\$23,993	\$14,437					
Total Vouchers	10,142	10,112	10,072	10,055	10,049	9,994	9,947					
HAP Total	\$13,847,856	\$13,824,232	\$13,801,653	\$13,850,973	\$13,844,934	\$13,799,856	\$13,778,216					
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,405	9,391	9,349	9,360	9,321	9,264	9,222					
New vouchers issued but not under HAP contracts as of the last day of the month	75	78	56	52	48	48	71					
Portability (Port In)	1,476	1,474	1,481	1,469	1,452	1,442	1,419					
Portability (Port In HAP Administered)	\$2,396,497	\$2,395,485	\$2,404,290	\$2,375,919	\$2,369,442	\$2,358,114	\$2,317,711					
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	137	137	145	275	337	337	337					
Number of PBVs under HAP and leased	439	435	428	435	443	442	438					
Number of PBVs under HAP and not leased	14	18	25	18	18	19	23					
Fraud Recovery - Amount Booked this Month	\$325	\$175	\$350	\$175	\$590	\$350	\$350					
FSS Escrow Forfeitures This Month				\$13,027								
Number of Hard to House Families Leased	17	20	14	31	17	14	13					
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$625,226	\$567,275	\$545,647	\$575,759	\$549,683	\$488,211	\$507,840					



**FY 22/23 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 7/31/22**

	<u>FY 22-23 Budget</u>	<u>YTD Exp/Rev Actual - Cash</u>	<u>FY 22-23 Y/E Cash</u>
Beginning Cash Balance as of 07/01/22	7,716,985	7,716,985	7,716,985
Less: Other Miscellaneous Obligations			
Available Cash Balance as of 7/31/22	7,716,985	7,716,985	7,716,985
<u>Additional Sources of Cash</u>			
Principal Received from Ops Reserve Loans	0	0	0
Interest Received from Ops Reserve Loans	14,155	0 (1)	14,155
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	0	0
County Investment Pool Interest Income	36,000	3,542 (2)	42,506
Miscellaneous Revenue - El Modena Rental Property	8,520	710	8,520
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	0	100,000
Miscellaneous Revenue - OC ARPA Landlord Incentives	6,000,000	0	6,000,000
Miscellaneous (Fund Balance Unassigned)	3,659,094	0	0
TOTAL SOURCES OF CASH:	17,534,754	7,721,237	13,882,166
<u>Uses of Cash</u>			
Accounting staffs support to OCHA Ops Reserve	38,735	2,793	33,517
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	0	100,000
Affordable Housing/OCHA Rental Obligation	3,290,397	0	0
Building & Improvements Maintenance - El Modena/Esplanade Property	2,500	0	2,500
County Investment Pool Admin Cost (Treasurer)	5,000	130	1,557
County-wide Cost Allocation Plan (CWCAP)	6,000	0	6,000
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
OC ARPA Landlord Incentives	6,000,000	0	6,000,000
OCHA District Attorneys MOU - FY 22/23	250,000	0	250,000
Single All Funds Audit	137	0	137
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	0	100,000
TOTAL USES OF CASH:	9,817,769	2,923	6,518,711
TOTAL FY 22/23 UNCOMMITTED CASH:		7,718,314	7,363,455
LESS: Future Year's Non-discretionary Obligations			
OCHA Monthly Rental Obligations (3)			(4,757,807)
TOTAL FY 22/23 DISCRETIONARY CASH:			2,605,648

(1) Budgeted amount represents interest amount only.

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

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

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

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



OC Community Resources

M E M O R A N D U M

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JULIE LYONS
DIRECTOR
ADMINISTRATIVE SERVICES

ANDI BERNARD
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT


RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

TOM STARNES
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: September 22, 2022

TO: H&CD Commission

FROM: Julia Bidwell, Director 
Housing and Community Development

SUBJECT: Housing and Community Development Division
Status Report August 2022

COMMUNITY DEVELOPMENT

Amendment to the FY 2021-22 Annual Action Plan to add \$5,017,613 in HOME-ARP funds is going to the Board of Supervisors on October 4, 2022.

The FY 2021-22 Consolidated Annual Performance and Evaluation Report(CAPER) is out for public review and due to the Department of Housing and Urban Development on September 28, 2022.

The CAPER is an annual report, required by the U.S. Department of Housing and Urban Development (HUD) to communicate how the County of Orange Housing and Community Development department performed in comparison to the goals set in the FY 2021-22 Annual Action Plan.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. The Project Review Advisory Panel (PRAP) met at 1:00 pm on September 8, 2022, via conference call.
 - PRAP concurred with staff recommendation to pass Lincoln Avenue Apartments (located in the City of Buena park and will be developed by C&C Development) on threshold review and to proceed to underwriting.
 - PRAP concurred with staff recommendation to pass the Meadows Senior Apartments (located in the City of Lake Forest and will be developed by C&C Development) on underwriting and to proceed to the Board of Supervisors for approval to commitment \$1,540,000 in American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) for the development.

- II. Future PRAP dates: October 13, 2022 at 1:00 p.m.

Affordable Rental Housing Programs

Projects Under Development

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.

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

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

Mountain View Apartments – The Board approved a \$453,600 Housing Successor Agency loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Mountain View Apartments is new construction of 71 units (70 rental units) of affordable housing for low- to extremely-low income homeless households with eight units set-aside for households who meet the MHSA eligibility criteria. The developer, National Community Renaissance of California, secured 9% low income housing tax credits and closed on the construction loan in December 2021. Construction is anticipated to be completed in July 2023.

Huntington Beach Senior Housing – The Board approved a \$3,603,160 MHSA loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Huntington Beach Senior Housing is new construction of 43 units (42

rental units) of affordable housing for low- to extremely-low income homeless households with 21 units set-aside for households who meet the MHSA eligibility criteria and the remaining 12 units will be used for non-MHSA seniors. The developer, Jamboree Housing Corporation, secured 4% low income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in September 2023.

Center of Hope Apartments (The Salvation Army) – The Board approved a \$655,120 MHSA loan and sixteen (16) Project-Based Vouchers for individuals experiencing homelessness earning at or below 25% AMI. Center of Hope Apartments is new construction of 72 units (70 rental units and two manager’s units) of affordable housing extremely-low income homeless households with 20 units set-aside for households who meet the MHSA eligibility criteria. The developer, The Salvation Army, secured 4% low income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in April 2023.

Valencia Gardens (formerly Orange Corporate Yard) – The Board approved a \$479,520 loan (Fund 135) and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Valencia Gardens is new construction of 61 units (60 rental units and one manager’s units) of affordable housing for low to extremely-low income households. The developers, Orange Housing Development Corporation and C&C Development, secured 4% low income housing tax credits and closed on the construction loan in March 2022. Construction is anticipated to be completed in March 2024.

Santa Angelina Senior Community – The Board approved a \$500,000 loan (Fund 15B) and twenty one (21) Project-Based Vouchers for Santa Angelina Senior, the new construction of 65 units (64 rental units and one manager’s units) of affordable housing extremely-low income homeless households with 21 units set-aside for households who meet the MHSA eligibility criteria. The developer, National CORE, secured 4% low income housing tax credits and closed on the construction loan in June 2022. Construction is anticipated to be completed in December 2023.

The Crossroads at Washington – The Board approved a \$2,650,701 HOME loan and forty-three (43) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. The Crossroads at Washington is new construction of 86 units (85 rental units and one manager’s units) of affordable housing for extremely-low income households with 43 units set-aside for formerly homeless households. The developer, The Related Companies of California, secured 9% low income housing tax credits and closed on the construction loan in July 2022. Construction is anticipated to be completed in September 2023.

Grand Openings/Groundbreakings/Events

- I. None

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	The 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	Under Construction
Jamboree Housing	Ascent (formerly Airport Inn Apartments)	\$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 MHSA 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.

On June 28, 2022, the Board approved to increase the 2020 NOFA by \$500,000 and approved commitment of the funds as a construction to permanent loan to the Riviera Motel.

At the September 13, 2022 Board meeting, staff is requesting approval of an Amended and Restated Memorandum of Understanding between OC Community Resources (OCCR) and OC Health Care Agency (HCA) for transfer of up to an additional \$30,000,000 in MHSA funding and increase to the 2020 NOFA (or subsequent NOFA as approved by the Board) by up to \$30,000,000 in MHSA funding.

At the September 27, 2022 Board meeting, staff is requesting authorization to utilize previously appropriated American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) to add up to \$21 million to the 2020 NOFA (or subsequent NOFA as approved by the Board) for the development of permanent supportive housing.

Staff has received 18 applications listed below requesting \$28,270,493 in HOME/HSA/MHSA/Fund 15B/Fund 135 funds, 307 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	Under Construction
National CORE	Santa Angelina Senior	\$500,000	21	0	65	Seniors / MHSA	Placentia	Under Construction
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	PAC concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on December 15, 2020. In progress of funding.
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Under Construction
The Salvation Army	The Salvation Army Anaheim Center of Hope	\$655,120	16	0	72	Homeless Individuals / MHSA	Anaheim	Under Construction
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families / MHSA	Irvine	PAC concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on January 12, 2021. In progress of funding.
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	PAC concurred with underwriting recommendation on November 12, 2021. Board approved funding and vouchers on January 12, 2021. Updated PAC on August 8, 2022, project request to increase capital funding. The project will go before the Board for approval on September 27, 2022. In progress of funding.
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	Under Construction
Jamboree Housing Corp.	Paseo Adelanto	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	PAC concurred with underwriting recommendation on January 13, 2022. Board approved funding and voucher on February 8, 2022. In progress of funding.
Community Development Partners	Westview House	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	Under Construction
C&C Development	The Meadows Senior Apartments	\$1,540,000	0	0	65	Seniors / MHSA	Lake Forest	PRAP (formerly PAC) concurred with underwriting recommendation on September 8, 2022. The project will go before the Board for approval on September 27, 2022. In progress of funding.
C&C Development	Lincoln Avenue	\$567,000	5	0	55	Families/ Permanent Supportive Housing	Buena Park	Application received in May 2022 and is under threshold review.
Jamboree Housing Corp.	Stanton Inn and Suites	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Under Construction

Jamboree Housing Corp.	Tahiti Motel	\$2,400,000	59	10	60	Homeless/At-risk/COVID-19	Stanton	Under Construction
Jamboree Housing Corp.	Riviera Motel	\$2,032,983	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. PAC concurred with underwriting recommendation on December 9, 2021. Updated PAC on June 3, 2022, project request to increase capital funding. On June 28, 2022, the Board approved an increase of \$500k construction loan. In progress of funding.
Community Development Partners.	Motel 6	\$4,500,000	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. PAC concurred with underwriting recommendation on December 9, 2021. In progress of funding.
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	0	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
TOTALS		\$28,270,493	307	60	1,043			

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 21-unit motel (Riviera Motel-Stanton)

Round 2: On December 14, 2021, the Board approved various actions necessary to move forward with three Homekey applications. All three applications were submitted to the state, prior to January 31, 2022 deadline for the geographic pool and all three received awards.

- \$6.07 million for a 20-unit motel conversion (Riviera Motel, Stanton)
- \$17 million for a 62-unit interim to permanent conversion (HB Oasis, Huntington Beach)
- \$10,675,000 for an 88-unit motel 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 Michelle Zdeba of Housing & Community Development at 714-480-2994 Michelle.Zdeba@occr.ocgov.com.

Since the update to the MAP program in August 2020, H&CD has 81 applications processed for eligibility of which 7 have closed escrow, and 12 have received a funding commitment pre-approved and are actively searching for a home.

Applications are accepted on a first-come first-serve basis. Due to the number of pre-approved households actively searching and the limited funding available for this program, the MAP program is currently on hold and no additional applications are being accepted. Staff intends on applying for funding through the next CalHOME NOFA to continue providing down payment assistance to low-income FTHB through the MAP program.