

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, March 23, 2023 – 10:00 a.m.

County Administration South
601 North Ross, First Floor, Room 103/105
Santa Ana, California 92701

An Nguyen, 1st District
Muriel Ullman, 2nd District
Mike Alvarez, 3rd District
John Koos, 4th District
Stephanie Oddo, 5th District

James Mai, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
Helen Smith-Gardner, Tenant Representative
Mike Frost, 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.

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. 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.

** 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. 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
January Johnson, Manager, Housing Assistance Division
Craig Fee, Manager, Community Development
Michelle Zdeba, Manager, Housing Development
Jessica Villa, Commission Clerk

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on February 23, 2023

VI. PRESENTATIONS/INTRODUCTIONS: (0)

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

VIII. CONSENT CALENDAR: (None)

IX. DISCUSSION CALENDAR: (4)

1. (OCHA) REAFFIRM COMMISSION'S FEBRUARY 23, 2023 RECEIPT AND RECORDING OF THE DRAFT - ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FY 2023

January Johnson, Manager, Housing Assistance Division

RECOMMENDED ACTION:

1. Reaffirm Commission's February 23, 2023 receipt and recording of draft - Annual Public Housing Agency (PHA) Plan for FY 2023
2. Receive and record comments

2. (HCD) REAFFIRM COMMISSION'S FEBRUARY 23, 2023 ELECTION OF VICE-CHAIR FOR TERM ENDING JULY 2023

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

1. Reaffirm Commission's February 23, 2023 nomination and election of Wayne Carvalho as Vice-Chair for term ending July 2023

3. (OCHA) AD HOC Selection Committee for Tenant Member

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

1. Amend current Ad Hoc Selection Committee for Tenant Member to allow for a membership consisting of two to five Commission members
2. Nominate and elect a minimum of two, and up to a total of five, volunteers for Ad Hoc Selection Committee for Tenant Member
3. Authorize Ad Hoc Selection Committee for Tenant Member to conduct interviews, select, and report back to Commission

4. (OCHA) AD HOC Selection Committee for At-Large Member
Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTIONS:

1. Amend current Ad Hoc Committee for At-Large member to allow for a membership consisting of two to five Commission members
2. Nominate and elect a minimum of two, and up to a total of five volunteers for Ad Hoc Selection Committee for At-Large Member
3. Authorize Ad Hoc Selection Committee for At-Large Member to conduct interviews, select, and report back to Commission

X. PUBLIC HEARINGS: (None)

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

- A. Community Development:**
Craig Fee, Manager
- B. Housing Development:**
Michelle Zdeba, Housing Development Manager
- C. Orange County Housing Authority Update:**
January Johnson, 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:
April 27, 2023
County Administration South
601 North Ross, First Floor, Room 103/105
Santa Ana, California 92701

H&CD COMMISSION - REGULAR MEETING MINUTES

Thursday, February 23, 2023 – 10:00 a.m.

County Administration South
601 North Ross, First Floor, Room 103/105
Santa Ana, California

An Nguyen, 1st District
Muriel Ullman, 2nd District
Mike Alvarez, 3rd District
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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

Meeting called to order at 10:08 am

II. PLEDGE OF ALLEGIANCE: Cecilia Hupp, Chair

III. ROLL CALL: Jessica Villa

Present: C. Hupp, M. Alvarez, S. Oddo, J. Mai, W. Carvalho, C. Wilkerson
Absent: A. Nguyen, M. Ullman, J. Koos, H. Smith-Gardner, M. Frost

IV. STAFF IN ATTENDANCE:

Julia Bidwell, Director, Housing Community Development/Executive Director of OCHA
January Johnson, Manager, Housing Assistance Division
Craig Fee, Manager, Community Development
Michelle Zdeba, Manager, Housing Development
Jessica Villa, Commission Clerk

V. APPROVAL OF MINUTES:

RECOMMENDED ACTION:

Approve the Summary of Minutes of the meeting held on January 12, 2023

Motion to approve minutes: M. Alvarez

Motion was seconded: C. Wilkerson

Abstain: S. Oddo (absent from January meeting)

All in favor: Vote was unanimous

VI. PRESENTATIONS/INTRODUCTIONS: (1)

1. 2022 Housing Funding Strategy Update

Michelle Zdeba

Presentation given by Michelle Zdeba

W. Carvalho: Asked for clarification regarding unit goal for 2029 with consideration to units already in the pipeline

J. Bidwell: Clarified that goal is based on updated numbers of chronically homeless population and considers units already in the pipeline

S. Oddo: Asked for clarification on "subset of units" already included in region's RHNA numbers

M. Zdeba: Clarified that the numbers are not compounding and do not add to RHNA numbers for each of the jurisdictions in the county. Therefore, it does not increase the liability for cities to develop more housing.

VII. PUBLIC COMMENTS: (NONE)

VIII. CONSENT CALENDAR: (NONE)

IX. DISCUSSION CALENDAR: (2)

1. (OCHA) DRAFT - ANNUAL PUBLIC HOUSING AGENCY (PHA) PLAN FOR FY 2023

January Johnson, Manager, Housing Assistance Division

- OCHA's 5-Year period is from 2020-2024; 5-Year Plan was presented to Commission in February 2020 and Board of Supervisors approved it in May 2020.
- HUD requires Annual Plans go through 45-day public review. In compliance, OCHA made plan available to public on February 9, 2023. 45-day period will cumulate at a public hearing to the Board of Supervisors on March 28, 2023.
- OCHA must submit approved plan to HUD by April 14, 2023, 75 days prior to end of current fiscal year.

RECOMMENDED ACTION:

Direct staff to receive and record comments

Motion to approve: W. Carvalho

Motion was seconded: M. Alvarez

All in favor: Vote was unanimous

2. (HCD) ELECTION OF VICE-CHAIR FOR TERM ENDING JULY 2023

Julia Bidwell, Executive Director/Secretary

RECOMMENDED ACTION:

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

Cecilia Hupp nominated Wayne Carvalho for Vice Chair. J. Mai seconded motion. Wayne Carvalho accepted nomination.

All in favor: Vote was unanimous

X. PUBLIC HEARINGS: (NONE)

XI. REPORTS OF STAFF AND/OR COMMISSION MEMBERS:

A. Community Development:

Craig Fee, Manager

- None

B. Housing Development:

Michelle Zdeba, Housing Development Manager

Discussed:

- Project Review Advisory Panel meeting on Feb. 9th
- Anticipate releasing Notice of Funding Availability in March to make \$67M in capital funding available in addition to 210 Project Based Vouchers
- Next Project Review Advisory Panel meeting on March 9th

C. Orange County Housing Authority Update:

January Johnson, Manager, Housing Assistance Division

Discussed:

- Landlord Incentive Program
- Tenant Move-In Assistance Program
- Plan to pull from Waiting List each month through first quarter of 2023

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

Discussed:

- OCHA received award of 10 new VASH vouchers effective February 2023
- OCHA received additional 50 mainstream vouchers, which become effective March 2023
- Cost of housing, including development cost

XII. PUBLIC COMMENTS: (NONE)

XIII. MEMBER COMMENTS:

W. Carvalho: Asked about attendance policy for members

J. Bidwell: Will check with County Council as the recently adopted by-laws do not give a specific number.

XIV. ADJOURNMENT

Meeting adjourned at 10:48 am.

XV. NEXT SCHEDULED MEETING:

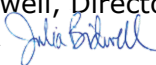
March 23, 2023

County Administration South

601 North Ross, First Floor, Room 103/105

Santa Ana, California

March 23, 2023

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 March 2023

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**

March 28	Retroactive Amendment to Family Unification Program Evaluation Agreement
	Approve Annual Public Housing Agency Plan FY 2023-24



OC Community Resources

M E M O R A N D U M

DISCUSSION #1

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

PAM PASSOW
INTERIM DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: February 23, 2023

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance 

SUBJECT: Draft Annual Public Housing Agency (PHA) Plan FY 2023

In compliance with United States Department of Housing and Urban Development (HUD) requirements, a Public Notice will be published on February 9, 2023 advising the public that the Orange County Housing Authority's Draft Annual PHA Plan (Plan) will be 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, 28, 2023. This information was also disseminated to Cities Advisory Committee members on January 26, 2023.

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 28, 2023. Following the Public Hearing said date, any further comments will be included in the Plan for submittal to HUD by April 14, 2023.

RECOMMENDED ACTION:

1. Direct Staff to receive and record comments.

Streamlined Annual PHA Plan (HCV Only PHAs)	U.S. Department of Housing and Urban Development Office of Public and Indian Housing DRAFT 1-30-23	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	<div> <div> PHA Name: <u>Orange County Housing Authority</u> PHA Code: <u>CA094</u> </div> <div> PHA Plan for Fiscal Year Beginning: (MM/YYYY): <u>07/2023</u> </div> <div> PHA Inventory (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above) </div> <div> Number of Housing Choice Vouchers (HCVs) <u>11,438</u> </div> <div> PHA Plan Submission Type: <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission </div> <div> <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> </div> <div> <input type="checkbox"/> PHA Consortia: (Check box if submitting a joint Plan and complete table below) </div> <table border="1"> <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> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> </div>	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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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 type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input 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 type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input type="checkbox"/> Operation and Management.</p> <p><input type="checkbox"/> <input type="checkbox"/> Informal Review and Hearing Procedures.</p> <p><input type="checkbox"/> <input type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input type="checkbox"/> Self Sufficiency Programs and Treatment of Income Changes Resulting from Welfare Program Requirements.</p> <p><input type="checkbox"/> <input type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input 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"> <tr> <th colspan="2">Annual Contributions by Program</th></tr> <tr> <td>Housing Choice Voucher Program</td><td>\$167,503,372</td></tr> <tr> <td>Family self-Sufficiency Program Coordinators</td><td>\$429,864</td></tr> <tr> <td>Mainstream Voucher Program</td><td>\$2,380,030</td></tr> <tr> <td>Emergency Housing Voucher Program</td><td>\$8,919,864</td></tr> <tr> <td>TOTAL</td><td>\$179,233,130</td></tr> </table>	Annual Contributions by Program		Housing Choice Voucher Program	\$167,503,372	Family self-Sufficiency Program Coordinators	\$429,864	Mainstream Voucher Program	\$2,380,030	Emergency Housing Voucher Program	\$8,919,864	TOTAL	\$179,233,130
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B.2	<p>New Activities. – Not Applicable</p> <p>This portion is not applicable for an 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 2022/2023 we hired 18 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. OCHA administers a landlord incentive program offering up to \$1,000 signing bonus for landlords, double security deposits and refrigerator assistance for tenants. The program is intended to complement existing community landlord incentive programs and support voucher holders with limited access to support service dollars. 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.
- Family Self-Sufficiency (FSS) briefings 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 2022-19 Mainstream Vouchers – Non-Competitive Opportunity for Additional Vouchers, OCHA applied for and was awarded 50 vouchers. The additional 50 vouchers will increase the total number of Mainstream vouchers to 251.
- In response to FY2022 HUD-VASH invitation letter, OCHA applied for and was awarded 10 HUD-VASH vouchers. The additional 10 vouchers will increase the total number of HUD-VASH vouchers to 1029.

Project Based Voucher (PBV) update:

OCHA entered into a HAP agreement and fully leased two projects during FY 21/22, The Groves Senior Apartments, which offered 8 PBV units dedicated to Mental Health Services Act (MHSA) seniors in the City of San Juan Capistrano, and Casa Paloma, which offered 48 units dedicated to homeless and MHSA clients in Midway City.

We entered into an Agreement to enter HAP (AHAP) Contract for four (4) projects during FY 21/22. Mountain View which will offer 8 units for MHSA/homeless in the City of Lake Forest, Valencia Gardens which will offer 8 units for MHSA/homeless in the City of Orange, Stanton Inn which will offer 70 units for MHSA/homeless in the City of Stanton, and Tahiti Motel which will offer 59 units for MHSA/homeless and HUD-VASH in the City of Stanton. These projects are projected to be complete and tenant selection to begin during FY 22/23.

In addition to the above projects, there are ten (10) 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 in collaboration with Orange County Housing and Community Development Division.

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 7 households from the FSS Program and disbursed approximately \$85,113 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 2022 OCHA invited 1,841 households to attend the FSS briefing using the new virtual FSS briefing platform.

B.4	Capital Improvements. – Not Applicable
B.5	Most Recent Fiscal Year Audit. (a) Were there any findings in the most recent FY Audit? Y N N/A <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> (b) If yes, please describe:
C.	Other Document and/or Certification Requirements.
C.1	Resident Advisory Board (RAB) Comments. (a) Did the RAB(s) have comments to the PHA Plan? Y N <input type="checkbox"/> <input type="checkbox"/> (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.
C.2	Certification by State or Local Officials. 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.
C.3	Civil Rights Certification/ Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan. 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.
C.4	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. (a) Did the public challenge any elements of the Plan? Y N <input type="checkbox"/> <input type="checkbox"/> If yes, include Challenged Elements.
D.	Affirmatively Furthering Fair Housing (AFFH).
D.1	Affirmatively Furthering Fair Housing (AFFH). 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. <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Fair Housing Goal: N/A, for HCV PHA's only per instructions below <u>Describe fair housing strategies and actions to achieve the goal</u> </div> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> Fair Housing Goal: N/A, for HCV PHA's only per instructions below <u>Describe fair housing strategies and actions to achieve the goal</u> </div>

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

DATE: March 23, 2023
TO: H&CD Commission
FROM: January Johnson, Manager, Housing Assistance Division 
SUBJECT: OCHA Status Report for February 2023

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for February 2023 was 87.1% with 9,970 households receiving Voucher program rental assistance. VASH veterans represent 750 of the assisted tenants, 30 were in the Non-Elderly Disabled (NED) program, and 169 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of February activities are as follows:

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Staffing

SHP currently has a vacancy for one (1) Housing Supervisor, three (3) Housing Specialist III, four (4) Housing Specialist I/II, one (1) Office Specialist and three (3) Office Technicians.

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	163
Clients currently earning escrow credits:	118
New Enrollees:	0

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	357
HUD-mandated remaining Contracts:	108
Clients graduating in February:	0

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

From inception (March 2017) to date we have received a total of 330 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:	46
UP to date Inactive:	85
Up to date Lease up:	204

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 201 referrals for the Mainstream Voucher Program. 159 families have successfully moved into a unit and 11 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, and all 58 have successfully moved into a unit. In total, we have 325 FUP vouchers available to use, 276 of those have successfully moved into a unit.

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 736 referrals, issued 635 vouchers, and leased 413 tenants.

Project Based Voucher Program

OCHA currently has 21 projects completed and leased. We have 11 projects with an expected completion date in 2023: Ascent in Buena Park, Mountain View in Lake Forest, Crossroads at Washington in Santa Ana, Santa Angelina in Placentia, The Salvation Army City of Hope in Anaheim, Villa St. Joseph in Orange, Huntington Beach Senior Housing in Huntington Beach, Stanton Inn and Suites in Stanton, Tahiti Motel in Stanton, Riviera Motel in Stanton, and Motel 6 in Costa Mesa. Ascent, Stanton Inn, and Tahiti Motel are currently in the tenant selection process.

OCCUPANCY SECTION:

Staffing

We are currently working on recruitments for eleven vacant positions: two (2) Senior Housing Specialist, eight (8) Housing Specialist I, and one (1) Office Technician. One Housing Specialist accepted a promotional opportunity and left on 2/24/23. We continue to work with HR on the existing vacancies.

Activity

Occupancy Section is currently working on finalizing eligibility on the initials to issue new vouchers. We continue conducting a virtual briefing video to issue vouchers and one to one briefings, as requested by our clients. Occupancy continues to work closely with all our clients.

Occupancy Activities

Occupancy pulled initials from the waiting list in the month of February 2023

Initial voucher issuance:	40
Initial vouchers expired:	2
Ongoing vouchers issued:	47
Ongoing vouchers expired:	0
Initial interviews scheduled:	209
Initial interviews conducted:	100
Total reexaminations completed:	555
Total interim decreases completed:	118
Total interim increases completed:	100
Number of repayments completed:	0

LEASING SECTION:

Staffing

Leasing currently has a vacancy for two (2) Housing Specialist I/II positions and one (1) Senior Housing Specialist has been filled pending transfer to the section. Active recruitment is going on.

Leasing Ongoing Activities

Production in the Leasing Section for February 2023:

Annual Inspections Scheduled (OCHA):	547
Follow up re-inspections Scheduled (OCHA):	131
Physical Inspections (OCHA):	53
New Leases - Number of RTA's received (OCHA):	119
Annual Inspections Received (Mobility):	39
Annual Inspections Scheduled (Mobility):	41

Follow up Re-inspections (Mobility):	19
New Leases Received (Mobility):	56
New Leases Scheduled (Mobility):	57
QC Inspections:	12
QC Inspections (Mobility):	0
Rent Increases received:	544
Rent Decreases received:	1
Rent Increase denied:	28

Total Abatement:

Final notices mailed:	34
Were Abated:	0

Owners:

Owners became inactive for the month of February:	1
Owners relisted their property:	0
Units added to our vacancy listings:	34
Owner Hotline callers assisted:	115

Outreach Efforts

In February 2023, the Orange County Housing Authority continued to provide excellent customer service assisting 115 callers through the Owner Hotline and 156 callers through the rent increase line to meet the specific needs of OC's landlords and property managers.

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

ADMINISTRATION SECTION:

Staffing

Administration currently has one (1) Section Chief and one (1) Office Technician position vacant.

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 February included the following:

Calls and inquiries addressed:	2,604
Mail Processed:	7,576
Public Records Act and Data Requests resolved:	2



**FY 22/23 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 2/28/23**

Beginning Cash Balance as of 07/01/22

Less: Other Miscellaneous Obligations

Available Cash Balance as of 2/28/23

FY 22-23 Budget	YTD Exp/Rev Actual - Cash	FY 22-23 Y/E Cash
7,716,985	7,716,985	7,716,985
7,716,985	7,716,985	7,716,985

Additional Sources of Cash

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	5,686	5,686
County Investment Pool Interest Income	36,000	64,079 (2)	96,118
Capital Asset Sales - Non-Taxable Resale (Surplus)	0	2,781	2,781
Miscellaneous Revenue - El Modena Rental Property	8,520	5,680	8,520
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	9,150	13,000
Miscellaneous Revenue - OC ARPA Landlord Incentives (4)	6,000,000	6,000,000	6,000,000
Miscellaneous (Fund Balance Unassigned)	3,659,094	0	0
TOTAL SOURCES OF CASH:	17,534,754	13,804,360	13,857,245

Uses of Cash

Accounting staffs support to OCHA Ops Reserve	38,735	18,585	27,877
HCD Staff Support to OCHA Ops Research (KG00117)	100,000	6,614	9,921
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	2,997	4,495
County-wide Cost Allocation Plan (CWCAP)	6,000	0	6,000
Family Self-Sufficiency Enhancement Payments	25,000	1,583	10,000
HCA Emergency Shelter - FY 21/22	0	11,260	11,260
OC ARPA Landlord Incentive	6,000,000	0	1,000,000
OCHA District Attorneys MOU - FY 22/23	250,000	0	134,651
Professional Services - Monique Miner / PRC.012.AX2212160021 (5)	0	0	0
Single All Funds Audit	137	0	68
Tenant Based Rental Assistance Program (Fund 15G HOME)	100,000	9,150	13,000
TOTAL USES OF CASH:	9,817,769	50,188	1,219,772

TOTAL FY 22/23 UNCOMMITTED CASH:

LESS: Future Year's Non-discretionary Obligations

OCHA Monthly Rental Obligations (3)

TOTAL FY 22/23 DISCRETIONARY CASH:

13,754,172	12,637,472
(3)	(4,757,807)
7,879,665	

(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.

(4) The \$6 million received is for the OC ARPA Landlord Incentive Program.

(5) Expenditure based upon PRC.012.AX2212160021/ DO.012.23015411. This is to be reflected on January report to Unit 15U / JN KG0015U.

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.

VMS Data Collection Report											
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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 BOWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
INTERIM DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: March 23, 2023

TO: H&CD Commission

FROM: Bill Malohn, Manager, OC Community Resources
Accounting *Bill Malohn*

SUBJECT: ACCOUNTING STATUS REPORT - February 2023

ORANGE COUNTY HOUSING ASSISTANCE

1. Section 8 Housing Assistance Payments

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

2. Landlord and Tenant Overpayments

- Active: There are 27 tenant repayment agreements with a total balance of \$40,107 as of February 28, 2023.
- Inactive: There are 355 outstanding cases with a total amount of \$750,808 as of February 28, 2023. Of the 355 cases, 232 are for tenants (65%) and 123 are for landlords (35%).
- Grand total of active and inactive for February 2023: \$790,915.

3. Operating Reserves Loan

All loan payments were made through February 28, 2023, in accordance with the amortization schedule.

- 4.** We completed the Family Self-Sufficiency (FSS) reconciliation through January 2023. There were 0 payments to a program participant under the Enhancement Program for the month of February.

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 January 2023 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for January 2023 has been completed.
- General & Other Fund Projects report was updated through 2nd quarter, December 2022.
- Program Income Status Report for January 2023 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 January 2023 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 March 2023. Balances are reconciled for Successor Notes Receivables every April and June.



OC Community Resources

MEMORANDUM

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

PAMELA PASSOW
INTERIM DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: March 23, 2023

TO: H&CD Commission

FROM: Julia Bidwell, Director 
Housing and Community Development

SUBJECT: Housing and Community Development Division
Status Report February 2023

COMMUNITY DEVELOPMENT

The FY 2023-24 Annual Action Plan (AAP) threshold reviews are complete. A panel has rated the applications and recommended all seven projects to be included in the AAP. The U.S. Department of Housing and Urban Development (HUD) published the CDBG, ESG, and HOME allocations for the County of Orange. The funding amounts for CDBG is 4% less, ESG is about the same and HOME is 2.5% less than anticipated allocations. The AAP is scheduled to go before the Board of Supervisors for consideration on May 9, 2023.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

The March 9, 2023 meeting was canceled and staff provided an update to PRAP on Cartwright Family Apartments located in the City of Irvine. The developer, C&C Development, is requesting to increase the previously approved commitment of \$567,000 by \$1,500,000 for a combined up to total of \$2,067,000 in County funding and is going before the Board of Supervisors for consideration on April 11, 2023.

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 March 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 was completed in September 2022 and is targeting permanent conversion in May 2023.

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 was 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 was completed in November 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 September 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 February 2024.

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 June 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 December 2023.

Villa St. Joseph – The Board approved a \$1,020,600 HOME loan, \$1,400,000 MHSA loan and eighteen (18) Project-Based Vouchers for Villa St. Joseph, a rehabilitation of 50 units (49 rental units and one manager's units) of affordable housing for very low and extremely-low income households with 18 units set-aside for individuals experiencing homelessness earning at or below 20% AMI. The developer, Mercy Housing California, secured 4% tax-exempt bond and a 4% supplemental bond allocation from CDLAC. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in May 2024.

Paseo Adelanto – The Board approved a \$2,384,630 loan (MHSA) and thirty (30) Housing Choice and ten (10) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Paseo Adelanto is a mixed-use development of 50 units (49 rental units and one manager's units) of affordable housing for extremely-low income households with up to 24 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. The developer, Jamboree Housing Corporation, secured 9% low income housing tax credits and closed on the construction loan in December 2022. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in April 2024.

Westview House – The Board approved a \$4,258,280 loan (MHSA) for 26 units for individuals experiencing homelessness who meet the MHSA eligibility criteria and earning at or below 30% AMI. Westview House is new construction of 85 units (84 rental units and one manager's units) of affordable housing for individuals experiencing homelessness. The developer, Mercy House CHDO Inc. and Community Development Partners, secured 4% low income housing tax credits. The project closed on construction loan financing and started construction in June 2022. Construction is anticipated to be completed in February 2024.

The Meadows Senior Apartments – The Board approved a \$1,540,000 ARPA-SLFRF loan for 7 units for households experiencing homelessness that meet the MHSA eligibility criteria earning 30% of the AMI or below. The Meadows Senior Apartments is new construction of 65 units (64 rental units and one manager's units) of affordable housing for seniors (62 years or older) earning between 30% to 60% AMI. The developer, C&C Development, secured 4% low income housing tax credits. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in September 2024.

Stanton Inn and Suites – The Board approved a \$1,085,000 MHSA loan and seventy-one (71) Project-Based Vouchers for individuals experiencing homelessness. Stanton Inn and Suite is a rehabilitation of 72 units (71 rental units and one manager's units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction on permanent phase is anticipated to be completed in July 2023.

Tahiti Motel – The Board approved a \$2,400,000 HSA loan, forty-nine (49) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Tahiti Motel is a rehabilitation of 60 units (59 rental units and one manager's units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction is anticipated to be completed in July 2023.

Riviera Motel – The Board approved a \$1,532,983 MHSA loan, \$500,000 HOME loan, \$1,000,000 ARPA loan and ten (10) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Riviera Motel is a rehabilitation of 21 units (20 rental units and one manager's units). The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in April 2022. Construction is anticipated to be completed in July 2024.

Motel 6 – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. The developer, Jamboree Housing, secured 9% low income housing tax credits and closed on the construction loan in December 2022. Construction is anticipated to be completed in October 2023.

Grand Openings/Groundbreakings/Events –

- I. The Groundbreaking event for Paseo Adelanto was held on March 8, 2023 at 10:00 a.m.



2016 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 Review Advisory Panel (PRAP) concurred with staff's 2016 PSH NOFA policy recommendations at the December 10, 2015 PRAP 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 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. Only one project remains under construction at this time.

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	Project Completed
C&C Development	The Groves	\$0**	8	0	0	75	Seniors/ SNHP	San Juan Capistrano	Project Completed
The Related Companies of California, LLC	The Crossroads at Washington	\$2,280,701	43	0	0	86	Families/ Permanent	Santa Ana	Under Construction

							Supportive Housing		
Jamboree Housing	Ascent (formerly Airport Inn Apartments)	\$0	45	0	0	58	Permanent Supportive Housing /SNHP/NPLH	Buena Park	Project Completed
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 Notice of Affordability

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.

On September 13, 2022, the Board approved 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.

On September 27, 2022 , the Board authorized 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.

On October 18, 2022, the Board approved to increase the 2020 NOFA by up to \$3.5 million in MHSA, ARPA-SLFRF and Southern California Home Financing Authority (SCHFA) funding and commitment of the funds for loan financing to Homekey approved projects.

On December 6, 2022, the Board considered approval to increase the 2020 NOFA by up to \$850,000 in ARPA-SLFRF funding and commitment of the funds as a construction to permanent loan to the Motel 6 Homekey Project for a total amount not to exceed \$5,350,000 in County funding.

Staff has received 19 applications listed below requesting \$31,620,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 297 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	In progress of funding. PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on December 15, 2020. Project received tax credit award and anticipating to close on construction loan financing in July 2023.
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Project Completed
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 / F MHSA	Irvine	In progress of funding. PRAP concurred with underwriting recommendation on October 8, 2020. Board approved funding and voucher request on January 12, 2021. The developer received a tax credit award but identified a gap and is seeking an additional \$1.5M going before the Board on April 11, 2023.
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	Under Construction
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	Under Construction

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	Under Construction
C&C Development	Lincoln Avenue	\$567,000	5	0	55	Families/ Permanent Supportive Housing	Buena Park	Application received in May 2022. PRAP concurred with passing project on Threshold on September 8, 2022 and is under underwriting 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	49	10	60	Homeless/At-risk/COVID-19	Stanton	Under Construction
Jamboree Housing Corp.	Riviera Motel	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Under Construction
Community Development Partners.	Motel 6	\$5,350,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Under Construction
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	This project did not go through the NOFA application process for funding. District 2 made a direct committed of \$1.5M in ARPA funds to the project on June 30, 2022. This commitment will be administered by HCD staff. The project anticipates closing on construction loan financing in March 2023.
TOTALS		\$31,620,493	297	60	1,177			

2023 Supportive Housing Notice of Affordability

On February 7, 2023, the Orange County Board of Supervisors authorized the OC Community Resources Director, or designee, to issue a 2023 Supportive Housing Notice of Funding Availability (2023 NOFA) with an emphasis on developing extremely low-income housing for a combination of up total of \$67.1 million in Federal HOME Investment Partnerships Program (HOME) funds, Federal HOME American Rescue Plan Act funds, State Mental Health Services Act (MHSA) funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds and utilize up to 210 Housing Choice and/or Veterans Affairs Project-Based Vouchers and return to the Board for funding commitments to individual projects. The 2023 NOFA will be issued at the end of March 2023.

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)
- \$10,550,000 for an 88-unit motel conversion (Motel 6, Costa Mesa)

State HCD anticipates releasing the Round 3 NOFA in March 2023. Staff is preparing for issuance of a Request for Information to developers interested in being co-applicants with the County in Round 3.

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 Sherluna Vien of Housing & Community Development at 714-480-2936 [Sherluna Vien@occr.ocgov.com](mailto:SherlunaVien@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.