



OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, August 28, 2025 – 10:00 a.m.

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor, Santa Ana, CA 92705

Phat T. Bui, 1st District
Tracy La, 2nd District
Mike Alvarez, 3rd District
Carrie Buck, 4th District
Stephanie Oddo, **Chair**, 5th District

Dr. Tiffany Mitchell, At-Large
Wayne Carvalho, At-Large
Carla Wilkerson, Tenant Representative
Helen Smith-Gardner, **Vice Chair**, Tenant Representative
Mike Frost, City Selection Representative
Cecilia Hupp, City Selection Representative

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
OC COMMUNITY RESOURCES

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
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OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

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 9:00 a.m. the Tuesday 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: Chair or Vice-Chair

II. PLEDGE OF ALLEGIANCE:

III. ROLL CALL: Commission Clerk

IV. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the meeting held on June 26, 2025

V. PRESENTATIONS/INTRODUCTIONS: (None)

VI. 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.*

VII. CONSENT CALENDAR: (1)

1. Section 8 Management Assessment Program (SEMAP) FY24-25

January Johnson, Housing Manager

Recommended Action:

Receive and File

VIII. DISCUSSION CALENDAR: (1)

1. Falling through the Safety Net: Understanding Individuals Journey and Contributing Factors to Homelessness

Zulima Lundy, Director of Operations, Office of Care Coordination

Recommended Action:

Receive and File

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:

January Johnson, Housing Manager

B. Community Development:

Craig Fee, Community Development Manager

C. Housing Development:

Michelle Zdeba, Housing Development Manager

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

XI. 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.*

XII. ADJOURNMENT

XIII. NEXT SCHEDULED MEETING:

September 25, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor

Santa Ana, CA 92705

Item IV:

MINUTES



OC Community Resources

M E M O R A N D U M

H&CD COMMISSION - REGULAR MEETING AGENDA **DRAFT MINUTES**

Thursday, June 26, 2025 – 10:00 a.m.

OC Housing & Community Development

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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: Chair or Vice-Chair
10:05 am

II. PLEDGE OF ALLEGIANCE:
Led by Dr. Mitchell

III. ROLL CALL: Commission Clerk

Present: W. Carvalho, C. Wilkerson, C. Buck, T. Mitchell, M. Frost, M. Alvarez, P. Bui, T. La

Excused Absence: C. Hupp, H. Smith-Gardner

IV. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the meeting held on April 24, 2025

Motion to approve minutes: W. Carvalho

Motion second: C. Wilkerson

Motion Approved Unanimously

V. PRESENTATIONS/INTRODUCTIONS: (1)

1. "What Home Means to Me" Poster Contest

Julia Bidwell, Director

S. Oddo – Introduced winners to the poster contest and each child was issued certificates of participation.

VI. PUBLIC COMMENTS: (none)

VII. CONSENT CALENDAR: (None)

VIII. DISCUSSION CALENDAR: (1)

1. Brown Act Training Presentation for BCC Commission Members

John Cleveland, Senior Deputy County Counsel

J. Cleveland: Brown Act training presentation for BCC Commission members from John Cleveland, Senior Deputy County Counsel was conducted

Motion to receive and file: P. Bui

Motion second: C. Buck

Motion Approved Unanimously

IX. PUBLIC HEARINGS: (None)

X. REPORTS OF STAFF:

A. Orange County Housing Authority Update:

January Johnson, Housing Manager

J. Johnson - Provided an update on 2025 funding. She explained that housing authorities typically receive their annual funding around May, which happened again this year. Due to a continuing resolution, HUD allocated the same funding amount as last year, with a smaller inflation adjustment 3.6% compared to 4.6% in 2024. While this allows them to maintain support for current clients, it's not enough to serve new ones, so no names are being pulled from the waiting list. Additionally, average per-unit rent costs have increased from \$1,588 to an estimated \$1,757, which the adjusted funding does not fully cover, prompting ongoing reevaluation as the year progresses.

S. Oddo – Inquired on how clients can continue to be served despite insufficient funding?

J. Johnson - explained that current clients are still being served thanks to natural attrition, which offsets rising costs without removing participants. Mentioned that Funding for Emergency Housing and Mainstream voucher programs is handled separately, but the current funding bucket does include the Family Unification, Foster Youth Independence, and VASH programs. These specific programs are all affected by the current budget limitations.

J. Johnson: Reminded the Commission about the Housing Authority's annual internal audit, known as the Section 8 Management Assessment Program (SEMAP). This self-assessment measures performance across 14 indicators plus one bonus, and the team is currently working on this year's review. They've

consistently earned high performer status scoring between 90% and 100% for 17 consecutive years, with last year's score reaching 103% due to bonus points. Results from the current SEMAP cycle are expected to be shared in August.

B. Community Development:

Craig Fee, Community Development Manager

No report

C. Housing Development:

Michelle Zdeba, Housing Development Manager

M. Zdeba - Provided updates on the 2023 Notice of Funding Availability (NOFA), released in March with currently six pending applications totaling \$6.21 million and 69 project-based vouchers requested—over half of the available \$12.05 million and vouchers. Only two applications were included in the May report, requesting 8 vouchers and \$2.31 million, due to eligibility thresholds for formal review. Highlighted recent Project Review Advisory Panel meetings, covering project updates. Also mentioned the next PRAP meeting is scheduled for July 10, where additional projects seeking tax credits may be presented.

S. Oddo – Ask what made the Meadows not eligible?

M. Zdeba – Mentioned the challenges with master-planned communities like Meadows, which became ineligible for vouchers after site grading by the master developer.

D. Executive Director/Secretary's Report:

Julia Bidwell, Executive Director/Secretary

J. Bidwell - Shared uncertainty around FY 2026 funding levels, as the federal budget is still in Senate reconciliation. The administration proposed major cuts—\$27 billion (43%) to tenant-based rental assistance—and complete elimination of CDBG and HOME programs.

OCHA received 25 Foster Youth to Independence (FYI) vouchers in June 2025, designed for young adults transitioning out of foster care or facing homelessness. Housing authorities can apply for these vouchers twice yearly if combined program utilization hits 90%. OCHA plans to continue applying as long as funding remains available.

She closed by thanking the commission and celebrating the recent poster contest.

XI. MEMBER COMMENTS:

S. Oddo - attended two grand openings for affordable senior housing projects—The Meadows in Lake Forest and Via Saint Joseph in Orange. Both were award-winning and serve very low to extremely low-income seniors with supportive services. The Meadows received \$1.54 million in county funds and featured a welcoming tour, including a resident's home and even pickleball courts. Via Saint Joseph was a repurposed building supported by \$6 million and 18 county vouchers. Commissioner Oddo expressed gratitude for representing the Commission at these events.

C. Buck - attended the grand opening of WisePlace in Santa Ana, a transformative 48-unit housing project for women experiencing homelessness or domestic violence. She highlighted the emotional impact of hearing from a resident who shared how the housing helped her move forward when she felt out of options. The Board of Supervisors approved a \$2.61 million in Mental Health Services Act funding to support operations. Commissioner Buck expressed gratitude for being part of a collaborative effort between the city and county and was moved by the progress from its previous state to the beautiful community it is now. Additionally, Commissioner Buck encouraged staff to share any awards they receive so the Commission can properly celebrate and recognize their impactful work beyond just displaying a photo.

C. Wilkerson – Mentioned her awareness that OC H&CD was recognized at an affordable housing awards event.

J. Bidwell – Mentioned the County of Orange contributed funding or project-based vouchers to four out of five recent housing developments that were awarded at that event, with an Anaheim project being the exception since it operates its own Housing Authority.

XII. ADJOURNMENT

Meeting Adjourned: 11:00 a.m.

XIII. NEXT SCHEDULED MEETING:

July 24, 2025

OC Housing & Community Development

Conference Room A

1501 E. St. Andrew Pl, 1st Floor
Santa Ana, CA 92705

Item V:

PRESENTATIONS –(None)

Item VII:

CONSENT CALENDAR – (1)

1. Section 8 Management Assessment Program (SEMAP)
FY24-25



OC Community Resources

MEMORANDUM

DYLAN WRIGHT
DIRECTOR
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON
ASSISTANT DIRECTOR
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DATE: August 14, 2025

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance 

SUBJECT: Section 8 Management Assessment Program (SEMAP) FY24-25

The Section 8 Management Assessment Program (SEMAP) is HUD's tool for evaluating the performance of Public Housing Agencies (PHAs) in administering the Housing Choice Voucher (HCV) Program. The Orange County Housing Authority (OCHA) conducted an internal review of its FY24–25 performance across 15 SEMAP indicators (14 core + 1 bonus).

- Nine indicators were assessed through internal audits, covering areas such as:
 - Waiting list management
 - Rent reasonableness
 - Income verification
 - Utility allowances
 - Housing Quality Standards enforcement
 - Deconcentration of poverty (bonus)
- Six indicators were based on HUD-reported data, including:
 - Timeliness of inspections and leasing
 - Accuracy of rent and income calculations
 - Family Self-Sufficiency (FSS) participation
 - Lease-up rates

OCHA's internal assessment indicates strong performance across all indicators, projecting a High Performer rating (90% or above) for the 18th consecutive year.

OCHA will submit our SEMAP certification to HUD for their review on August 29, 2025. OCHA anticipates receiving our finalized score from HUD in mid-October 2025.

RECOMMENDED ACTION

Receive and file.

Attachment A: Section 8 Management Assessment Program (SEMAP) Certification form FY24-25



Section 8 Management Assessment Program (SEMAP) Certification

U.S. Department of Housing and Urban Development
Office of Public and Indian Housing

OMB Approval No. 2577-0215
(exp. 12/31/2026)

Public reporting burden for this collection of information is estimated to average 12 hours 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. This agency may not conduct or sponsor, and you are not required to respond to, a collection of information unless it displays a currently valid OMB control number.

This collection of information is required by 24 CFR sec 985.101 which requires a Public Housing Agency (PHA) administering a Section 8 tenant-based assistance program to submit an annual SEMAP Certification within 60 days after the end of its fiscal year. The information from the PHA concerns the performance of the PHA and provides assurance that there is no evidence of seriously deficient performance. HUD uses the information and other data to assess PHA management capabilities and deficiencies, and to assign an overall performance rating to the PHA. Responses are mandatory and the information collected does not lend itself to confidentiality.

Instructions Respond to this certification form using the PHA's actual data for the fiscal year just ended.

PHA Name	For PHA FY Ending (mm/dd/yyyy)	Submission Date (mm/dd/yyyy)
Orange County Housing Authority	06/30/2025	08/28/2025

Check here if the PHA expends less than \$300,000 a year in Federal awards ☐

Indicators 1 - 7 will not be rated if the PHA expends less than \$300,000 a year in Federal awards and its Section 8 programs are not audited for compliance with regulations by an independent auditor. A PHA that expends less than \$300,000 in Federal awards in a year must still complete the certification for these indicators.

Performance Indicators

1. Selection from the Waiting List. (24 CFR 982.54(d)(1) and 982.204(a))

(a) The PHA has written policies in its administrative plan for selecting applicants from the waiting list.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control samples of applicants reaching the top of the waiting list and of admissions show that at least 98% of the families in the samples were selected from the waiting list for admission in accordance with the PHA's policies and met the selection criteria that determined their places on the waiting list and their order of selection.

PHA Response Yes ☒ No ☐

2. Reasonable Rent. (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)

(a) The PHA has and implements a reasonable written method to determine and document for each unit leased that the rent to owner is reasonable based on current rents for comparable unassisted units (i) at the time of initial leasing, (ii) before any increase in the rent to owner, and (iii) at the HAP contract anniversary if there is a 5 percent decrease in the published FMR in effect 60 days before the HAP contract anniversary. The PHA's method takes into consideration the location, size, type, quality, and age of the program unit and of similar unassisted units, and any amenities, housing services, maintenance or utilities provided by the owners.

PHA Response Yes ☒ No ☐

(b) The PHA's quality control sample of tenant files for which a determination of reasonable rent was required shows that the PHA followed its written method to determine reasonable rent and documented its determination that the rent to owner is reasonable as required for (check one):

PHA Response ☒ At least 98% of units sampled ☐ 80 to 97% of units sampled ☐ Less than 80% of units sampled

3. Determination of Adjusted Income. (24 CFR part 5, subpart F and 24 CFR 982.516)

The PHA's quality control sample of tenant files shows that at the time of admission and reexamination, the PHA properly obtained third party verification of adjusted income or documented why third party verification was not available; used the verified information in determining adjusted income; properly attributed allowances for expenses; and, where the family is responsible for utilities under the lease, the PHA used the appropriate utility allowances for the unit leased in determining the gross rent for (check one):

PHA Response ☒ At least 90% of files sampled ☐ 80 to 89% of files sampled ☐ Less than 80% of files sampled

4. Utility Allowance Schedule. (24 CFR 982.517)

The PHA maintains an up-to-date utility allowance schedule. The PHA reviewed utility rate data that it obtained within the last 12 months, and adjusted its utility allowance schedule if there has been a change of 10% or more in a utility rate since the last time the utility allowance schedule was revised.

PHA Response Yes ☒ No ☐

5. HQS Quality Control Inspections. (24 CFR 982.405(b))

A PHA supervisor (or other qualified person) reinspected a sample of units during the PHA fiscal year, which met the minimum sample size required by HUD (see 24 CFR 985.2), for quality control of HQS inspections. The PHA supervisor's reinspected sample was drawn from recently completed HQS inspections and represents a cross section of neighborhoods and the work of a cross section of inspectors.

PHA Response Yes ☒ No ☐

6. HQS Enforcement. (24 CFR 982.404)

The PHA's quality control sample of case files with failed HQS inspections shows that, for all cases sampled, any cited life-threatening HQS deficiencies were corrected within 24 hours from the inspection and, all other cited HQS deficiencies were corrected within no more than 30 calendar days from the inspection or any PHA-approved extension, or, if HQS deficiencies were not corrected within the required time frame, the PHA stopped housing assistance payments beginning no later than the first of the month following the correction period, or took prompt and vigorous action to enforce the family obligations for (check one):

PHA Response ☒ At least 98% of cases sampled ☐ Less than 98% of cases sampled

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☒ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☒ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☒ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☒ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☒ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☒ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR <u>2352</u>	1-BR FMR <u>2454</u>	2-BR FMR <u>2903</u>	3-BR FMR <u>3928</u>	4-BR FMR <u>4693</u>
PS <u>2150</u>	PS <u>2250</u>	PS <u>2625</u>	PS <u>3550</u>	PS <u>4225</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☒ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☒ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☒ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☒ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☒ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

102

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

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PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR <u>2352</u>	1-BR FMR <u>2454</u>	2-BR FMR <u>2903</u>	3-BR FMR <u>3928</u>	4-BR FMR <u>4693</u>
PS <u>2200</u>	PS <u>2300</u>	PS <u>2725</u>	PS <u>3695</u>	PS <u>4380</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

11. Initial HQS Inspections. Newly leased units pass HQS inspection within the time period required. This includes both initial and turnover inspections for the PBV program. (24 CFR 982.305; 983.103(b)-(d)).

PHA Response Yes ☐ No ☐

12. Periodic HQS Inspections. The PHA has met its periodic inspection requirement for its units under contract (982.405 and 983.103(e)).

PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

7. Expanding Housing Opportunities. (24 CFR 982.54(d)(5), 982.153(b)(3) and (b)(4), 982.301(a) and 983.301(b)(4) and (b)(12)).

Applies only to PHAs with jurisdiction in metropolitan FMR areas.

Check here if not applicable ☐

(a) The PHA has a written policy to encourage participation by owners of units outside areas of poverty or minority concentration which clearly delineates areas in its jurisdiction that the PHA considers areas of poverty or minority concentration, and which includes actions the PHA will take to encourage owner participation.

PHA Response Yes ☐ No ☐

(b) The PHA has documentation that shows that it took actions indicated in its written policy to encourage participation by owners outside areas of poverty and minority concentration.

PHA Response Yes ☐ No ☐

(c) The PHA has prepared maps that show various areas, both within and neighboring its jurisdiction, with housing opportunities outside areas of poverty and minority concentration; the PHA has assembled information about job opportunities, schools and services in these areas; and the PHA uses the maps and related information when briefing voucher holders.

PHA Response Yes ☐ No ☐

(d) The PHA's information packet for voucher holders contains either a list of owners who are willing to lease, or properties available for lease, under the voucher program, or a list of other organizations that will help families find units and the list includes properties or organizations that operate outside areas of poverty or minority concentration.

PHA Response Yes ☐ No ☐

(e) The PHA's information packet includes an explanation of how portability works and includes a list of neighboring PHAs with the name, address and telephone number of a portability contact person at each.

PHA Response Yes ☐ No ☐

(f) The PHA has analyzed whether voucher holders have experienced difficulties in finding housing outside areas of poverty or minority concentration and, where such difficulties were found, the PHA has considered whether it is appropriate to seek approval of exception payment standard amounts in any part of its jurisdiction and has sought HUD approval when necessary.

PHA Response Yes ☐ No ☐

8. Payment Standards. The PHA has adopted payment standards schedule(s) in accordance with § 982.503.

PHA Response Yes ☒ No ☐

Enter FMRs and payment standards (PS)

0-BR FMR <u>2352</u>	1-BR FMR <u>2454</u>	2-BR FMR <u>2903</u>	3-BR FMR <u>3928</u>	4-BR FMR <u>4693</u>
PS <u>2250</u>	PS <u>2440</u>	PS <u>2900</u>	PS <u>3900</u>	PS <u>4560</u>

If the PHA has jurisdiction in more than one FMR area, and/or if the PHA has established separate payment standards for a PHA-designated part of an FMR area, attach similar FMR and payment standard comparisons for each FMR area and designated area.

9. Annual Reexaminations. The PHA completes a reexamination for each participating family at least every 12 months. (24 CFR 982.516)

PHA Response Yes ☐ No ☐

10. Correct Tenant Rent Calculations. The PHA correctly calculates tenant rent in the rental certificate program and the family rent to owner in the rental voucher program. (24 CFR 982, Subpart K)

PHA Response Yes ☐ No ☐

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PHA Response Yes ☐ No ☐

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PHA Response Yes ☐ No ☐

13. Lease-Up. The PHA executes housing assistance contracts for the PHA's number of baseline voucher units, or expends its annual allocated budget authority.

PHA Response Yes ☐ No ☐

- 14a. Family Self-Sufficiency Enrollment. The PHA has enrolled families in FSS as required. (24 CFR 984.105)

Applies only to PHAs required to administer an FSS program.

Check here if not applicable ☐

PHA Response

a. Number of mandatory FSS slots (Count units funded under the FY 1992 FSS incentive awards and in FY 1993 and later through 10/20/1998. Exclude units funded in connection with Section 8 and Section 23 project-based contract terminations; public housing demolition, disposition and replacement; HUD multifamily property sales; prepaid or terminated mortgages under section 236 or section 221(d)(3); and Section 8 renewal funding. Subtract the number of families that successfully completed their contracts on or after 10/21/1998.)

or, Number of mandatory FSS slots under HUD-approved exception

b. Number of FSS families currently enrolled

145

c. Portability: If you are the **initial** PHA, enter the number of families currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA

Percent of FSS slots filled (b + c divided by a)

142.00

14b. Percent of FSS Participants with Escrow Account Balances. The PHA has made progress in supporting family self-sufficiency as measured by the percent of currently enrolled FSS families with escrow account balances. (24 CFR 984.305)

Applies only to PHAs required to administer an FSS program .**Check here if not applicable** ☐**PHA Response**Yes ☒No ☐Portability: If you are the **initial** PHA, enter the number of families with FSS escrow accounts currently enrolled in your FSS program, but who have moved under portability and whose Section 8 assistance is administered by another PHA**Deconcentration Bonus Indicator** (Optional and only for PHAs with jurisdiction in metropolitan FMR areas).

The PHA is submitting with this certification data which show that:

- (1) Half or more of all Section 8 families with children assisted by the PHA in its principal operating area resided in low poverty census tracts at the end of the last PHA FY;
- (2) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area during the last PHA FY is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the last PHA FY;

or

- (3) The percent of Section 8 mover families with children who moved to low poverty census tracts in the PHA's principal operating area over the last two PHA FYs is at least two percentage points higher than the percent of all Section 8 families with children who resided in low poverty census tracts at the end of the second to last PHA FY.

PHA ResponseYes ☒No ☐**If yes, attach completed deconcentration bonus indicator addendum.**

I hereby certify under penalty of perjury that, to the best of my knowledge, the above responses are true and correct for the PHA fiscal year indicated above. I also certify that, to my present knowledge, there is not evidence to indicate seriously deficient performance that casts doubt on the PHA's capacity to administer Section 8 rental assistance in accordance with Federal law and regulations.

Warning: Anyone who knowingly submits a false claim or makes a false statement is subject to criminal and/or civil penalties, including confinement for up to 5 years, fines, and civil and administrative penalties. (18 U.S.C. §§ 287, 1001, 1010, 1012, 1014; 31 U.S.C. §3729, 3802).

Executive Director, signature

Chairperson, Board of Commissioners, signature

Date (mm/dd/yyyy) _____

Date (mm/dd/yyyy) _____

The PHA may include with its SEMAP certification any information bearing on the accuracy or completeness of the information used by the PHA in providing its certification.

SIGNED AND CERTIFIED THAT A
COPY OF THIS DOCUMENT HAS BEEN
DELIVERED TO THE CHAIR OF THE BOARD
PER GC ss 25103.RESO 79-1535

Attest:

Approved as to form

ROBIN STIELER
Clerk of the Board of Supervisors
of Orange County, California

DocuSigned by:



C1711D9966EE41B...

Senior Deputy County Counsel

SEMAP Certification - Addendum for Reporting Data for Deconcentration Bonus IndicatorDate (mm/dd/yyyy) 08/29/2025PHA Name Orange County Housing AuthorityPrincipal Operating Area of PHA Orange County, California
(The geographic entity for which the Census tabulates data)**Special Instructions for State or regional PHAs** Complete a copy of this addendum for each metropolitan area or portion of a metropolitan area (i.e., principal operating areas) where the PHA has assisted 20 or more Section 8 families with children in the last completed PHA FY. HUD will rate the areas separately and the separate ratings will then be weighted by the number of assisted families with children in each area and averaged to determine bonus points.2020 Census Poverty Rate of Principal Operating Area 9.1**Criteria to Obtain Deconcentration Indicator Bonus Points**

To qualify for bonus points, a PHA must complete the requested information and answer yes for only one of the 3 criteria below. However, State and regional PHAs must always complete line 1) b for each metropolitan principal operating area.

- 1) 932 a. Number of Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY who live in low poverty census tracts. A low poverty census tract is a tract with a poverty rate at or below the overall poverty rate for the principal operating area of the PHA, or at or below 10% whichever is greater.
- 1,694 b. Total Section 8 families with children assisted by the PHA in its principal operating area at the end of the last PHA FY.
- 55.02 c. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last PHA FY (line a divided by line b).
- Is line c 50% or more? Yes ☒ No ☐
- 2) 55.02 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the last completed PHA FY.
- 73 b. Number of Section 8 families with children who moved to low poverty census tracts during the last completed PHA FY.
- 144 c. Number of Section 8 families with children who moved during the last completed PHA FY.
- 50.69 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts during the last PHA fiscal year (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☐ No ☒
- 3) 49.20 a. Percent of all Section 8 families with children residing in low poverty census tracts in the PHA's principal operating area at the end of the second to last completed PHA FY.
- 239 b. Number of Section 8 families with children who moved to low poverty census tracts during the last two completed PHA FYs.
- 463 c. Number of Section 8 families with children who moved during the last two completed PHA FYs.
- 51.62 d. Percent of all Section 8 mover families with children who moved to low poverty census tracts over the last two completed PHA FYs (line b divided by line c).
- Is line d at least two percentage points higher than line a? Yes ☒ No ☐

If one of the 3 criteria above is met, the PHA may be eligible for 5 bonus points.**See instructions above concerning bonus points for State and regional PHAs.**

Item VIII:

DISCUSSION CALENDAR – (1)

1. Falling Through the Safety Net: Understanding Individuals' Journey and Contributing Factors to Homelessness



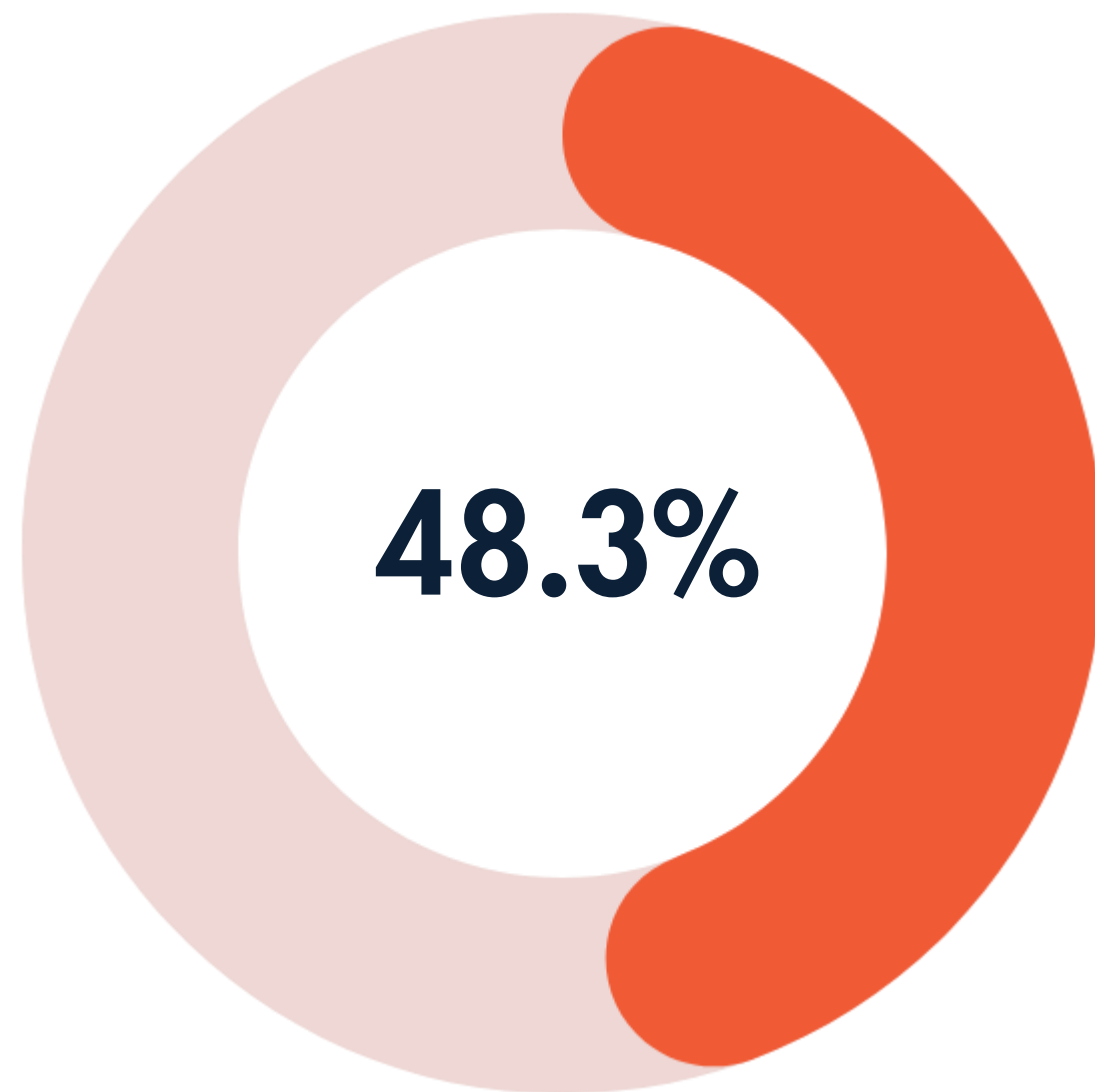
COUNTY OF ORANGE OFFICE OF CARE COORDINATION

Falling Through the Safety Net:

*Understanding Individuals'
Journey and Contributing
Factors to Homelessness*



WHY 'JOURNEY & FACTORS'



In **2024**, the **Point In Time Count** found that 48.3% of ***unsheltered*** respondents were experiencing homelessness **for the first time** in the last 12 months.

WHY 'JOURNEY & FACTORS'



PARTNERSHIPS



METHODOLOGY



REPRESENTATIVE SAMPLE SIZE

Approximately **20%** of the 2024 Point In Time Unsheltered Count across Orange County.

SURVEY

The survey included **50–70 questions** with conditional logic to prompt follow-up questions.

CITY NET DEPLOYMENT

City Net conducted the survey in **March 2025**, coordinating with other street outreach teams and cities.

The survey took about **18 minutes** to complete.

DATA ANALYSIS

City Net performed data cleanup, produced an initial report by survey question, and conducted further analysis in collaboration with the **Office of Care Coordination**.

SURVEY LIMITATIONS



SELF-REPORTING





**SURVEYS ONLY
THOSE WHO HAVE
FALLEN THROUGH
THE SAFETY NET**



PARTICIPATION



2025 SURVEY AT A GLANCE

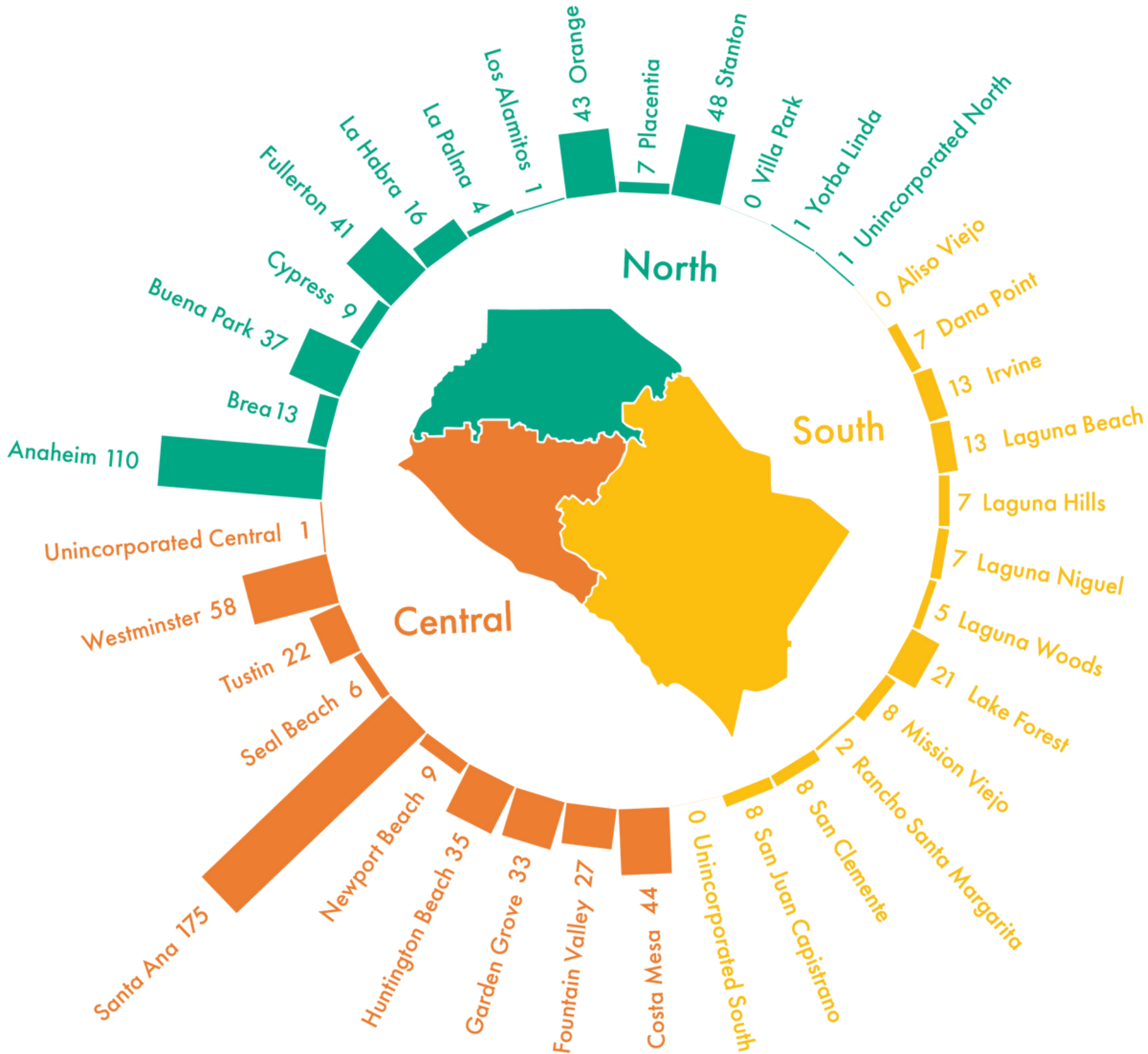
-  1,149 Individuals Approached
-  840 Participated

2023 SURVEY PARTICIPATION

-  77% Participation



SURVEY COVERAGE



NUMBER OF SURVEYS
COLLECTED **PER CITY AND
SERVICE PLANNING AREA**

840 TOTAL
RESPONDENTS



DEMOGRAPHICS



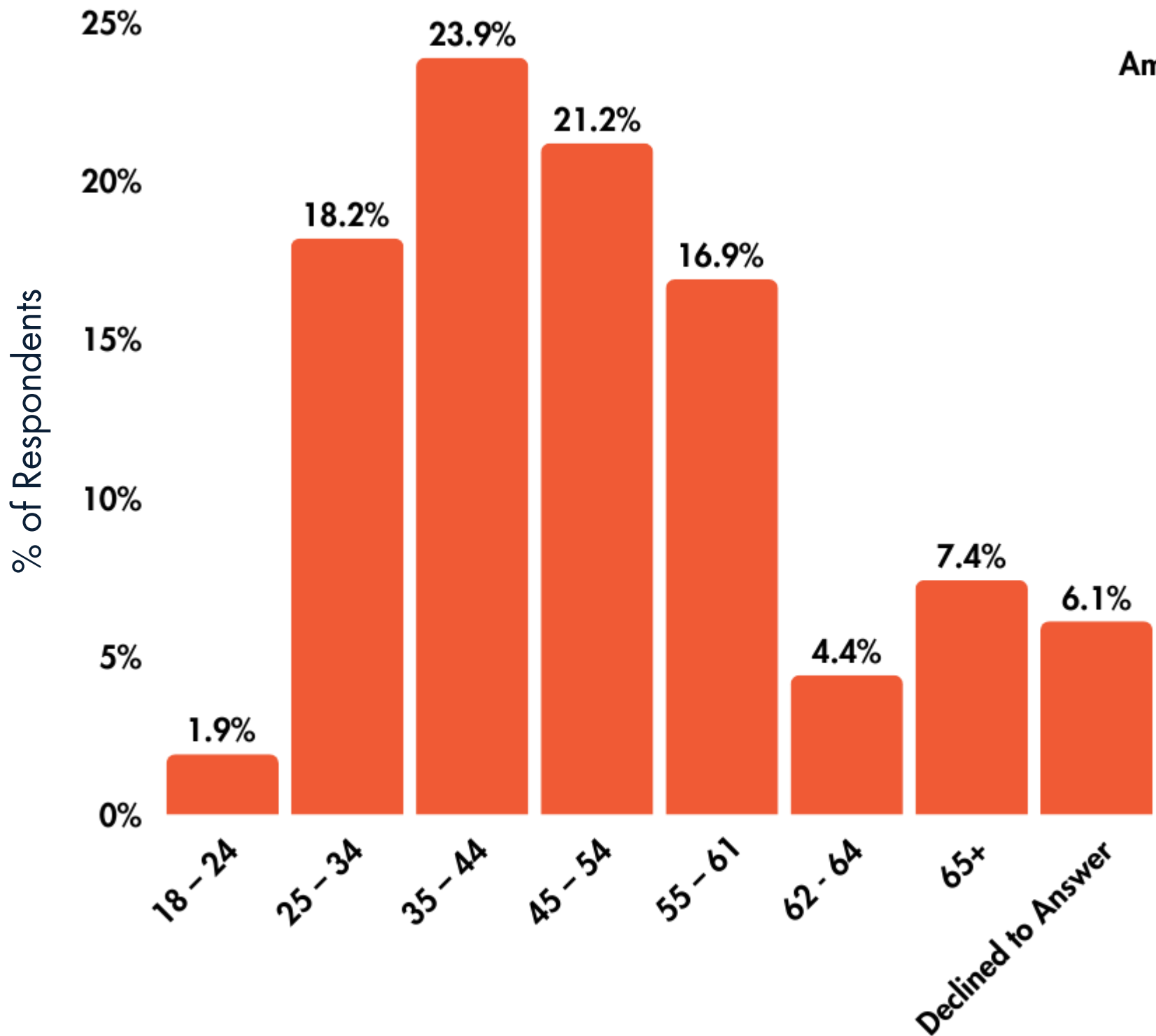
Alignment between the **2024 Unsheltered Point In Time Count** and the **2025 Survey Respondent Demographics** **confirms the dataset's reliability**



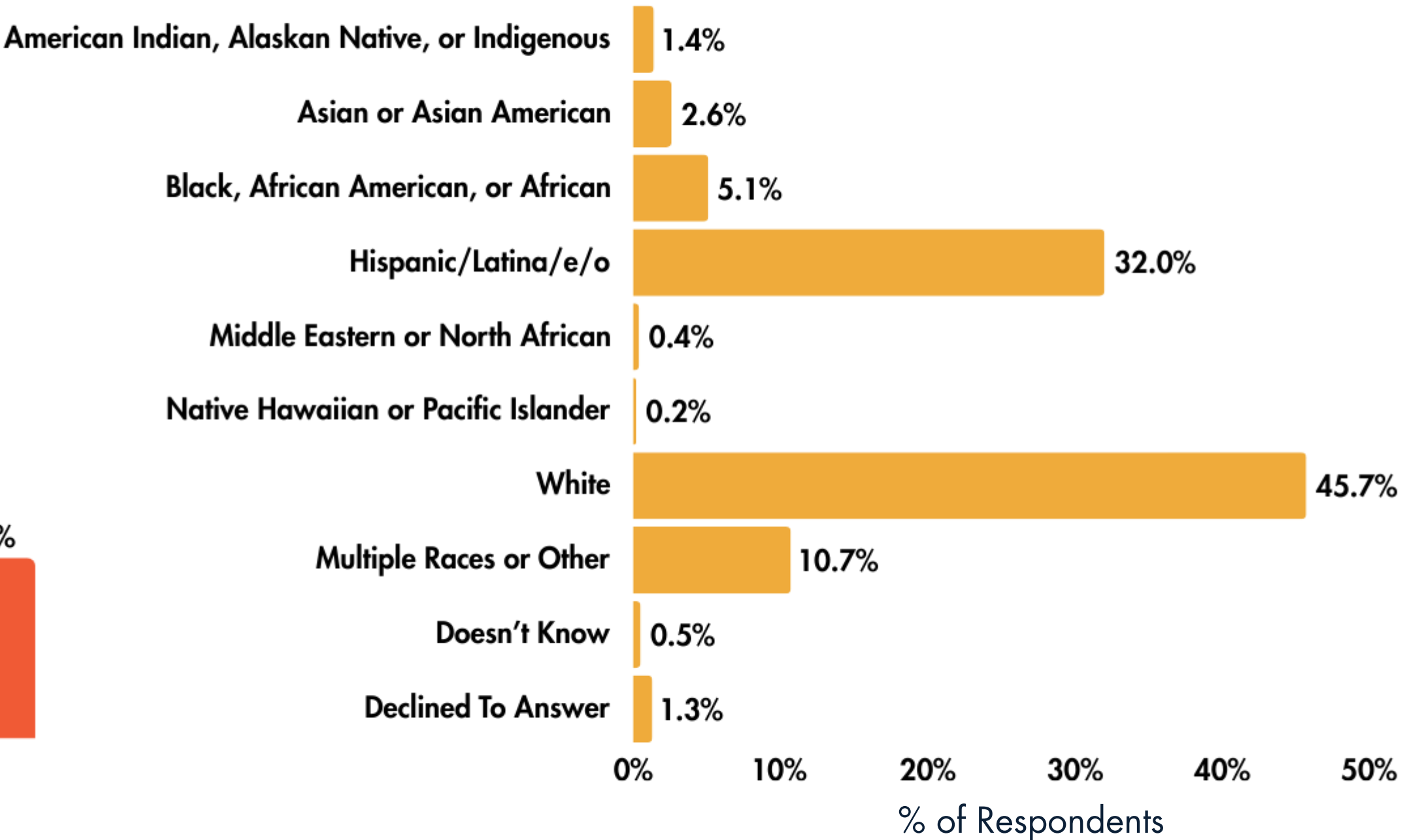
DEMOGRAPHICS



AGE RANGE



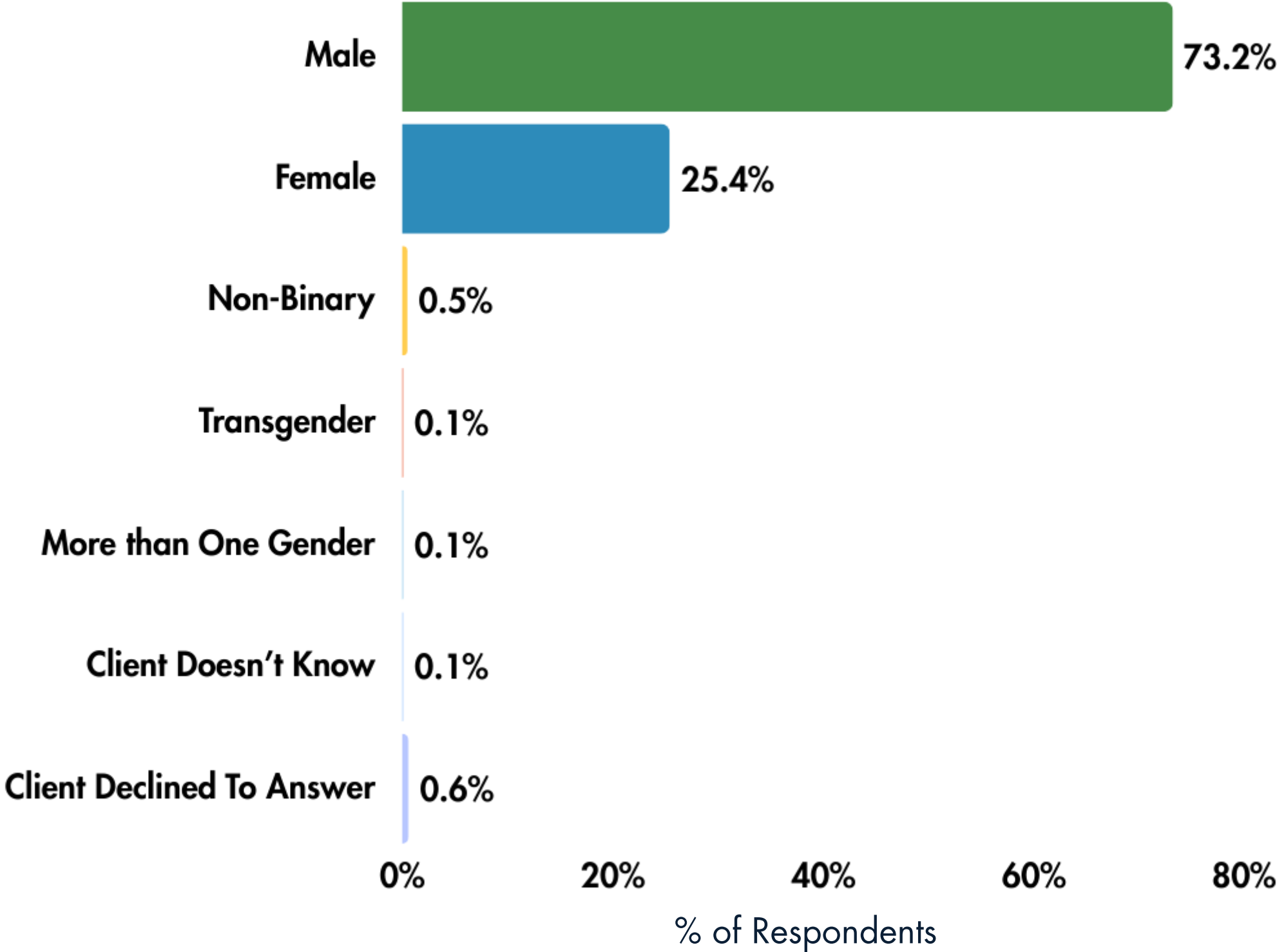
RACE AND/OR ETHNICITY



DEMOGRAPHICS



GENDER



VETERAN

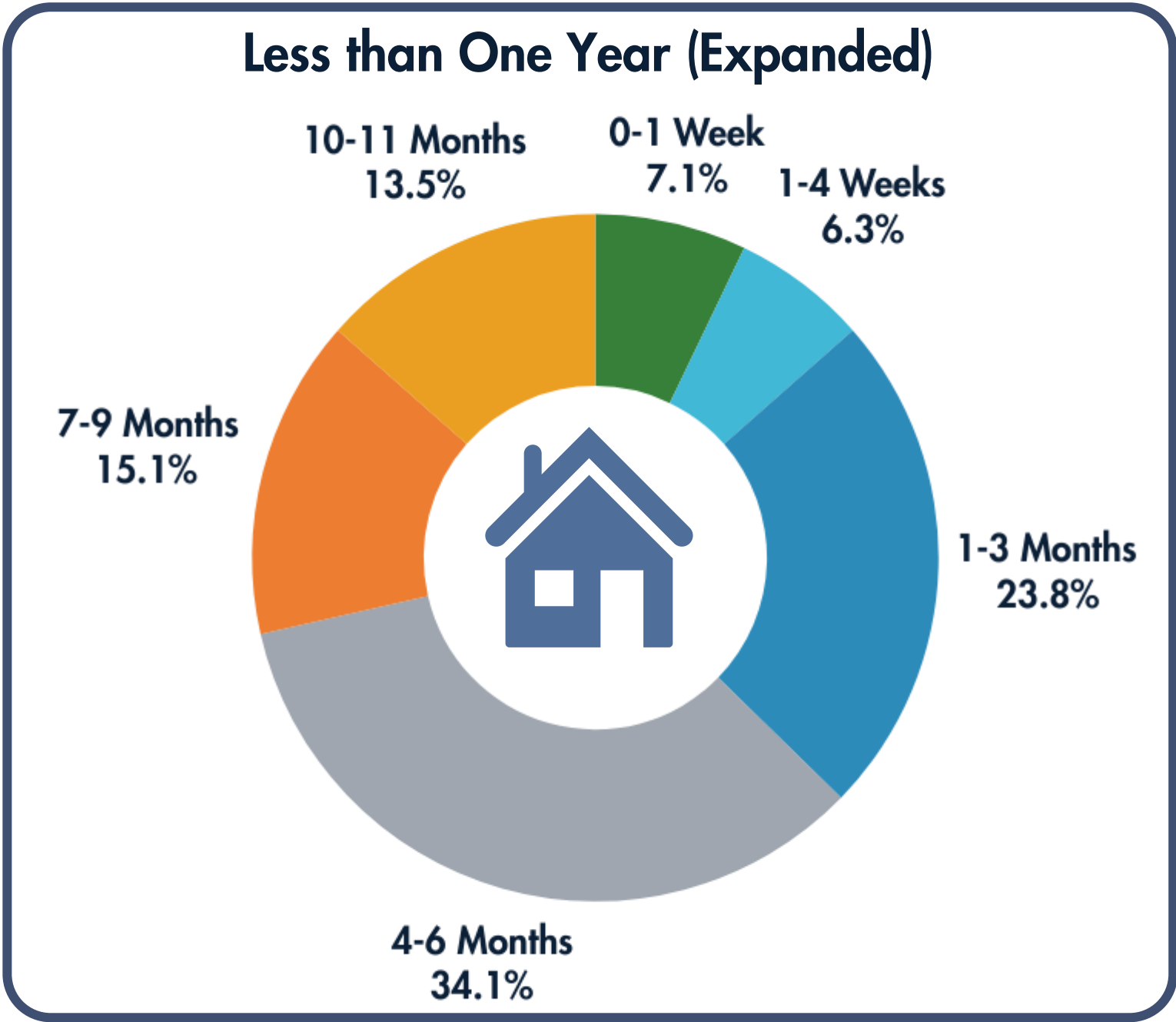
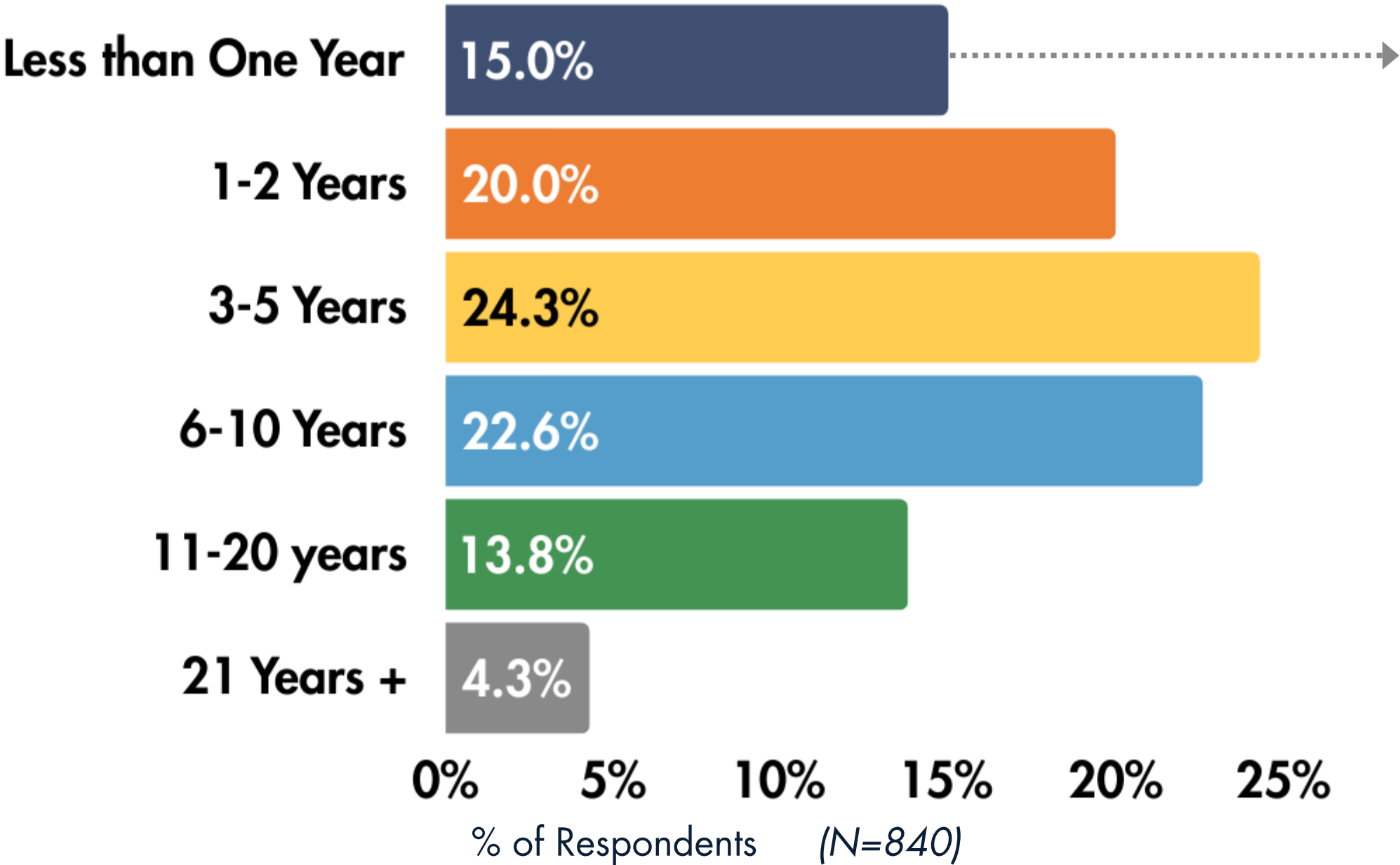
YES: 6.2%



LENGTH OF TIME EXPERIENCING HOMELESSNESS



HOW LONG HAVE THEY BEEN EXPERIENCING HOMELESSNESS?



LIVING CONDITIONS



2025



2023



**Recreational Vehicles (RV) were reported to be non-operable*



JOURNEY INTO HOMELESSNESS



**LIFE BEFORE
HOMELESSNESS**

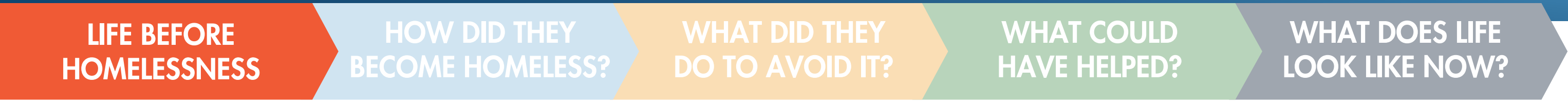
**HOW DID THEY BECOME
HOMELESS?**

**WHAT DID THEY
DO TO AVOID IT?**

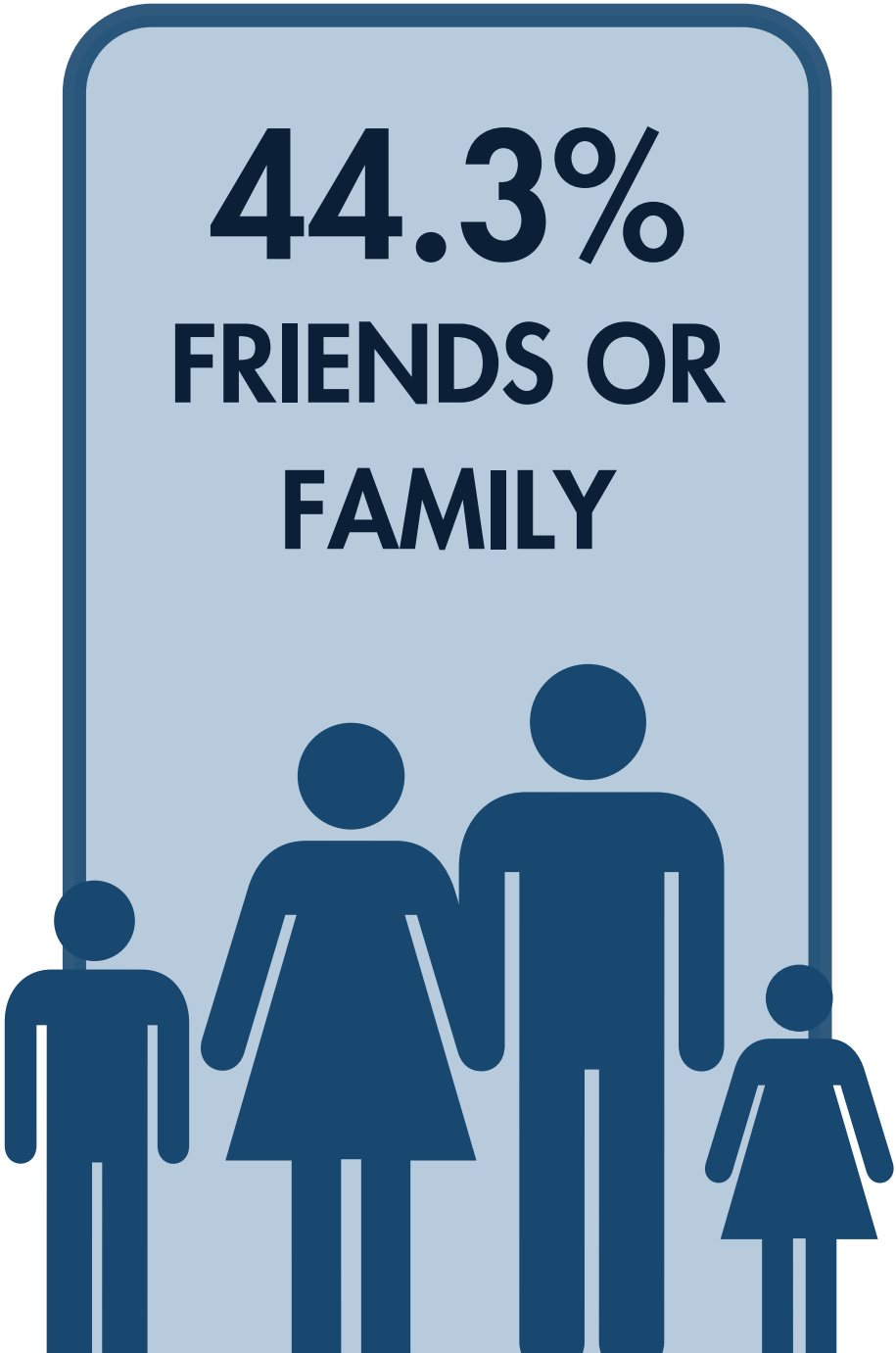
**WHAT COULD
HAVE HELPED?**

**WHAT DOES LIFE
LOOK LIKE NOW?**





WHEN LAST HOUSED, WHAT WAS THEIR HOUSING SITUATION?





LIFE BEFORE
HOMELESSNESS

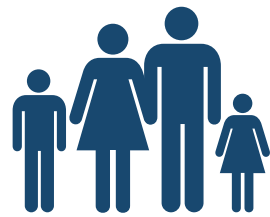
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WAS THEIR NAME ON THE MORTGAGE, LEASE OR RENTAL AGREEMENT?



STAYING W/FRIENDS OR FAMILY

44.3%



RENTING
(APARTMENT, HOUSE, ROOM)

37.3%



HOMEOWNER

6.3%

YES: 36.5%

LEASE OR
RENTAL
AGREEMENT

NO: 61.6%

YES: 75.5%

MORTGAGE

NO: 24.5%





LIFE BEFORE
HOMELESSNESS

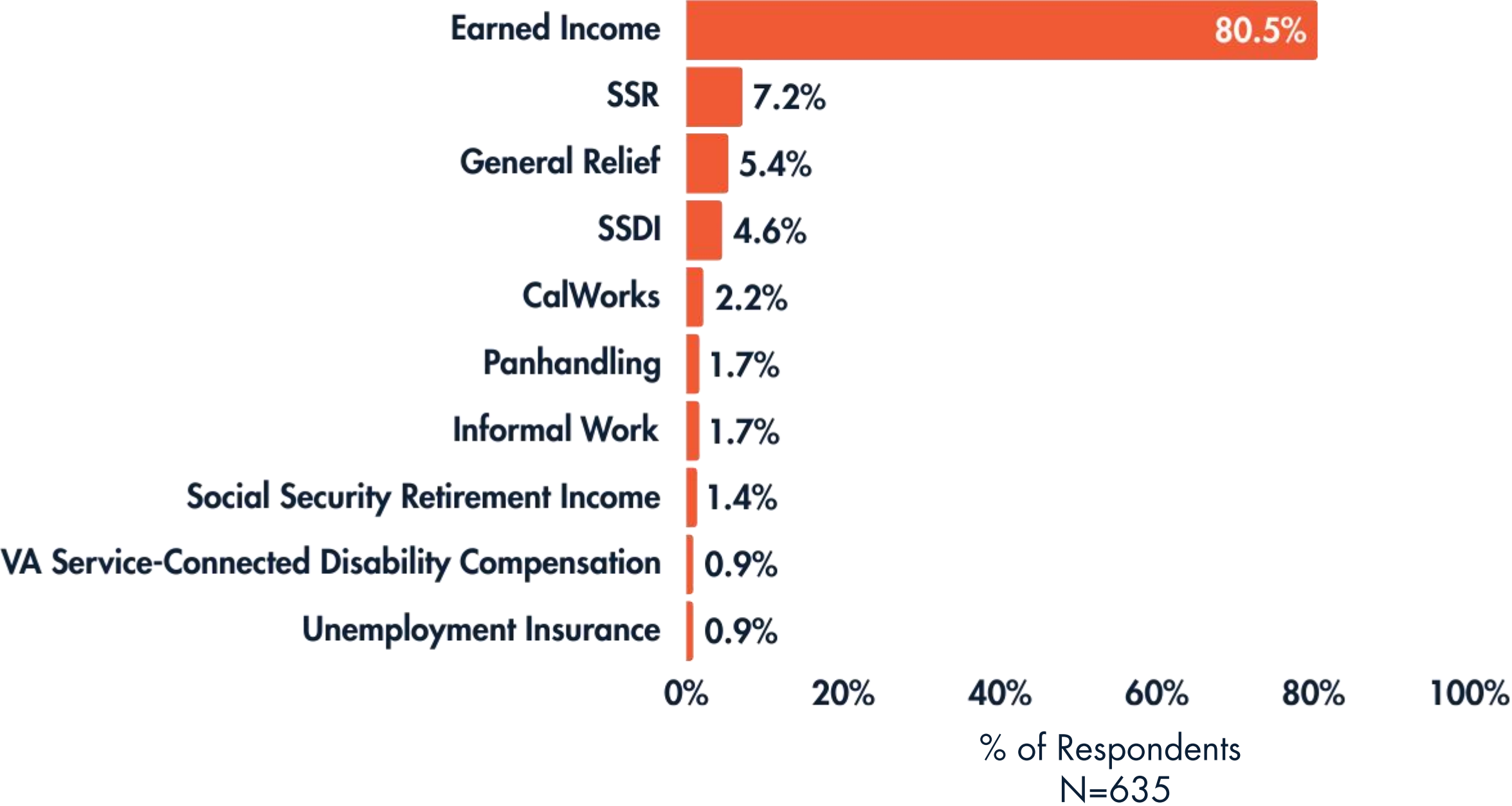
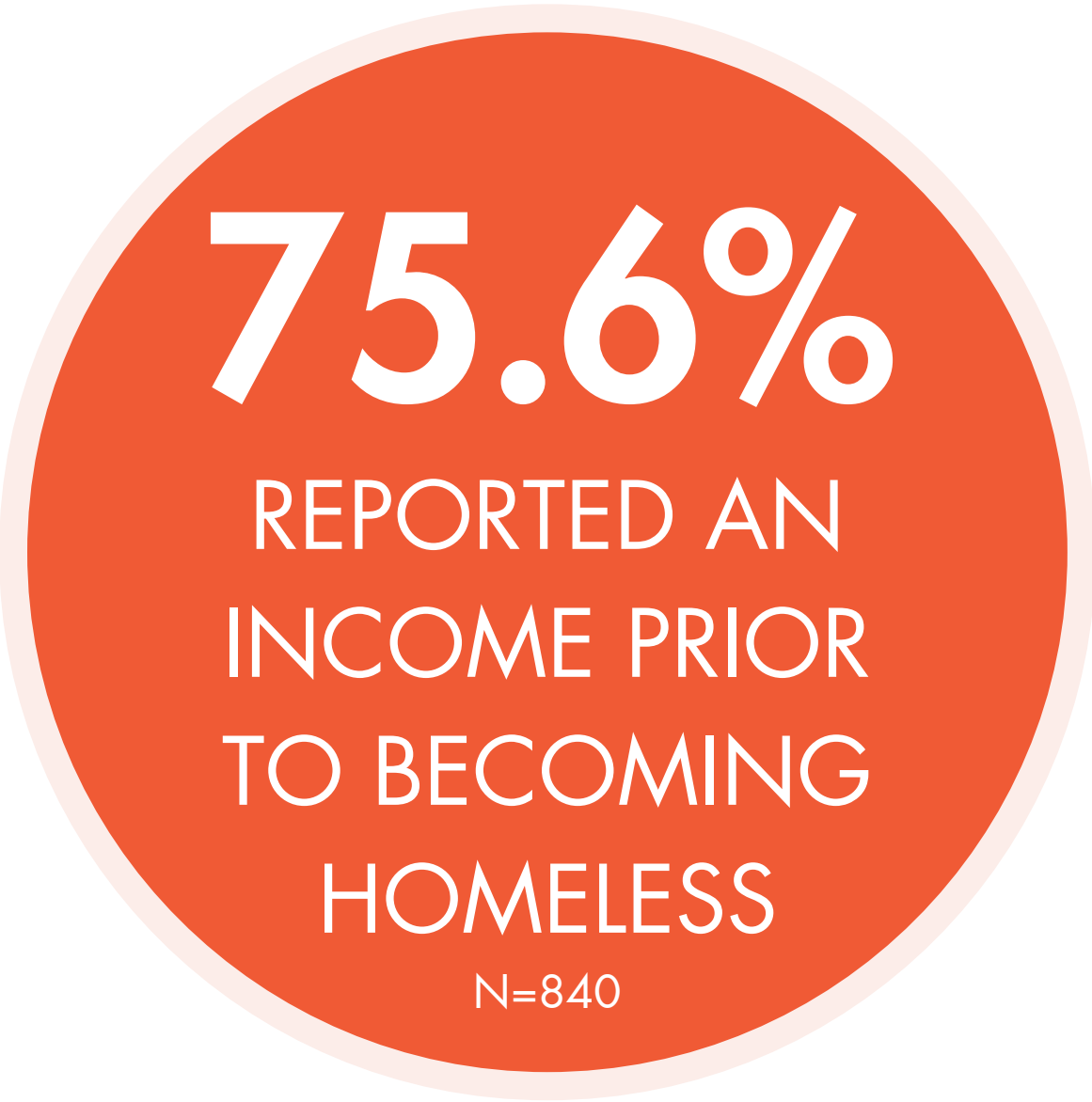
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WHAT WAS THEIR SOURCE OF INCOME?





LIFE BEFORE
HOMELESSNESS

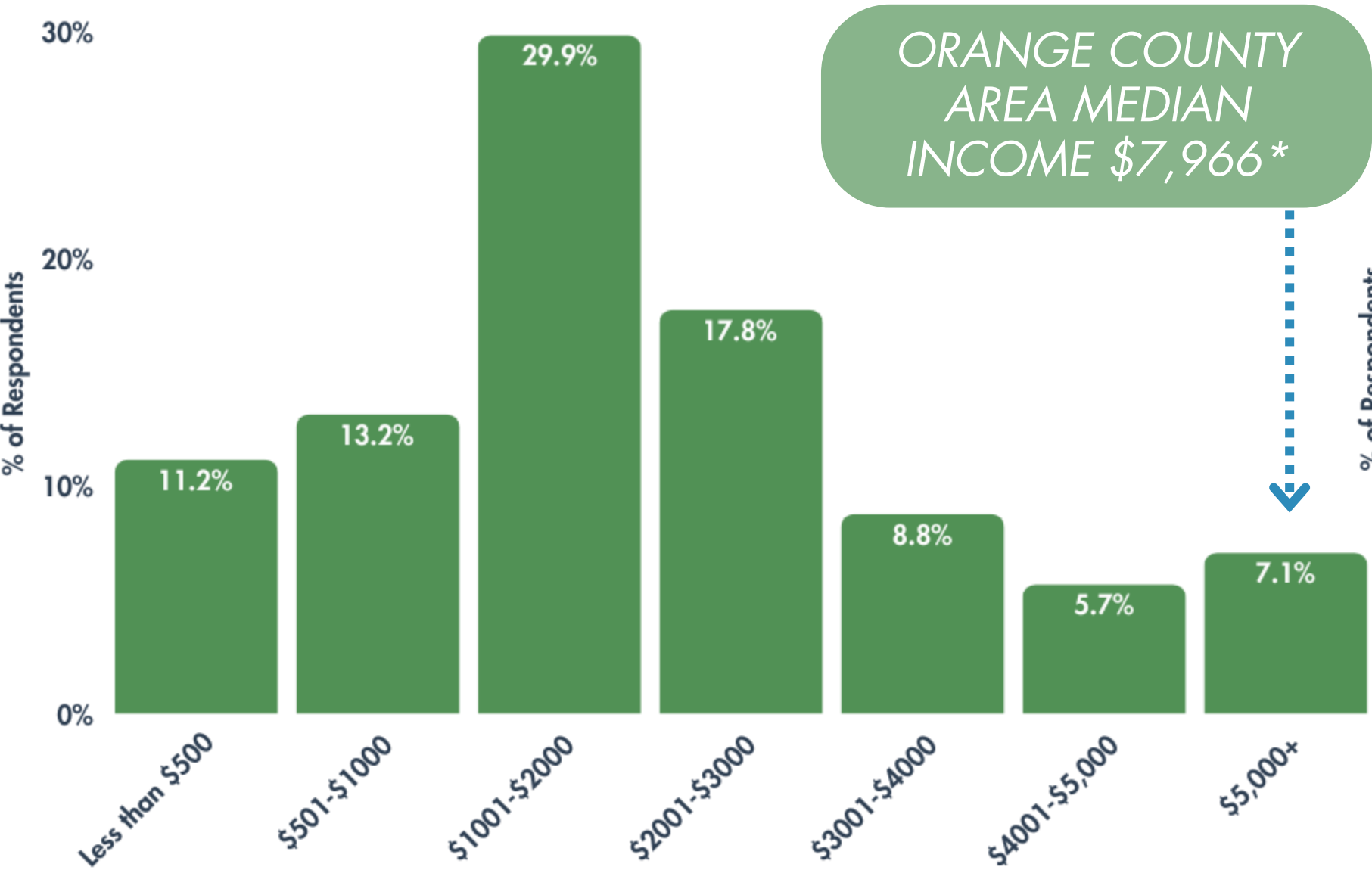
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

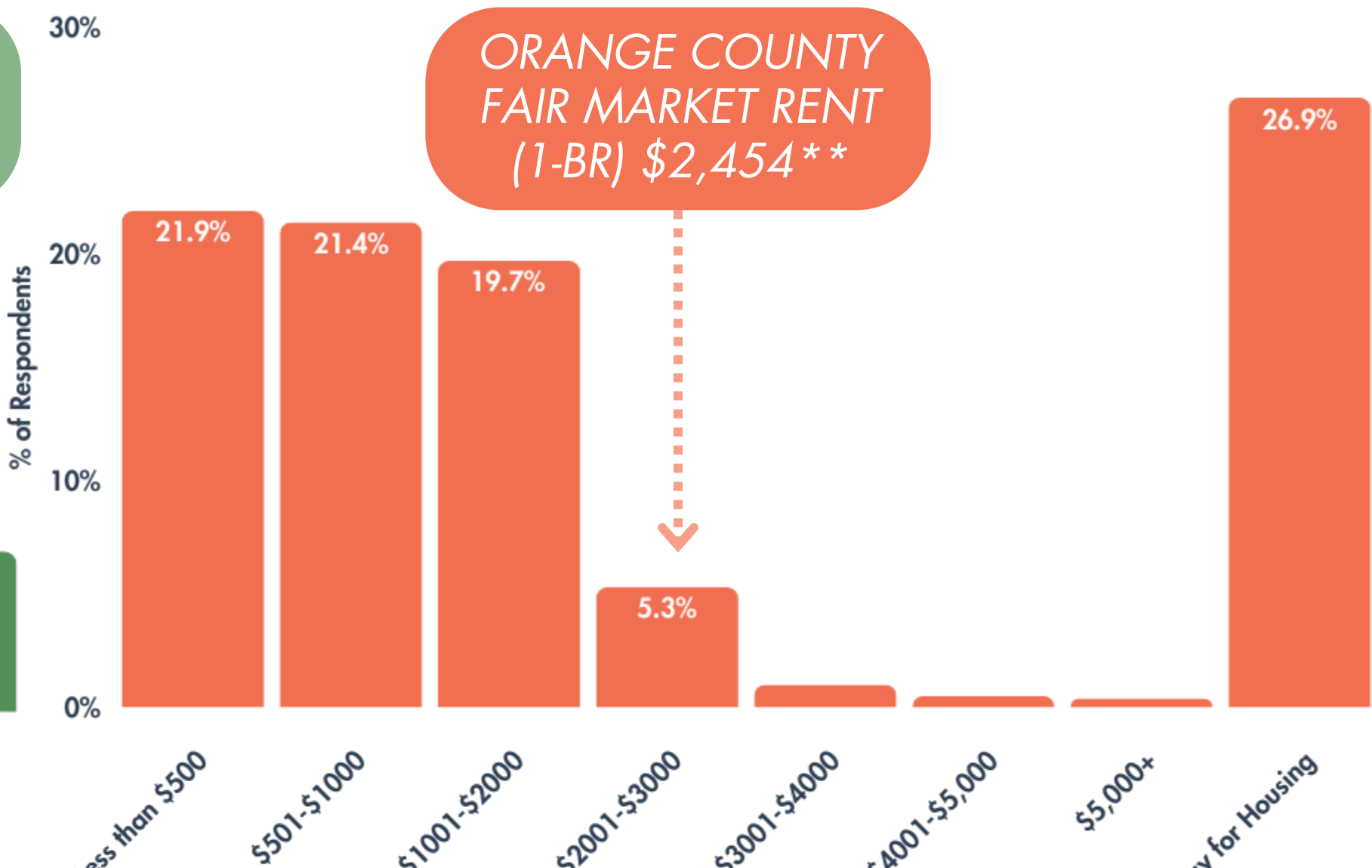
WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

HOW MUCH DID THEY MAKE?



HOW MUCH DID THEY PAY?



APPROXIMATE MONTHLY GROSS INCOME N = 635

APPROXIMATE MONTHLY HOUSING PAYMENT N = 840

*2025 Area Median Income for a 1-person household is \$95,000
**2025 Fair Market Rent for A 1BR according to HUD





LIFE BEFORE
HOMELESSNESS

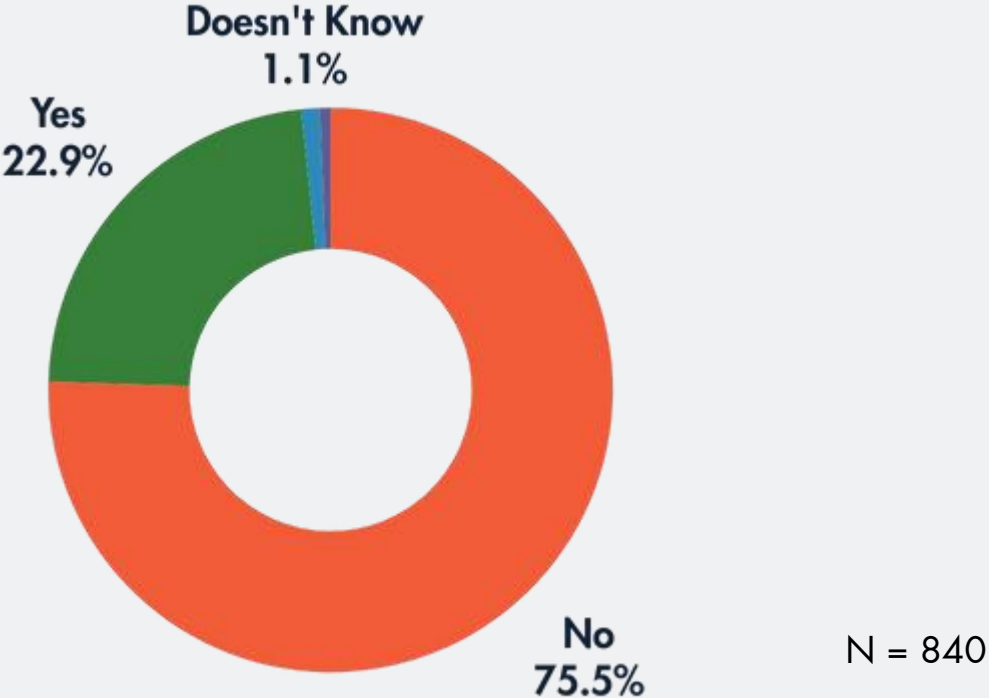
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

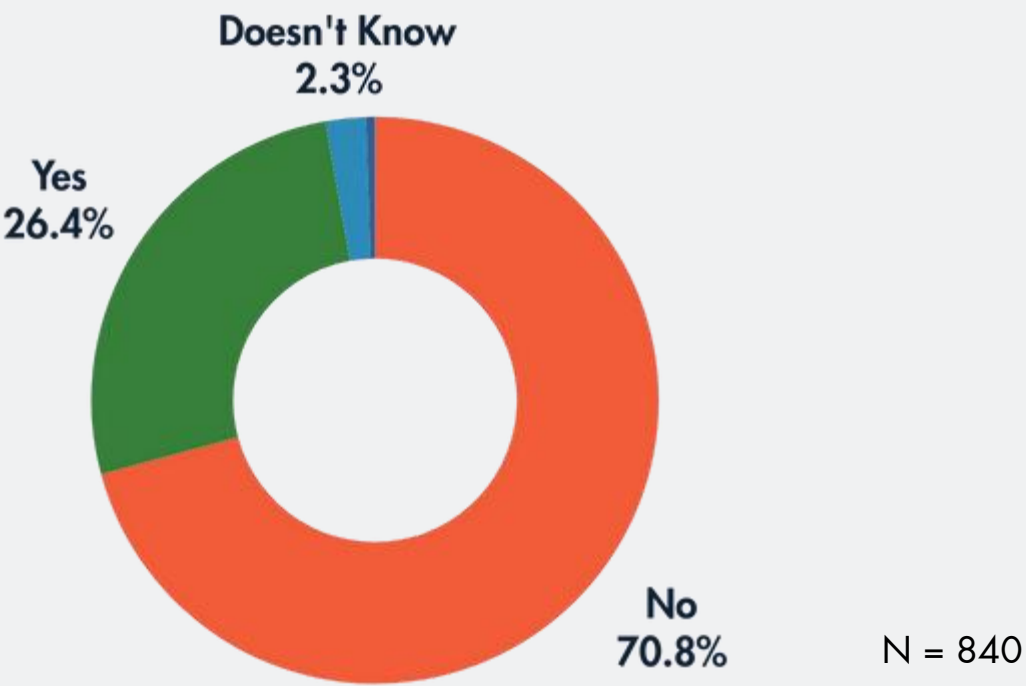
DID THEY HAVE SAVINGS?



SAVINGS IN A TYPICAL MONTH	% OF RESPONDENTS
Less than \$500	35.9%
\$501-\$1000	17.7%
\$1001-\$5000	20.3%
More than \$5,000	20.3%
Doesn't Know	5.2%
Declined to Answer	0.2%

N = 192

DID THEY HAVE DEBT?



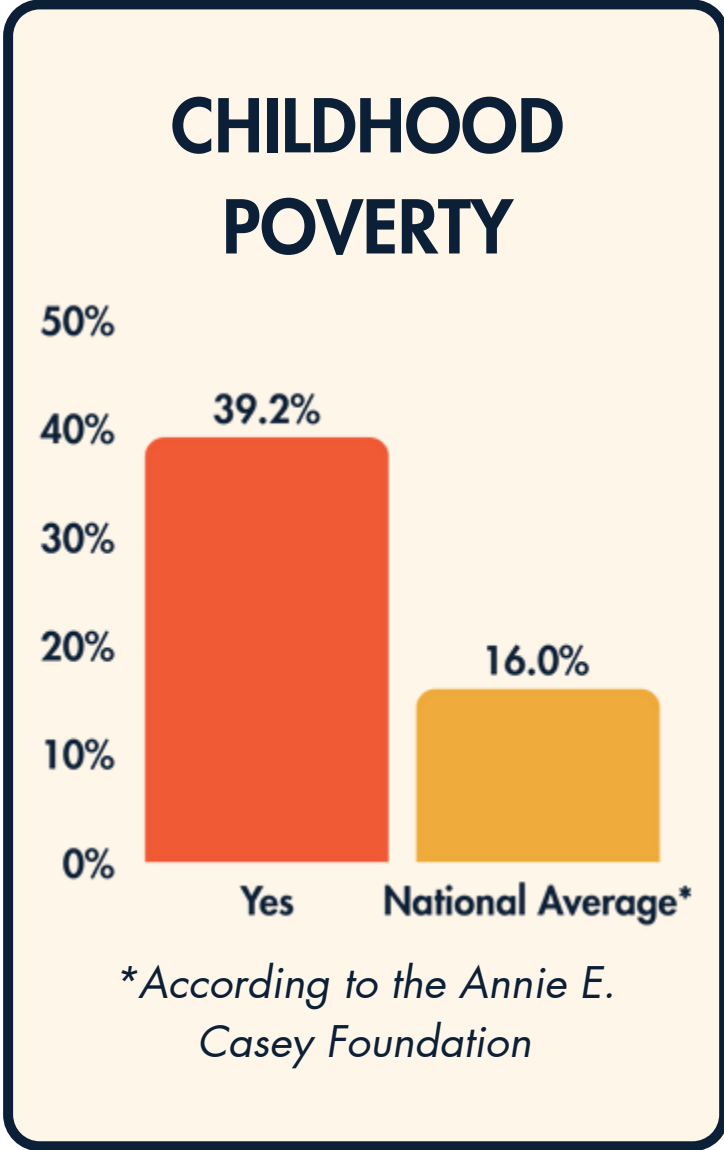
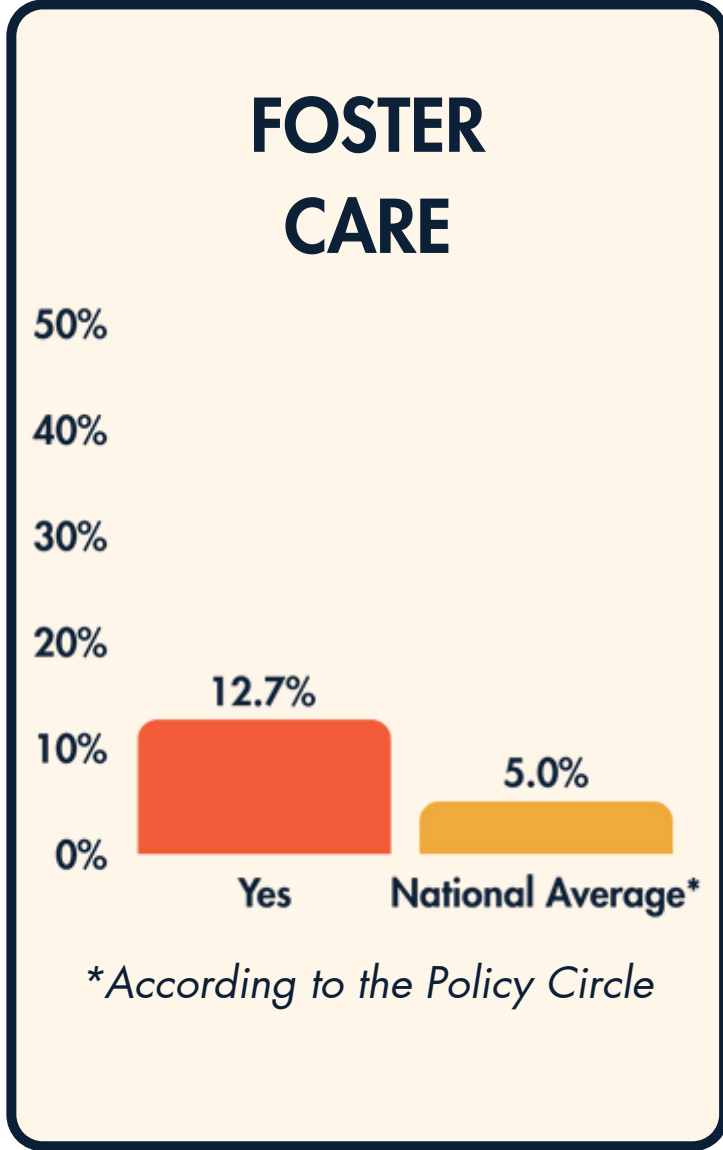
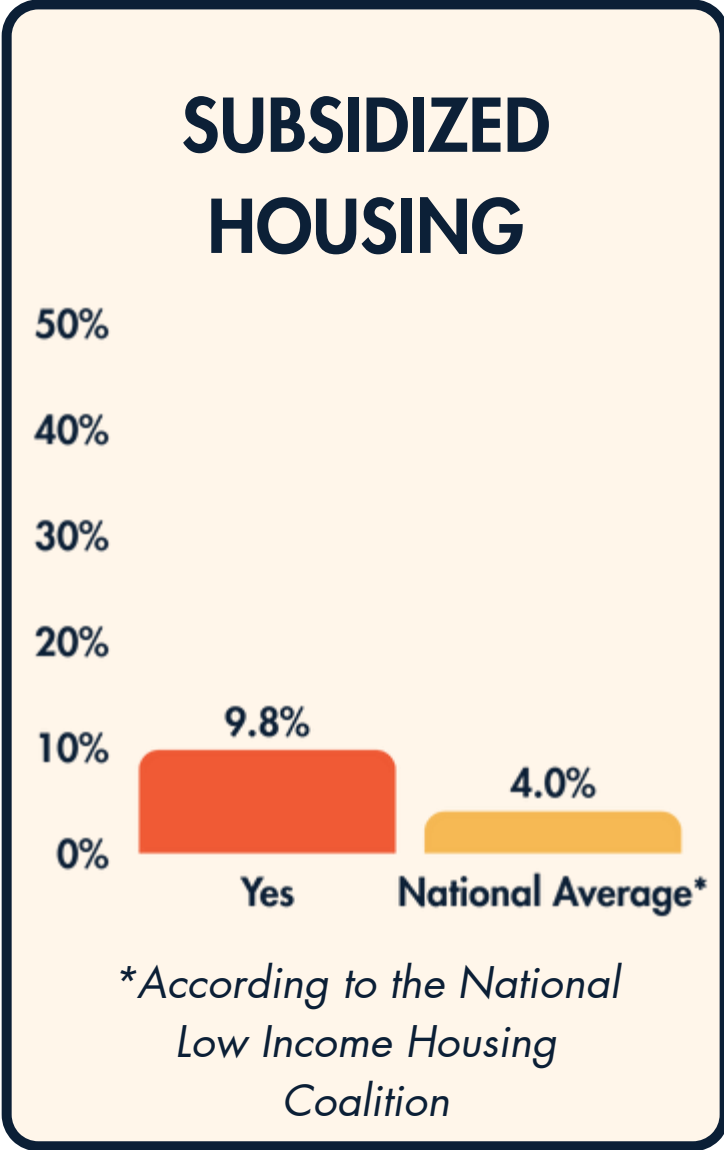
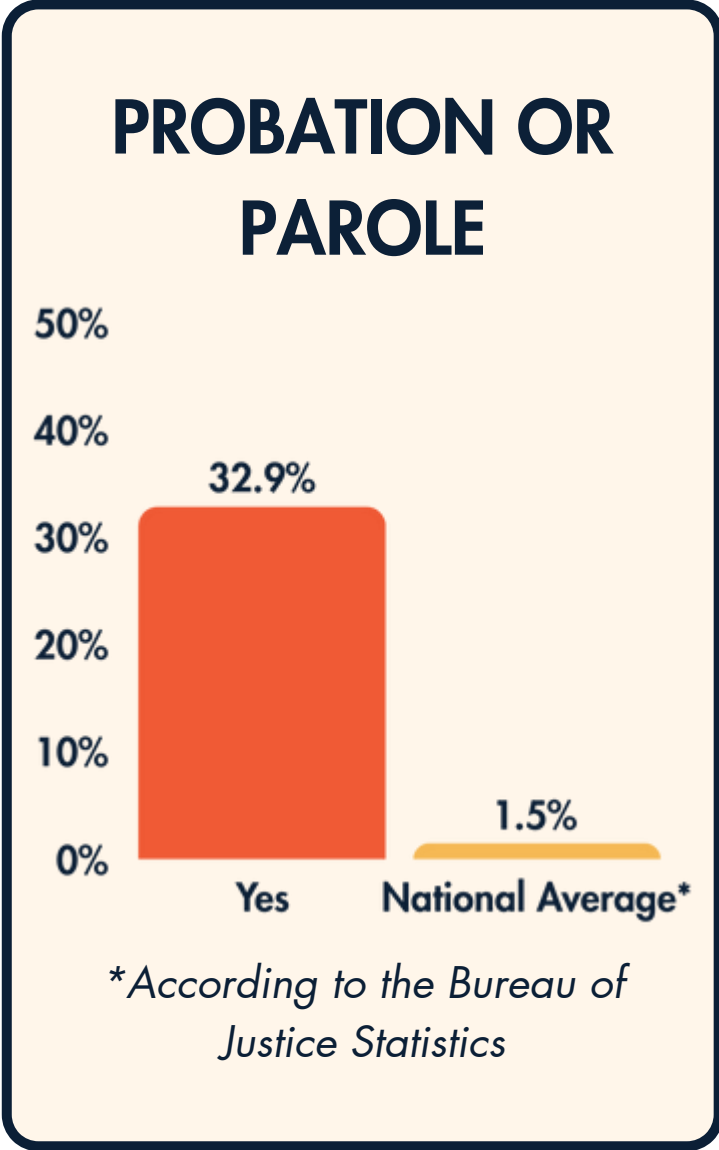
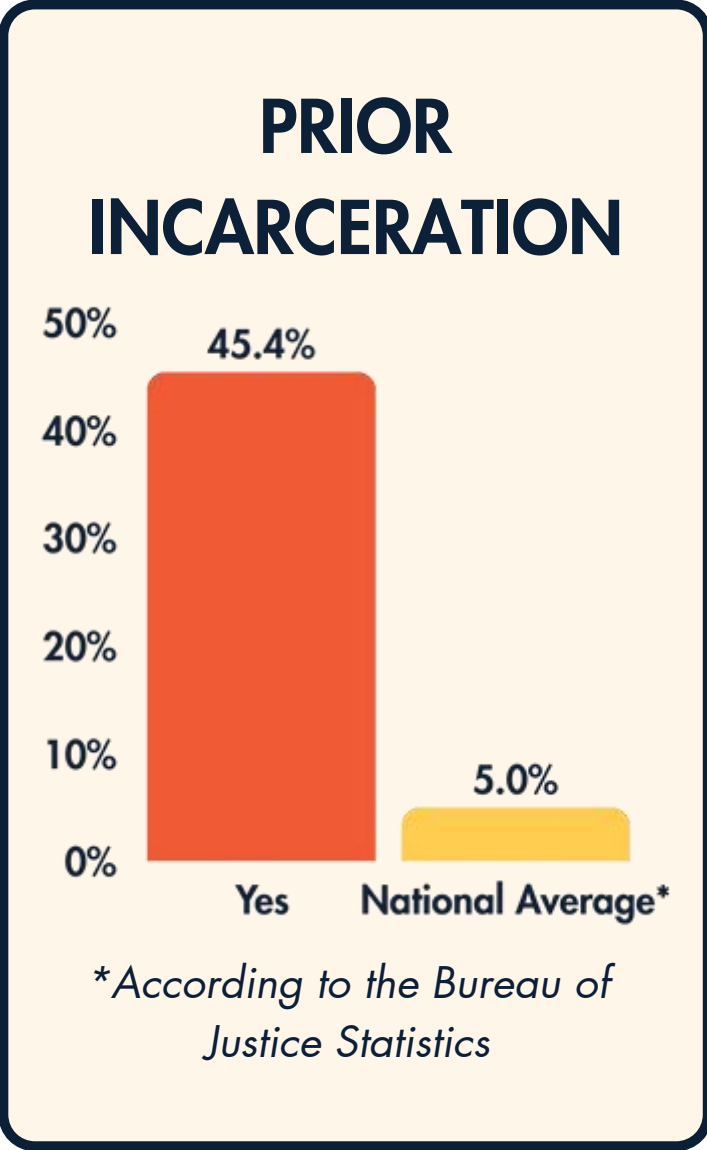
TYPE(S) OF REPORTED DEBT*	% OF RESPONDENTS
Credit Card Debt	60.4%
Personal Loans	25.2%
Medical Bills	22.5%
Student Loans	14.0%
Housing-Related Debt	11.3%

* Respondents selected all that apply; N = 222





WHO ARE THEY? (PAST PERSONAL EXPERIENCES)



N = 840





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WHO ARE THEY? (SELF-REPORTED DISABLING CONDITIONS)



8.0%

REPORTED BEING DIAGNOSED
WITH A **COGNITIVE DISABILITY** PRIOR
TO BECOMING HOMELESS



14.8%

REPORTED BEING DIAGNOSED WITH
AN **EMOTIONAL OR BEHAVIORAL
DISABILITY** PRIOR TO BECOMING
HOMELESS



17.4%

REPORTED BEING DIAGNOSED
WITH A **PHYSICAL DISABILITY** PRIOR
TO BECOMING HOMELESS





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

HAD THEY EXPERIENCED **ONE OR MORE** TRAUMATIC EVENTS THAT IMPACTED THEIR LIFE?

NO
23.6%

YES
72.5%

NEARLY $\frac{3}{4}$ STATED
TRAUMATIC EVENTS PLAYED
A ROLE IN THEIR HOMELESSNESS





LIFE BEFORE
HOMELESSNESS

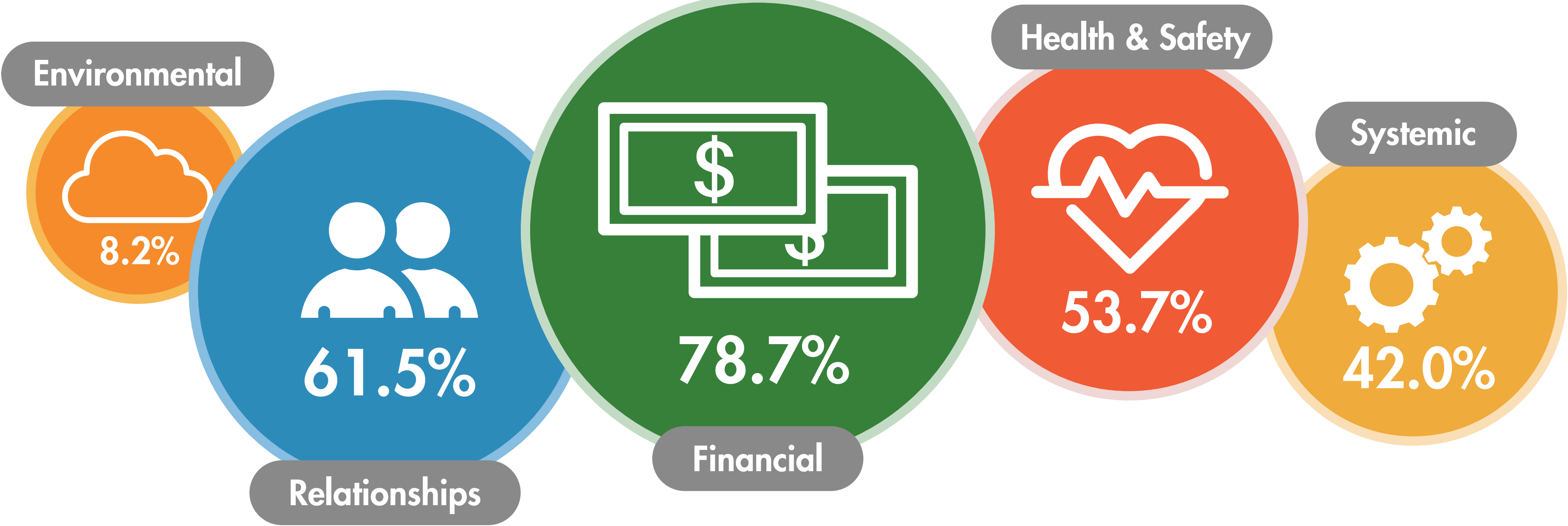
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

FACTORS THAT CONTRIBUTED TO HOMELESSNESS



**Respondents selected all that apply; N=840*





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

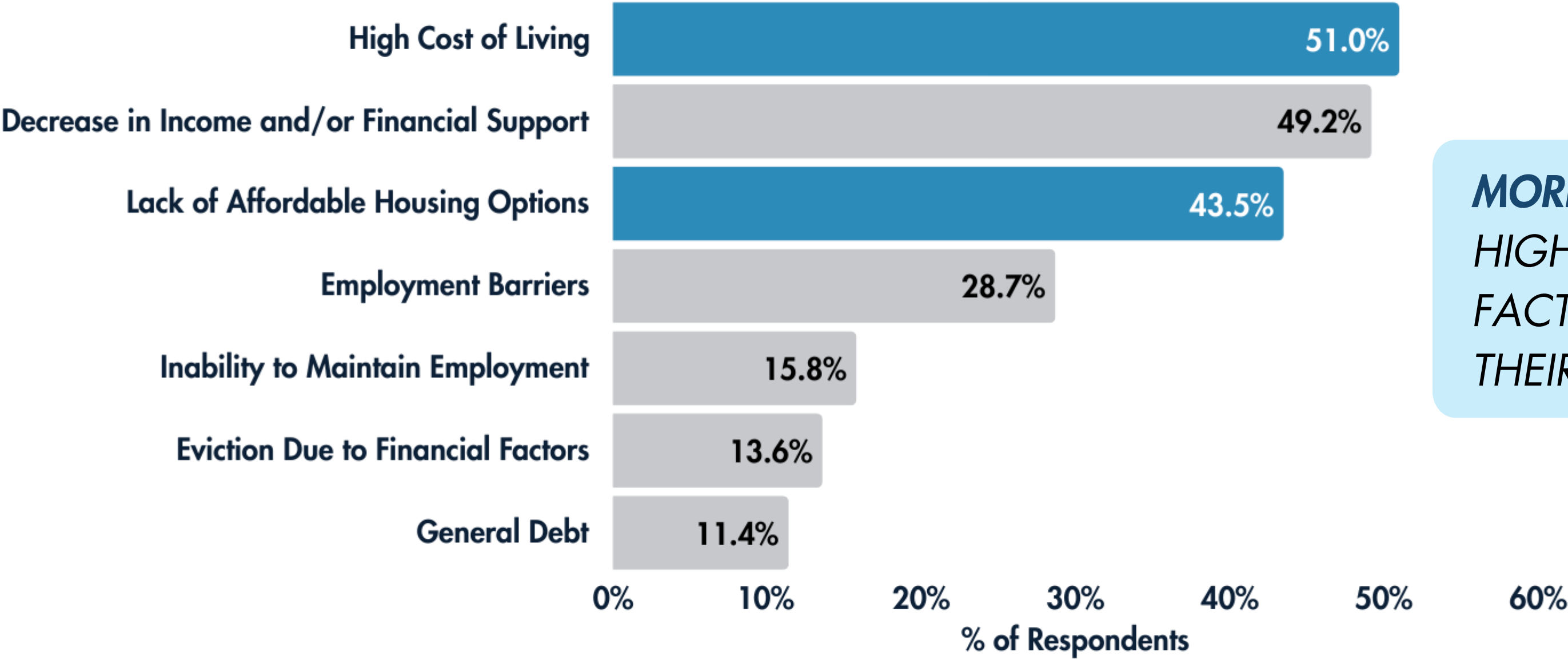
WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

FINANCIAL FACTORS

MOST CITED FINANCIAL DRIVERS OF HOMELESSNESS



***MORE THAN HALF** POINTED TO HIGH COST OF LIVING AS A FACTOR THAT CONTRIBUTED TO THEIR HOMELESSNESS.*

*Respondents selected all that apply; N=840





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

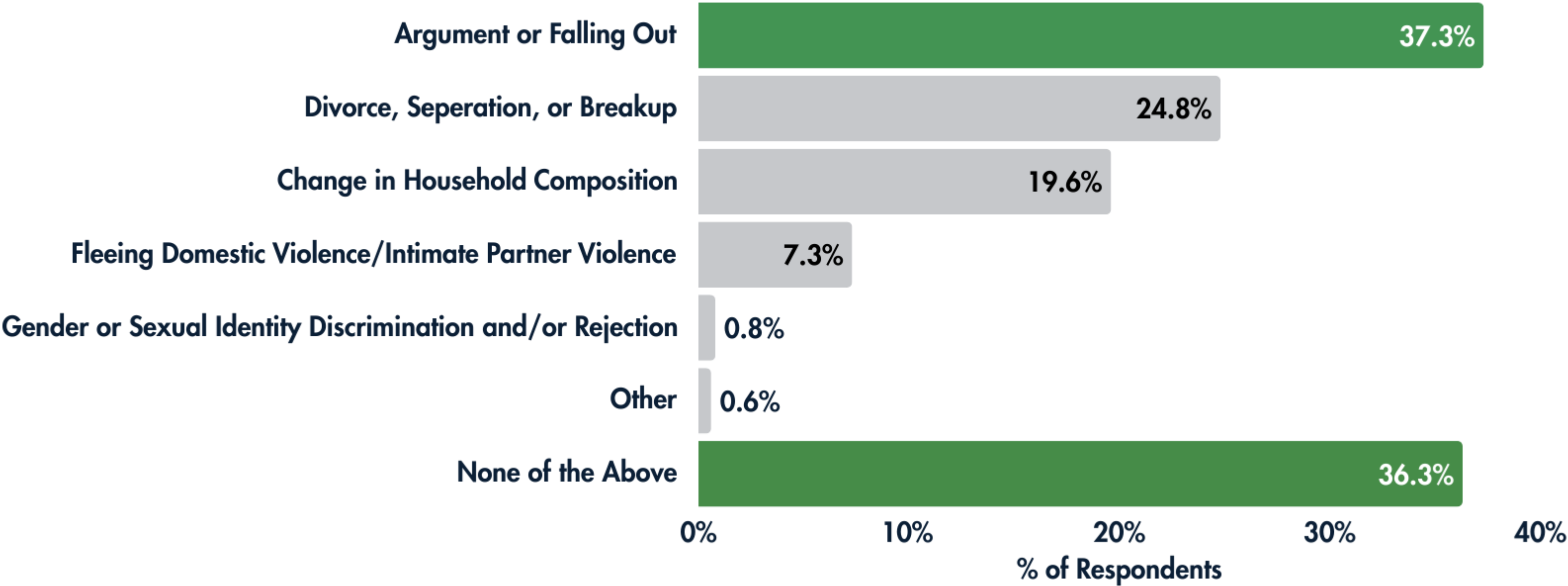
WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

RELATIONSHIP FACTORS

MOST CITED RELATIONSHIP-RELATED DRIVERS OF HOMELESSNESS



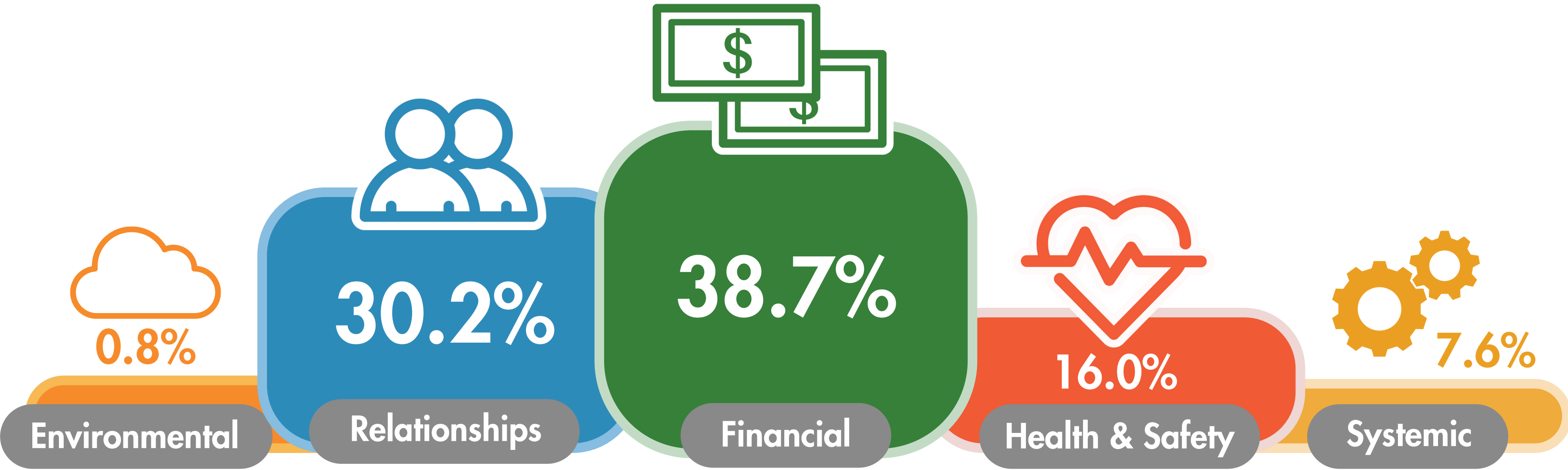
*Respondents selected all that apply; N=840





LIFE BEFORE HOMELESSNESS HOW DID THEY BECOME HOMELESS? WHAT DID THEY DO TO AVOID IT? WHAT COULD HAVE HELPED? WHAT DOES LIFE LOOK LIKE NOW?

WHICH FACTOR PLAYED THE BIGGEST ROLE IN THEIR HOMELESSNESS EXPERIENCE?



*Respondents were asked to **select one**; N=840





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

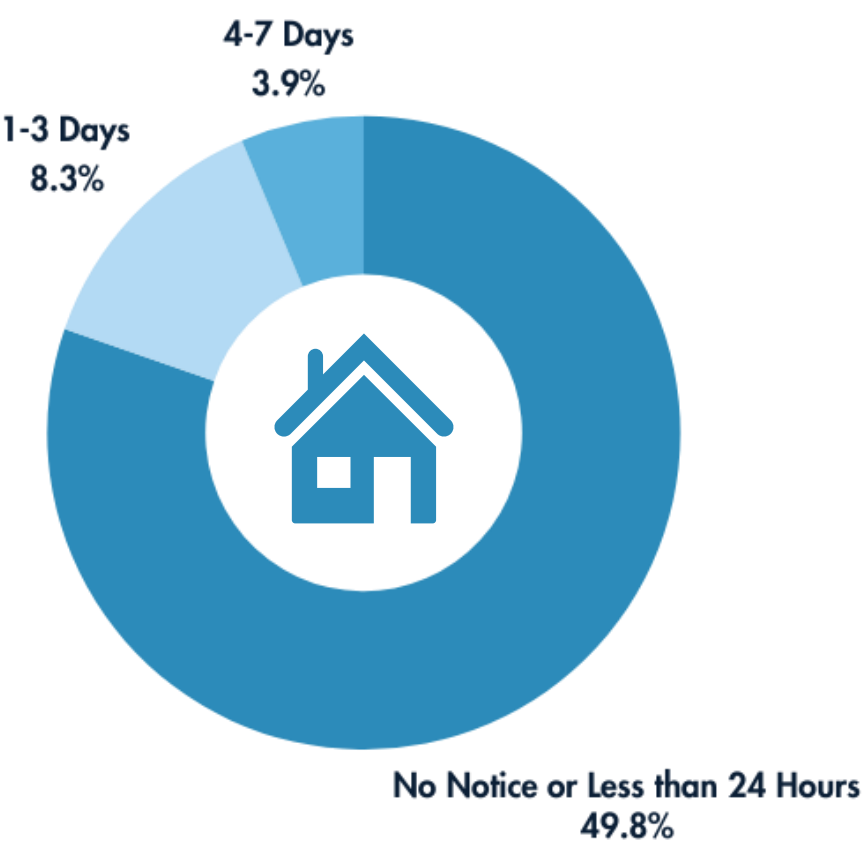
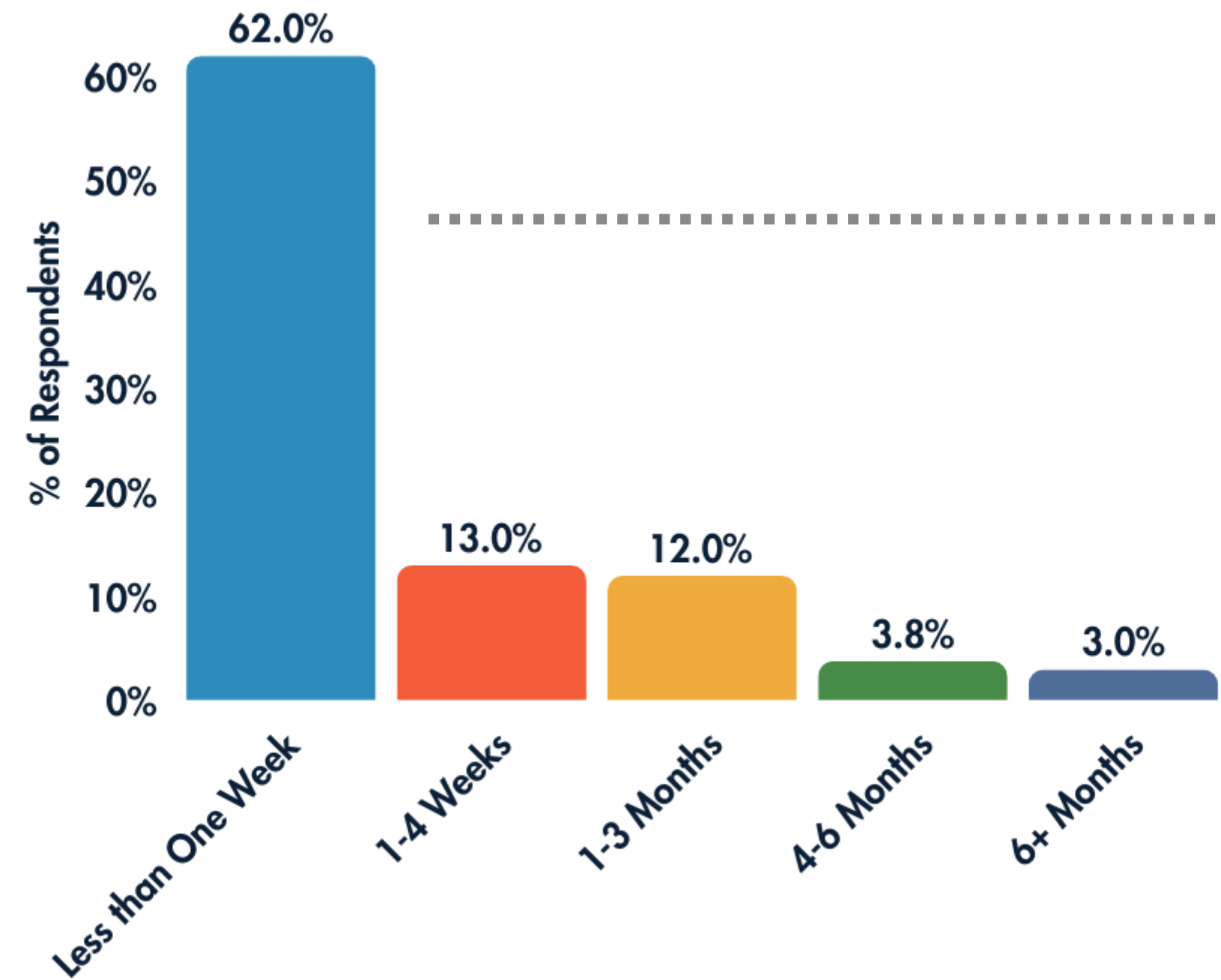
WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

HOW MUCH NOTICE DID THEY RECEIVE?

Less than One Week (Expanded)



NEARLY 50% OF RESPONDENTS WHO REPORTED RECEIVING NOTICE LESS THAN A WEEK PRIOR TO BECOMING HOMELESS WERE STAYING WITH FAMILY AND FRIENDS.





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

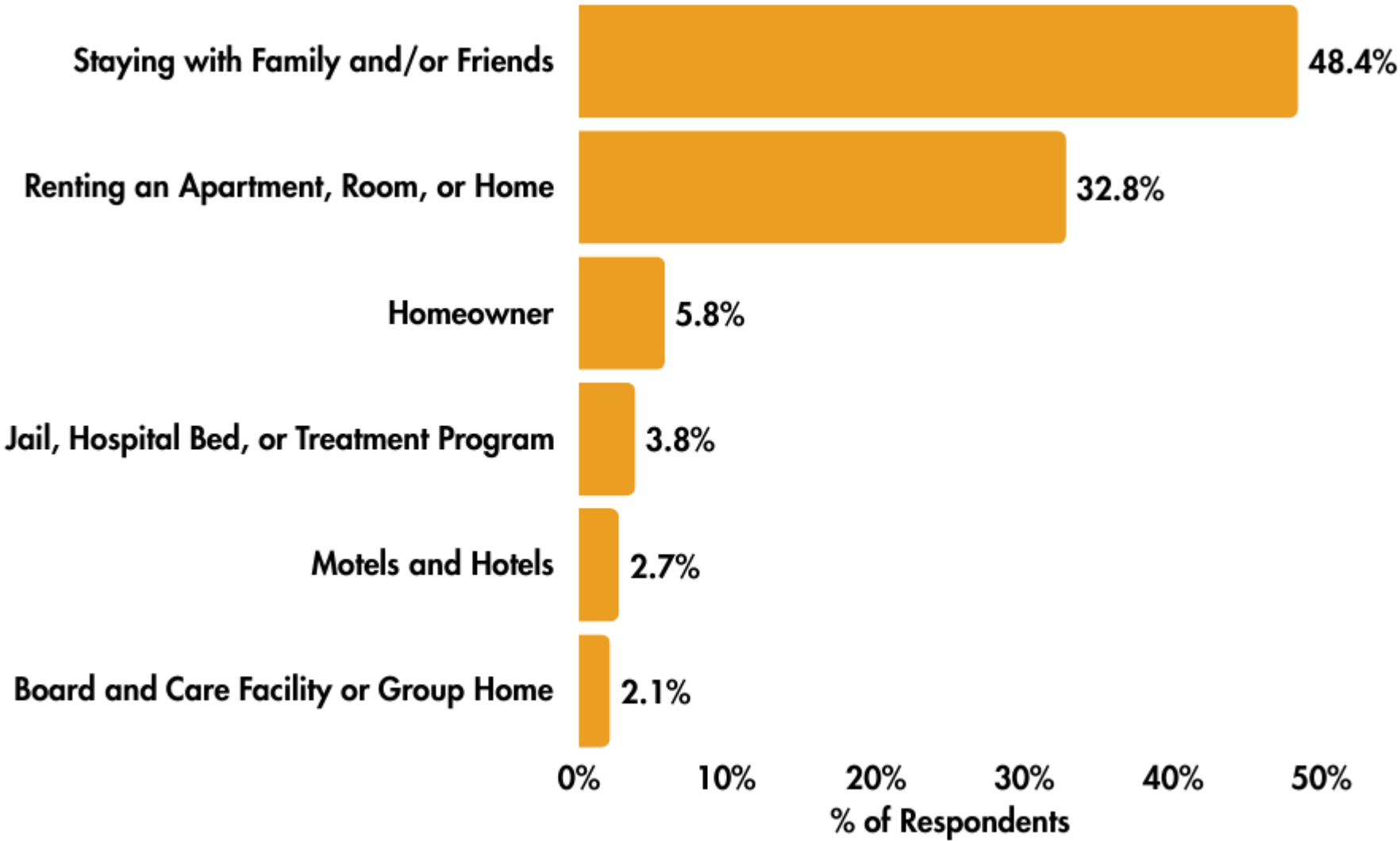
WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

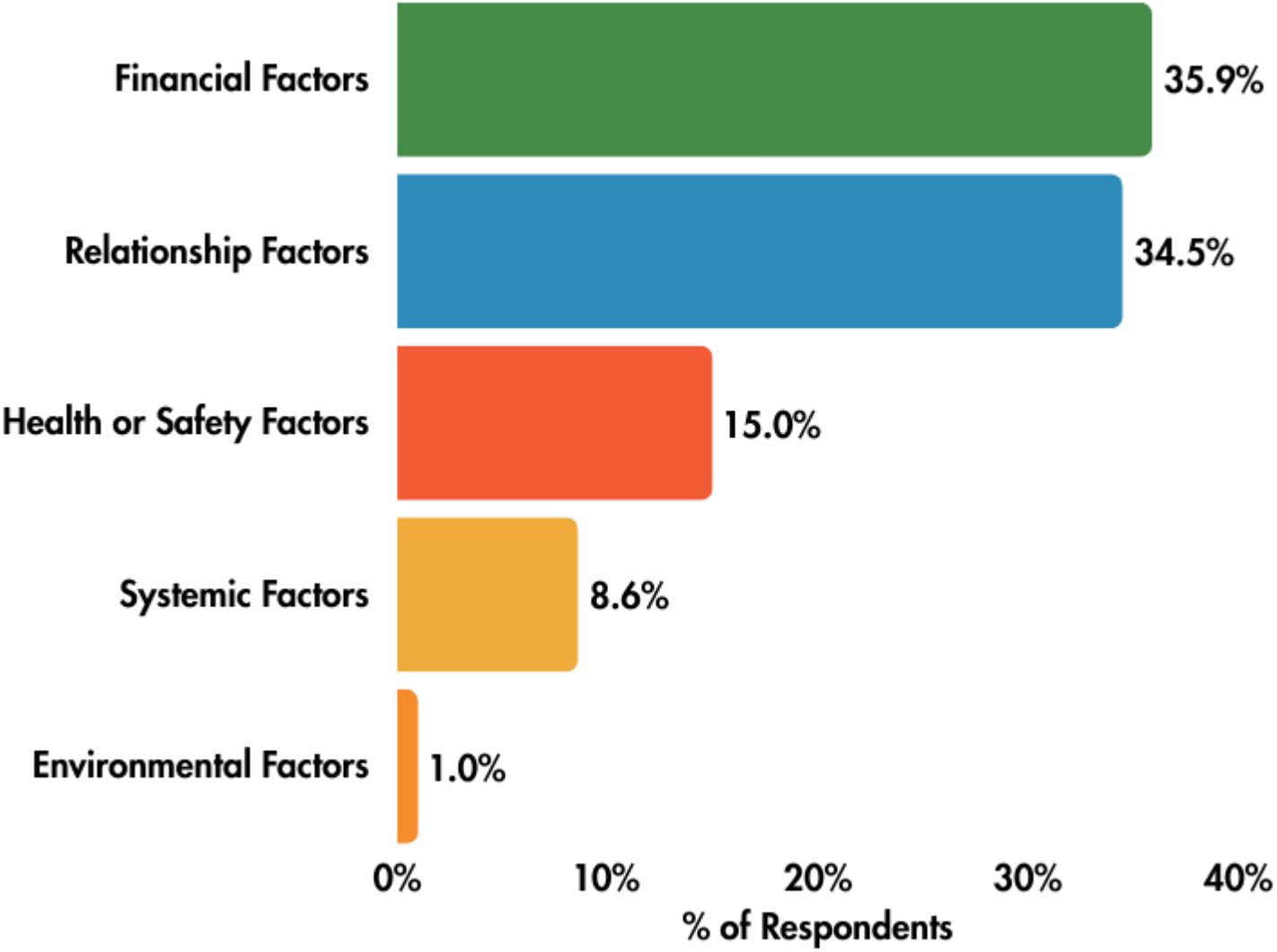


FOR THOSE WHO RECEIVED LESS THAN 1 WEEK NOTICE...

Where Did They Live?

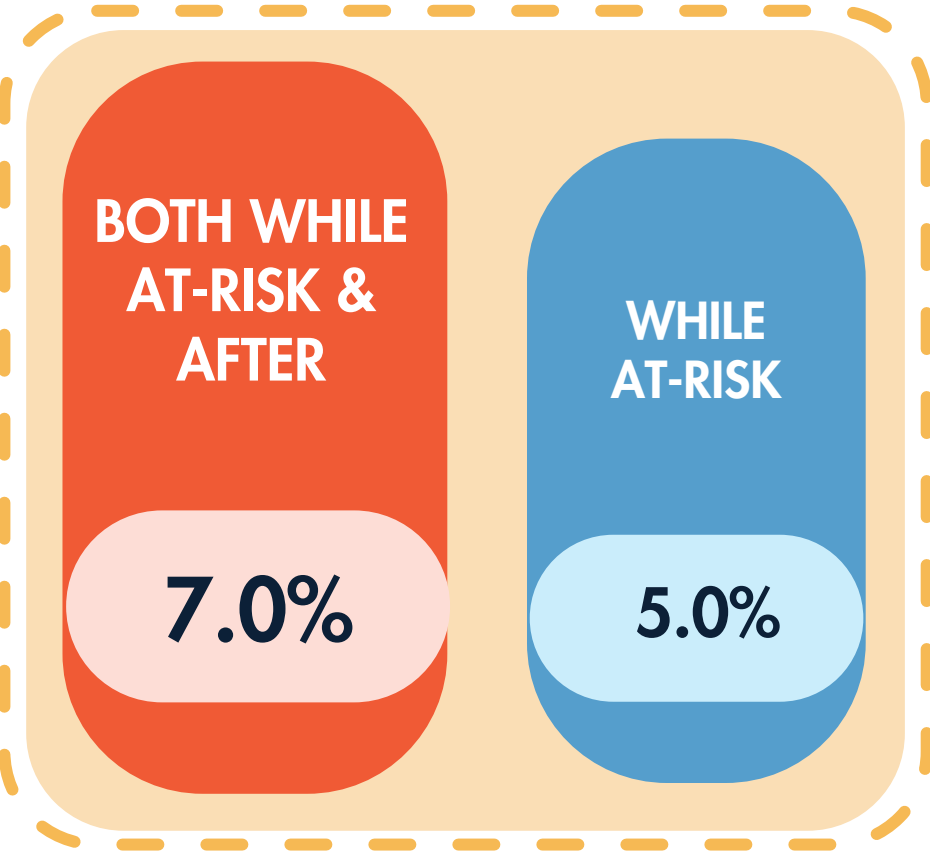
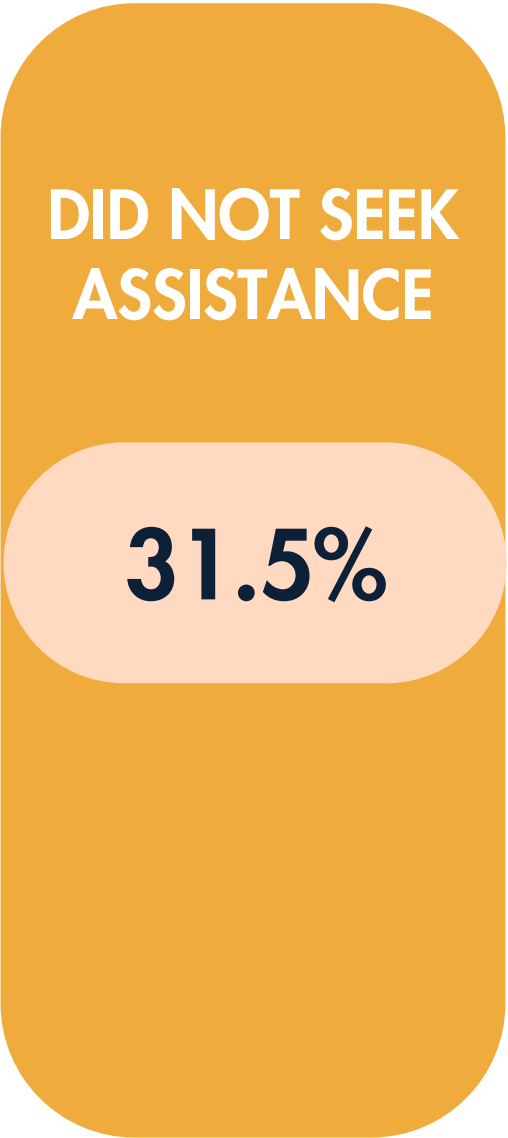
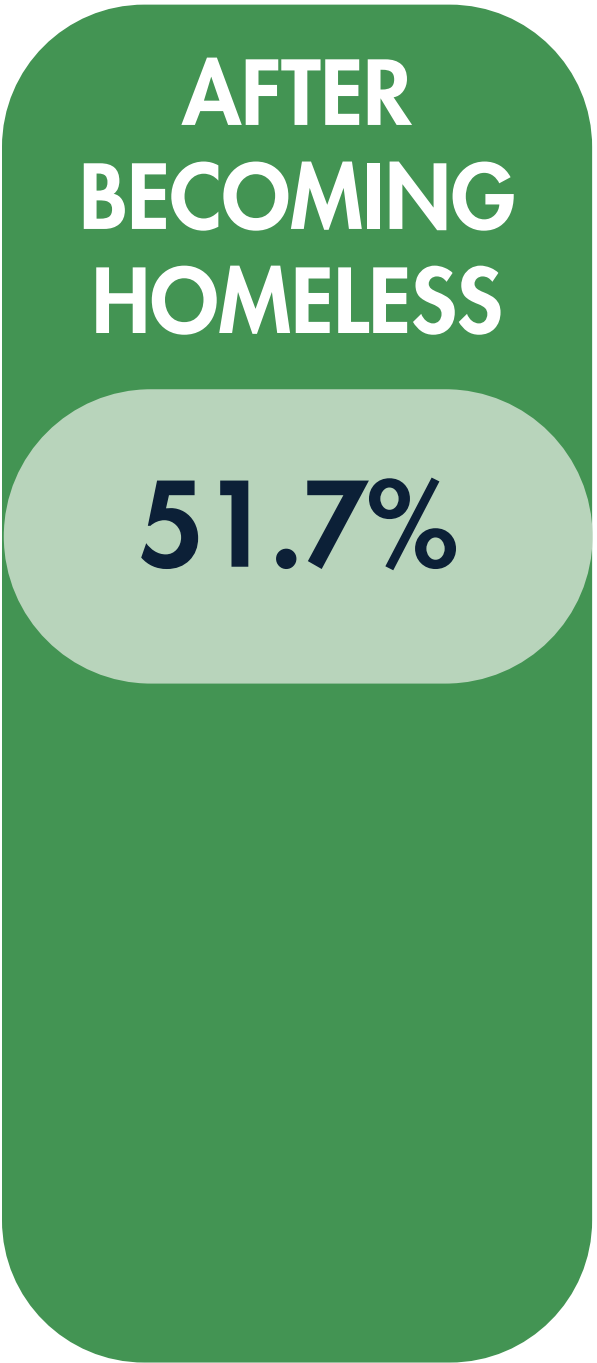


Main Factor Contributing to Homelessness



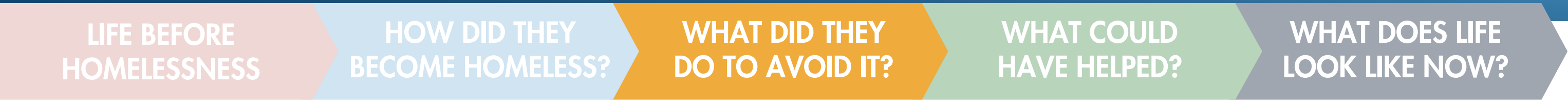


DID THEY SEEK HELP TO PREVENT IT?

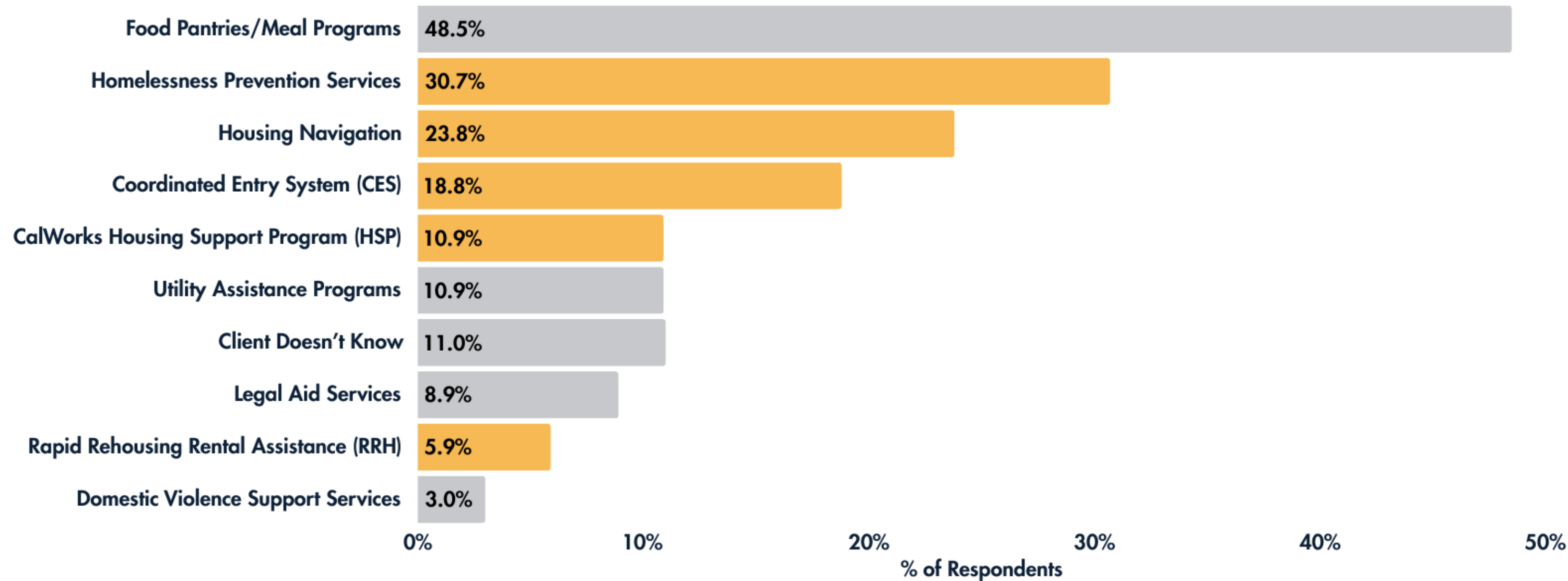


*Respondents were asked to **select one**; N=840





IF THEY SOUGHT HELP, WHAT HELP DID THEY RECEIVE?



**Respondents selected all that apply; N=101*





LIFE BEFORE
HOMELESSNESS

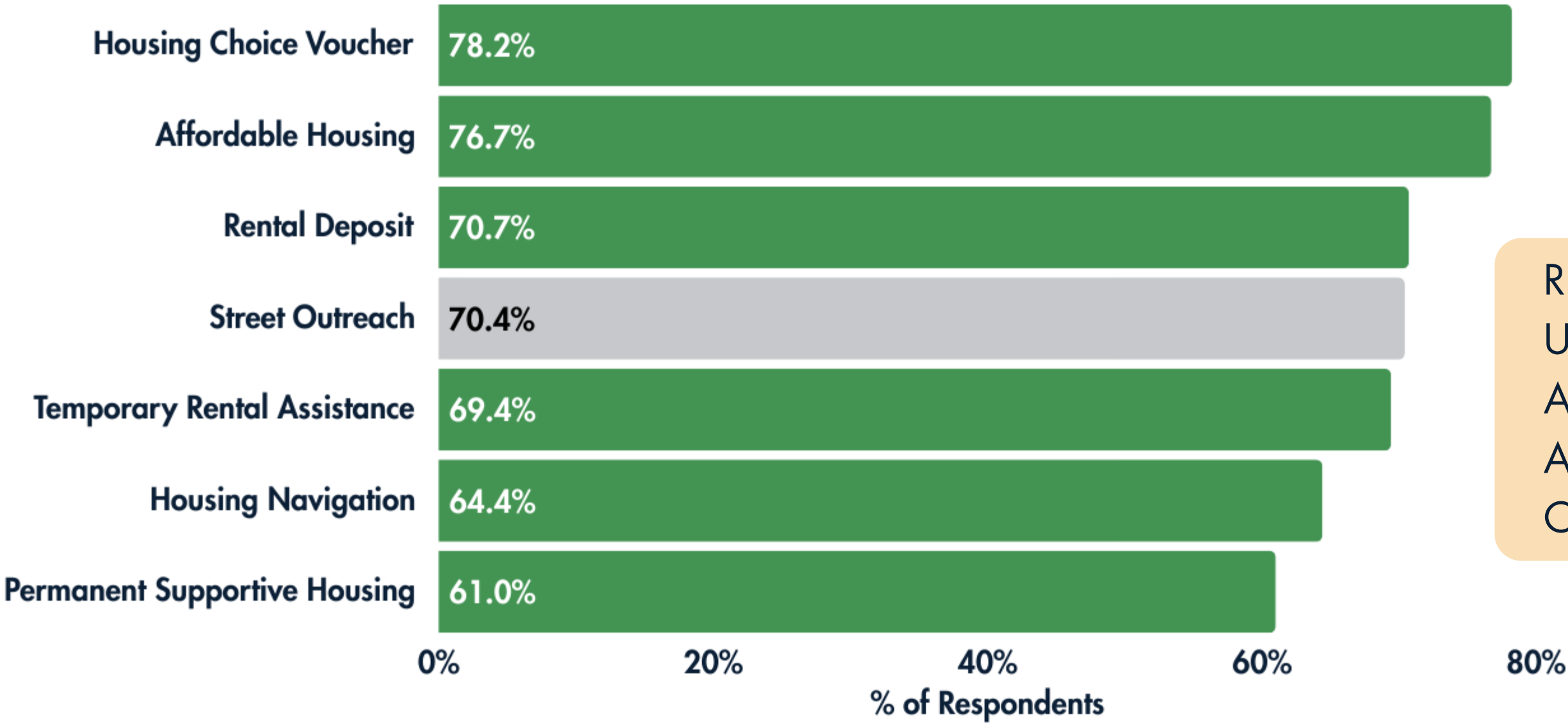
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WHAT DO THEY BELIEVE COULD HAVE HELPED IMPROVE THEIR CHANCES OF REMAINING HOUSED OR SECURING HOUSING?



RESPONSES **OVERWHELMINGLY** UNDERSCORE THE IMPORTANCE OF ASSISTANCE WITH RENT PAYMENTS OR ACCESS TO AFFORDABLE HOUSING OPTIONS.

*Respondents selected all that apply; N=840





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

IF “TEMPORARY RENTAL ASSISTANCE” COULD HAVE HELPED...
**HOW MANY MONTHS OF TEMPORARY RENTAL ASSISTANCE WOULD HAVE
BEEN NEEDED TO ACHIEVE HOUSING STABILITY?**



12 MONTHS +

- 31.6% OF RESPONDENTS INDICATED 12 MONTHS OR MORE OF RENTAL ASSISTANCE WOULD BE NEEDED TO ACHIEVE HOUSING STABILITY.

6 MONTHS OR LESS

39.1% OF RESPONDENTS BELIEVED THAT UP TO HALF A
YEAR OF SUPPORT COULD HAVE HELPED.

N=583





LIFE BEFORE
HOMELESSNESS

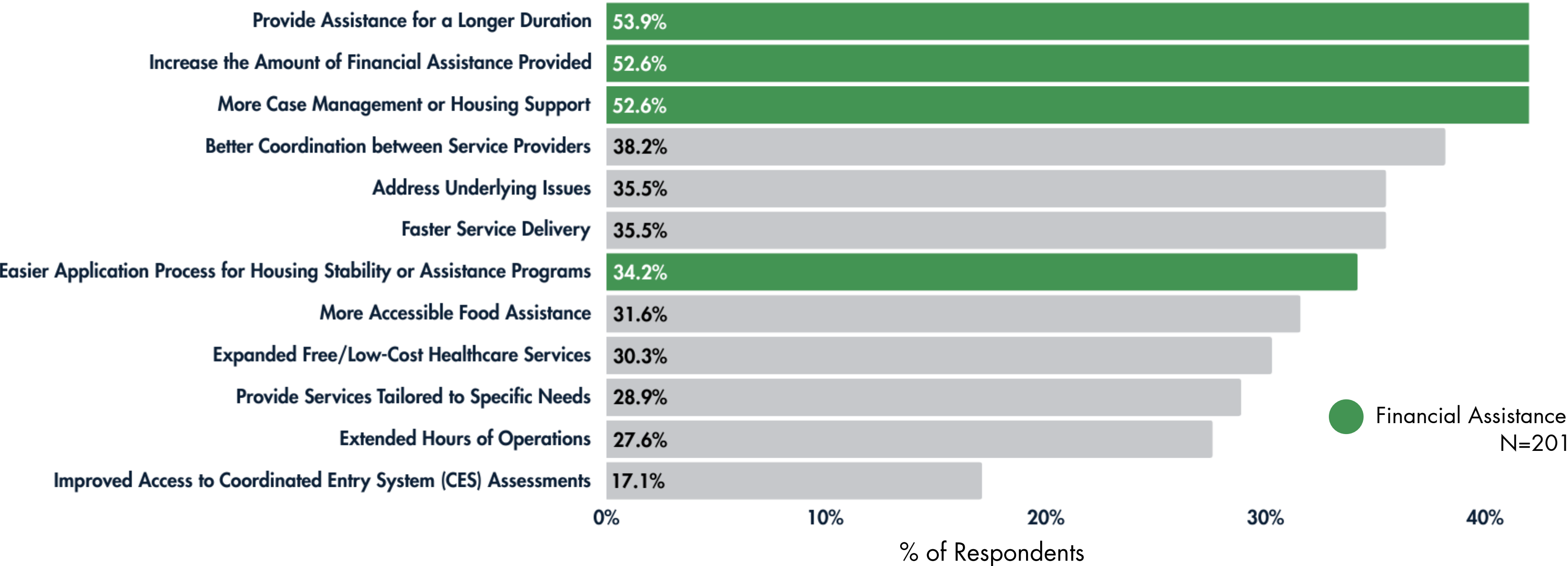
HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WHAT COULD HAVE HELPED THEM STAY HOUSED RATHER THAN JUST DELAY HOMELESSNESS?





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

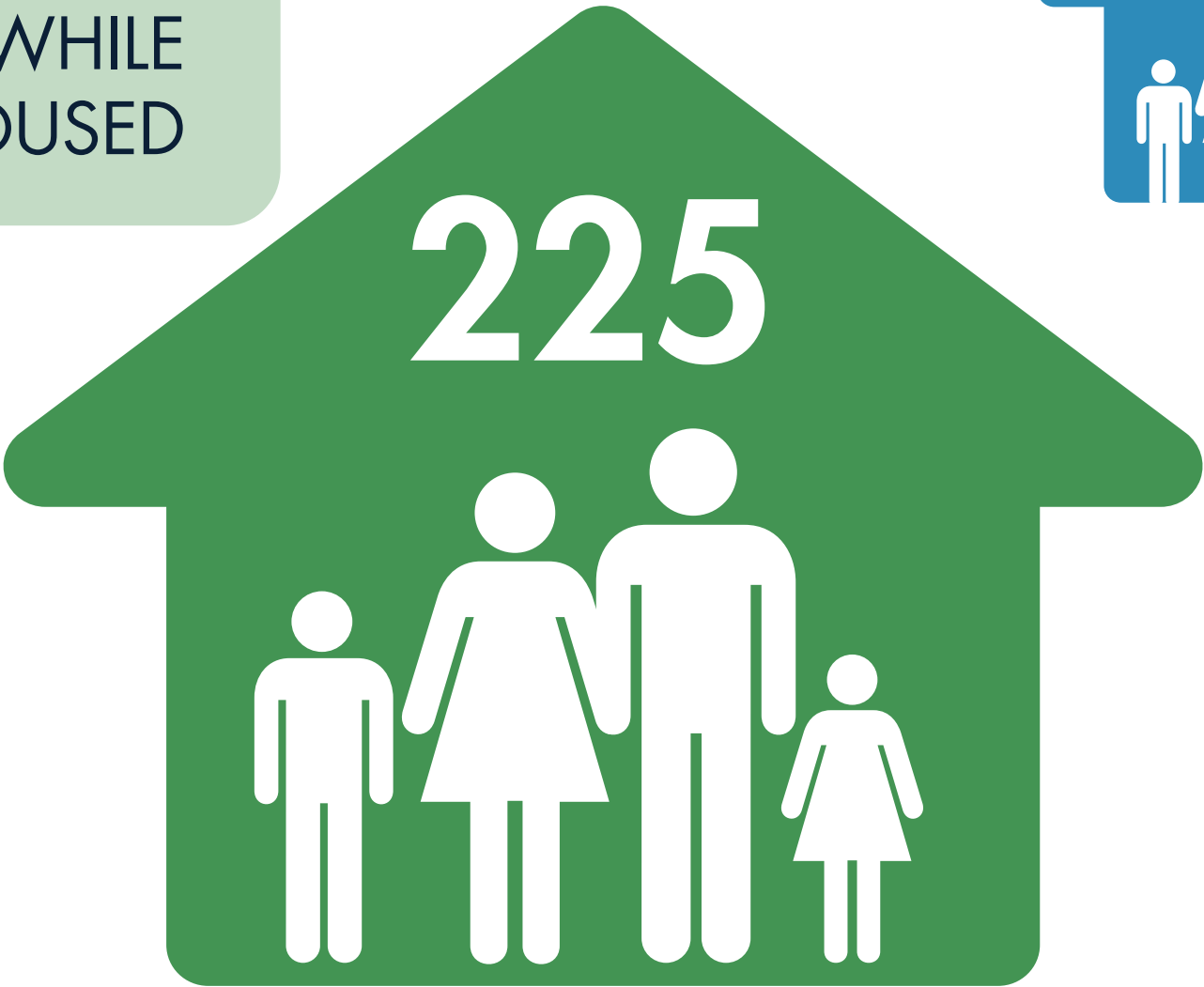
WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

HOW HAS HOMELESSNESS CHANGED THEIR LIFE?

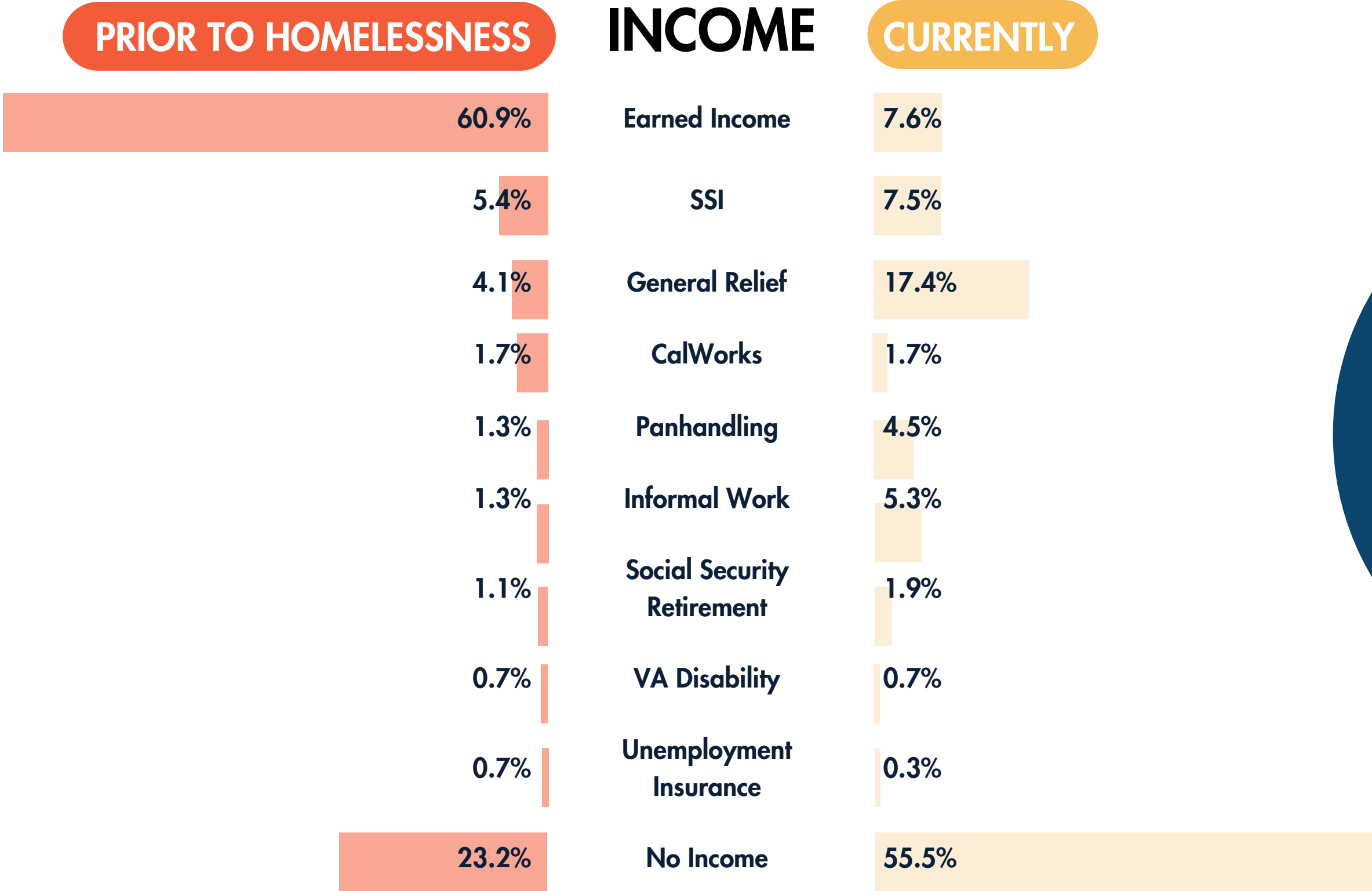
225 REPORTED THEIR
HOUSEHOLDS WERE
COMPOSED OF **ADULTS
AND CHILDREN** WHILE
PREVIOUSLY HOUSED



**ONLY 6 HOUSEHOLDS ARE STILL
COMPOSED OF ADULTS AND
CHILDREN.**

212 REPORT THEIR HOUSEHOLD
IS NOW COMPOSED OF ONLY
ADULTS. **7** DECLINED TO STATE.





43.1%
CURRENTLY HAVE AN INCOME
** RESPONDENTS SELECTED ALL THAT APPLY; N=840*





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

WHO ARE THEY? (SELF-REPORTED DISABLING CONDITIONS)



8.0%

REPORTED BEING DIAGNOSED
WITH A **COGNITIVE DISABILITY** PRIOR
TO BECOMING HOMELESS

4.5% DIAGNOSED AFTER
EXPERIENCING
HOMELESSNESS



14.8%

REPORTED BEING DIAGNOSED WITH
AN **EMOTIONAL OR BEHAVIORAL
DISABILITY** PRIOR TO
BECOMING HOMELESS

14.8% DIAGNOSED AFTER
EXPERIENCING
HOMELESSNESS



17.4%

REPORTED BEING DIAGNOSED
WITH A **PHYSICAL DISABILITY** PRIOR
TO BECOMING HOMELESS

14.2% DIAGNOSED AFTER
EXPERIENCING
HOMELESSNESS





LIFE BEFORE
HOMELESSNESS

HOW DID THEY
BECOME HOMELESS?

WHAT DID THEY
DO TO AVOID IT?

WHAT COULD
HAVE HELPED?

WHAT DOES LIFE
LOOK LIKE NOW?

ARE THERE FAMILY AND/OR FRIENDS THEY COULD REACH OUT TO FOR SUPPORT IN SECURING STABLE HOUSING?

YES
17.5%

NO
79.0%

If 'Yes', what resources and/or services could have helped with reconnecting with family and/or friends who could help them to secure stable housing?



*Respondents selected all that apply; N=147



KEY FINDINGS



The factors and journey into homelessness are varied

Prior to homelessness, people had high vulnerabilities and system-involvement

Safety net resources and programs were not accessed prior to homelessness

Financial factors are the most significant in most individual's path to homelessness

The results of this study are consistent with previous statewide and nationwide studies

Item X:

REPORTS OF STAFF



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

JOANNE VEEDOR
DIRECTOR
ADMINISTRATIVE SERVICES

MONICA SCHMIDT
DIRECTOR
OC ANIMAL CARE

JULIA BIDWELL
DIRECTOR
OC HOUSING &
COMMUNITY DEVELOPMENT

RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

August 28, 2025

TO: DS H&CD Commission

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

SUBJECT: Executive Director's Summary for June/ July 2025

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

- I. HOUSING ASSISTANCE DIVISION**
January Johnson, 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. HOUSING & COMMUNITY DEVELOPMENT DIVISION**
Craig Fee, Community Development Manager
Michelle Zdeba, Housing Development Manager
 - A. Community Development
 - B. Housing Development
- III. 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
- IV. ADMINISTRATION**

June 24, 2025	Approve and Authorize Resyndication and Agreement for Dorado Senior Apartments
---------------	--



OC Community Resources

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DIRECTOR
OC COMMUNITY RESOURCES

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
RENEE RAMIREZ
DIRECTOR
OC COMMUNITY SERVICES

PAMELA PASSOW
DIRECTOR
OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 28, 2025

TO: H&CD Commission

FROM: January Johnson, Manager, Housing Assistance Division 

SUBJECT: OCHA Status Report for July 2025

HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for July 2025 was 88.7% with 10,338 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 832 assisted households, Non-Elderly Disabled (NED) tenants represented 36 assisted households, and Mainstream Voucher Program tenants represented 208 households. Additional July highlights include:

OCHA STAFFING REPORT

We currently have two (2) Senior Housing Specialist vacancies. Recruiting efforts for one (1) of the vacancies has begun. Recruitment efforts for the remaining vacancy is currently on hold.

SPECIAL HOUSING PROGRAMS (SHP) SECTION:

Family Self-Sufficiency (FSS):

Monthly activity:

Current number of active clients with FSS contracts:	153
Clients currently earning escrow credits:	97
New Enrollees:	6

Cumulative Status

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	378
HUD-mandated remaining Contracts:	87
Clients graduating this month:	0

Mainstream Voucher Program (MVP):

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

To align with County initiatives, OCHA, in collaboration with HCA, selected a specific target population, non-elderly persons with disabilities experiencing homelessness, exiting from recuperative care facilities, who had no place to go and were at high risk of readmission to the hospital.

Over the next three (3) years between November 2019, and December 2022, OCHA was awarded an additional 207 MVP bringing our total to 251. In 2020 OCHA expanded the population to include referrals from the Coordinated Entry System.



Additionally, OCHA allocated 15 MVP for Project Based Voucher assistance. These MVP are currently being utilized at Casa Paloma; a permanent supportive housing project located in Midway City.

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

Of OCHA's 251 MVP vouchers, 208 families have successfully moved into a unit and another 20 are either searching or pending initial eligibility.

Family Unification Program (FUP)

The FUP is a subset of the HCV program. The FUP has two components, one serving families and the other serving youth. OCHA has been awarded a total of 325 FUP vouchers, with 276 allocated to families and 49 allocated to youth.

The family component of FUP promotes family unification by providing housing assistance for families for whom the lack of adequate housing is the primary factor in the separation of children from their parents. Under OCHA's FUP, rental assistance is provided to families for whom the lack of adequate housing would result in:

- The imminent placement of the family's child or children in out-of-home care; or
- The delay in the discharge of the child or children to the family from out-of-home care.

The youth component serves youth at least 18 years old and not more than 24 years old who:

- Left foster care, or will leave foster care within 90 days, in accordance with a transition plan; and
- Are homeless, or are at risk of becoming homeless, at age 16 or older.

OCHA partners with the County of Orange Social Services Agency (SSA) for both FUP family and youth referrals and services.

Of OCHA's 325 FUP vouchers, 287 families have successfully moved into a unit and another 20 are either searching or pending initial eligibility.

Foster Youth to Independence (FYI)

The FYI program provides an HCV for youth at least 18 years of age but not more than 24 years of age who have left foster care or will leave foster care within 90 days. OCHA may apply for FYI vouchers at a rate of 25 a year if OCHA's FUP program is at a 90% utilization and funding remains available. The HCV provides assistance for a maximum of 36 months, which can be extended to a total of 60 months if the youth participate in the FSS program.

OCHA applied for and was awarded our first allocation of 25 FYI vouchers in November 2023. OCHA applied for an additional 25 FYI in February 2025 and was awarded in May 2025. OCHA brought the request to accept this award to our Board of Commissioners on June 24, 2025 bringing our total FYI vouchers to 50.

Of OCHA's 50 FYI vouchers, 21 youth have successfully moved into a unit and another 27 are either searching or pending initial eligibility. Additional referrals have been requested from SSA and the referrals will be processed as they are received.

Emergency Housing Voucher Program (EHV)

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

EHV's were created to assist households who were 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 would 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. OCHA began receiving referrals on July 26, 2021. Federal regulation stipulated that effective September 30, 2023, housing authorities could not receive any new referrals, as households left the program the voucher would no longer be available to reissue and the allocation to the housing authority would decrease over time.

On March 6, 2025, HUD sent a letter to all housing authorities to indicate they would receive their final funding allocation for the EHV program in April 2025. HUD expected this final funding allocation to support the program through most of 2026. OCHA received our final funding allocation on April 23, 2025. OCHA is pending additional information from HUD on next steps for the EHV program.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 62 households have left the program, reducing the program size to 495.

Project Based Voucher Program

OCHA currently has 35 projects completed and leased. OCHA has 3 projects under construction with an AHAP executed with an expected completion date in 2025: Capistrano, Cartwright in Irvine, Huntington Beach Oasis in Huntington Beach, and Orion in Orange.

OCCUPANCY SECTION:**Current Status**

The Occupancy Section has halted issuing new vouchers due to funding constraints.

Occupancy Ongoing Activities

Production in the Occupancy Section for July 2025:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	66
Ongoing vouchers expired:	06
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	833
Total interim decreases completed:	184
Total interim increases completed:	178
Number of repayments completed:	0

LEASING SECTION:**Leasing Ongoing Activities**

Production in the Leasing Section for July 2025:

Annual Inspections Scheduled (OCHA):	424
Follow up re-inspections Scheduled (OCHA):	132
Physical Inspections (OCHA):	47
New Leases - Number of RTA's received (OCHA):	99
Annual Inspections Received (Mobility):	103
Annual Inspections Scheduled (Mobility):	102
Follow up Re-inspections (Mobility):	68
New Leases Received (Mobility):	47
New Leases Scheduled (Mobility):	36
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	537
Rent Decreases received:	1
Rent Increase denied:	21
Rent Increase emails:	849
Rent Increase Calls:	93
Mobility Rent Increase:	115

Total Abatement:

Final notices mailed:	9
Were Abated:	1

Owners:

Owners became inactive for the month of July 2025:	0
Owners relisted their property:	2
Units added to our vacancy listings:	29
Owner Hotline callers assisted:	85

Outreach Efforts

In July 2025, the Orange County Housing Authority continued to provide excellent customer service assisting 85 callers through the Owner Hotline and 93 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:

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.

Administration Ongoing Activities

Critical tasks completed during July included the following:

Total reexamination completed:	46
Total interim decreases completed:	6
Total interim increases completed:	3
Annual Inspections Scheduled:	27
Physical Inspections:	8
Rent Increases received:	32
Rent Decrease received:	0
Rent Increase denied:	0
Calls and inquiries addressed:	3,707
Mail Processed:	7,321
Public Records Act and Data Requests resolved:	3

VMS Data Collection Report												
	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-24	Dec-24
Homeownership	3	3	3	3	3	3					3	3
Homeownership HAP	\$5,489	\$5,489	\$5,489	\$5,489	\$5,489	\$5,778					\$5,532	\$5,489
Family Unification	292	294	294	296	293	286					297	293
Family Unification - (HAP)	\$586,670	\$599,996	\$598,033	\$607,964	\$596,345	\$584,413					\$607,996	\$591,367
Non Elderly Disabled	36	36	35	35	35	35					37	36
Non Elderly Disabled - (HAP)	\$61,929	\$62,168	\$60,923	\$60,816	\$60,631	\$58,704					\$63,120	\$62,049
Portable Vouchers Paid	20	23	23	27	28	29					18	22
Portable Voucher Paid HAP	\$31,174	\$35,398	\$35,469	\$41,596	\$42,787	\$44,721					\$27,998	\$34,226
Tenant Protection	34	35	35	34	34	34					34	34
Tenant Protection HAP	\$58,816	\$60,362	\$59,525	\$57,302	\$58,222	\$58,805					\$58,040	\$58,816
Enhanced Vouchers	2	2	2	2	2	2					2	2
Veterans Affair Supported Housing (VASH) Voucher	839	835	831	832	826	830					849	845
Veterans Affair Supported Housing (VASH) HAP	\$1,337,450	\$1,334,606	\$1,333,581	\$1,330,912	\$1,333,216	\$1,340,121					\$1,352,691	\$1,352,480
All Other Vouchers	9,077	9,034	9,015	9,022	8,990	8,946					9,133	9,132
All Other Vouchers HAP	\$15,358,379	\$15,350,378	\$15,355,333	\$15,415,570	\$15,410,137	\$15,409,893					\$15,401,612	\$15,411,688
FSS Escrow Deposits	\$17,729	\$31,635	\$4,716	\$32,438	\$31,297	\$31,281					\$29,661	\$33,096
All Voucher HAP Expenses After the First of Month	\$43,042	\$79,532	\$52,344	\$51,937	\$45,929	\$39,382					\$38,973	\$57,346
Total Vouchers	10,321	10,279	10,257	10,272	10,232	10,184					10,371	10,365
HAP Total	\$17,536,439	\$17,593,538	\$17,543,450	\$17,647,505	\$17,624,799	\$17,613,774					\$17,585,623	\$17,606,557
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,513	9,543	9,492	9,465	9,430	9,382					9,567	9,556
New vouchers issued but not under HAP contracts as of the last day of the month	5	4	2	3	2						22	5
Portability (Port In)	1,368	1,371	1,373	1,383	1,394	1,382					1,358	1,364
Portability (Port In HAP Administered)	\$2,745,476	\$2,760,203	\$2,764,980	\$2,796,218	\$2,816,423	\$2,795,873					\$2,708,721	\$2,738,715
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	285	285	277	277	277	277					285	285
Number of PBVs under HAP and leased	836	831	866	866	863	859					835	835
Number of PBVs under HAP and not leased	35	40	46	46	49	53					36	36
Fraud Recovery - Amount Booked this Month	\$125		\$125	\$125		\$125					\$250	
FSS Escrow Forfeitures This Month	\$15,304										\$18,217	
Number of Hard to House Families Leased	21	55	34	29	29	22					16	28
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$1,575,328	\$1,672,552	\$1,522,071	\$1,307,926	\$1,369,536	\$1,443,728					\$1,505,176	\$1,583,099



**FY 25-26 OCHA OPERATING RESERVES
SOURCES AND USES OF CASH, FUND 117
AS OF 7/31/25**

Beginning Cash Balance as of 07/01/25
Less: Other Miscellaneous Obligations
Available Cash Balance as of 7/31/25

FY 25-26 Budget	YTD Exp/Rev Actual - Cash	FY 25-26 Y/E Cash
13,136,480	13,136,480	13,136,480
13,136,480	13,136,480	13,136,480

Additional Sources of Cash

Interest Received - County Investment Pool	450,000	46,539 (2)	450,000
Interest Received - Ops Reserve Loans	0	0 (1)	0
Principal Received - Ops Reserve Loans	0	0	0
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	0	0
Rents & Concessions - El Modena Rental Property	0	710	8,520
Miscellaneous Revenue - American Family Housing	0	4,941	4,941
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	0	0	0
Miscellaneous Revenue - OC ARPA Landlord Incentives	0	0	0
Miscellaneous Revenue - Partial Repayment of Bankruptcy Loss	0	0	0
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME	100,000	0	100,000
(Fund Balance Unassigned)	0	0	0
TOTAL SOURCES OF CASH:	13,686,480	13,188,670	13,699,941

Uses of Cash

Building & Improvements Maintenance - El Modena/Esplanade Property	75,000	516	75,000
Affordable Housing/OCHA Rental Obligation (Balancer)	2,000,000	-358	0
Admin/Accounting staffs support to OCHA Ops Reserve	75,000	2,440	75,000
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	0	35,372
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGLAC25)	10,000	0	10,000
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	1,885	25,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	0	0	0
NEPA Environmental Costs (i.e. Dudek)	240,000	6,776	240,000
OCHA District Attorneys MOU - FY 25-26	0	0	0
Single All Funds Audit	100	0	100
County-wide Cost Allocation Plan (CWCAP)	5,000	0	5,000
County Investment Pool Admin Cost (Treasurer)	5,000	0	5,000
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	23,790	3,000,000
Special Department Expense	5,000	0	5,000
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	50,000	0	50,000
Consultant FY 24-25 - Veronica Tam & Associates	0	53,930	53,930
Policies & Procedures FY 24-25 - RSG, Inc.	0	1,306	1,306
Year-End Corrections FY 24-25 - JVAUD.012.2600000232	0	281,449	281,449
TOTAL USES OF CASH:	5,550,472	371,734	3,887,157

TOTAL FY 25-26 UNCOMMITTED CASH:

LESS: Future Year's Non-discretionary Obligations

OCHA Monthly Rental Obligations (3)

TOTAL FY 25-26 DISCRETIONARY CASH:

8,136,008	12,816,936	9,812,784
		-4,757,807
		5,054,977

(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

MEMORANDUM

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DIRECTOR
OC COMMUNITY RESOURCES

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OC PARKS

JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 28, 2025

TO: H&CD Commission

FROM: Julia Bidwell, Director
OC Housing & Community Development

DS
JB

SUBJECT: Housing and Community Development Divisions
Status Report – July 2025

COMMUNITY DEVELOPMENT

Consolidated Annual Performance and Evaluation Report

The FY 2024-25 **CAPER** is an evaluation of how the County performed in reaching the goals set in the FY 2024-25 Annual Action Plan. The report will be out for public review on August 29, 2025 and is due to HUD on September 28, 2025.

HOUSING DEVELOPMENT

Project Review Advisory Panel (PRAP)

- I. PRAP met on June 12, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
 - PRAP concurred with staff's recommendations to approve an award of \$1,263,686 in Mental Health Services Act (MHSA) Capitalized Operating Subsidy Reserve (COSR) funds to Meadows Senior LP, a limited partnership formed by C&C Development Co., LLC, for the development of The Meadows Senior Apartments in the City of Lake Forest.
- II. PRAP met on July 10, 2025 at 1:00 p.m. via Microsoft Teams Meeting:
 - PRAP concurred with staff's recommendations to pass Lampson Workforce Housing on threshold and continue to underwriting.
- III. Future PRAP meeting: August 14, 2025, at 1:00 p.m. virtually via Microsoft Teams Meeting



OC Housing
& Community
Development

Affordable Rental Housing Programs

Projects Under Development (2020 and 2023 Notice of Funding Availability)

Pelican Harbor (formerly Huntington Beach Senior Housing) – The Board of Supervisors (Board) approved a \$3,603,160 Mental Health Services Act (MHSA) loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Pelican Harbor 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 (Jamboree), secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction was completed in January 2025 and the developer is targeting permanent conversion September 2025.

Center of Hope Apartments (The Salvation Army) (Completed) – 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 for 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 was completed in September 2023, and the Developer is targeting permanent conversion in 2025.

The Crossroads at Washington (Completed) – 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 unit) 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 was completed in July 2024 and the Developer converted to permanent financing in February 2025.

Villa St. Joseph (Completed) – 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 unit) 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 was completed in September 2024 and the Developer is targeting permanent conversion in September 2025.

Salida Del Sol (formerly Paseo Adelanto) (Completed) – The Board approved a \$2,384,630 MHSA loan 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 unit) 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, secured 9% low-income housing tax credits and closed on the construction loan in December 2022. Construction was completed in July 2025.

Archways Santa Ana (formerly Westview House) (Completed) – The Board approved a \$4,258,280 MHSA loan 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 unit) 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 was completed in July 2024, and the Developer converted to permanent financing in April 2025.

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 unit) 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 was completed in December 2024, and the Developer converted to permanent financing in June 2025. The Developer is requesting \$1,263,686 in MHSA COSR funds under the 2025 NOFA and is pending approval at the September 23, 2025 Board meeting.

Clara Vista (formerly Tahiti Motel) (Completed) – 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 unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in December 2023 and converted to permanent financing in December 2024.

Aurora Vista (formerly Riviera Motel) (Completed) – 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 unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in March 2024 and converted to permanent financing in March 2025.

Mesa Vista (formerly Motel 6) (Phase I Completed) – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. Mesa Vista is a two-phase conversion/rehabilitation of a 94-room motel into 87 units of permanent housing (86 rental units and one manager's unit). The developers, Community Development Partners and CM Mercy House CHDO LLC, closed on construction loan financing for Phase I in December 2022 and began construction on 40 units of permanent supportive housing. Construction on Phase I was completed in December 2023. The Developers closed on the construction loan for Phase II in February 2025. Construction is anticipated to be completed in March 2026.

Cartwright Family Apartments – The Board approved a \$1,574,810 MHSA loan, \$2,067,000 ARPA-SLFRF loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Cartwright Family Apartments is new construction of 60 units (59 rental units and one manager's unit) of affordable housing for low to extremely low-income households. The developers, a partnership between Waterford Group, the Riverside Charitable Corporation and C&C Development, secured 4% low-income housing tax

credits and closed on the construction loan in May 2023. Construction is anticipated to be completed in November 2025.

WISEPlace PSH – District 2 committed \$1,500,000 ARPA-SLFRF loan for individuals experiencing homelessness earning at or below 30% AMI. WISEPlace PSH has 48 units (47 rental units and one manager's unit) of affordable housing developed by Jamboree. The project closed on the construction loan in March 2023. The Board approved a \$2,682,400 Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) loan as operating subsidy. Construction was completed in March 2025, and the Developer is targeting permanent conversion in October 2025.

HB Oasis – The Board approved a \$5,121,130 APRA-SLFRF loan, and sixty-two (62) Housing Choice Project-Based Vouchers for individuals experiencing homelessness. HB Oasis is an adaptive re-use of a 63-room Quality Inn and Suites. The Developers closed on acquisition and completed the necessary rehab for the interim phase. Developers are working towards converting to 62 permanent rental housing units and one manager's unit. The Developers received a 9% low-income housing tax credit award and closed on the construction loan in May 2024. Construction is anticipated to be completed in October 2025.

FX Residences (formerly Francis Xavier) - The Board authorized submittal of a grant application and was awarded \$3,382,388 for No Place Like Home (NPLH) competitive funding. The Board also approved \$2,834,658 in Special Needs Housing Program (SNHP) funding for 13 MHSA units. FX Residences is 17 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, HomeAid Orange County Inc., applied and was awarded OCHFT funding and closed on the construction loan in June 2023. Construction was completed in July 2025.

Orchard View Gardens – The Board authorized submittal of a joint application and was awarded \$3,042,572 in competitive NPLH funding and \$969,955 in COSR funding for 13 MHSA units. The Board approved a \$1,259,848 MHSA loan and eight (8) Project-Based Vouchers for individuals at-risk of homelessness or experiencing homelessness. The developer, National CORE, received a 9% low-income housing tax credit award, and closed on construction loan financing in June 2023. Construction was completed in February 2025, and the Developer converted to permanent financing in July 2025.

The Orion Apartments – The Board approved a \$921,150 MHSA loan and eight (8) Project-Based Vouchers for seniors experiencing homelessness earning at or below 30% AMI. The Orion Apartments is new construction of 166 units (164 rental units and two manager's unit) of affordable housing for low to extremely low-income senior households. The developers, a partnership between USA Properties Fund Inc. and the Riverside Charitable Corporation, secured 4% low-income housing tax credits and closed on the construction loan in May 2024. Construction is anticipated to be completed in February 2025.

Lincoln Avenue Apartments – The Board approved \$1,574,810 in SNHP/MHSA funding, \$1,200,000 in 15G Reserves, and 13 Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Lincoln Avenue Apartments is a new construction of 55 units, including 1 manager's unit and 54 rental units to households earning between 30-70% AMI. The developer, C&C Development, closed on the construction loan in December 2024. Construction is anticipated to be completed in November 2026.

1400 Bristol (formerly Travelodge) – The Board approved \$4,421,520 in MHSA funding and \$2,360,000 in 15G Reserves funds and 48 Project-Based Vouchers. 1400 Bristol is a conversion of a 120-room Travelodge motel into 2 manager units and 76 units for individuals at risk of or experiencing homelessness earning at or below 30% AMI. 24 of these units also meet MHSA eligibility criteria. The project closed on the construction loan in February 2025 and is under construction. Construction is anticipated to be completed in December 2025.

Grand Openings/Groundbreakings/Events –

Upcoming

- I. A Groundbreaking for 1400 Bristol will be held at 1:30 p.m. on Thursday, August 28, 2025 at 1400 Bristol Street, in the City of Costa Mesa.
- II. A Grand Opening for Salida Del Sol (formerly Paseo Adelanto) will be held at 11:30 a.m. on Thursday, September 4, 2025 at 32400 Paseo Adelanto in the City of San Juan Capistrano.

2020 Supportive Housing Notice of Funding Availability

On December 17, 2019, the Board authorized the OCCR 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 HSA funds, Federal HOME funds and 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 MHSA funding and to add 10 Project-Based VASH and up to 100 Project Based Housing Choice Vouchers with a 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 received 19 applications listed below requesting \$31,053,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 288 Housing Choice Project-Based Vouchers, 60 Project-Based VASH Vouchers and one withdrawn application.

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	Project Completed
National CORE	Santa Angelina Senior	\$500,000	17	0	65	Seniors / MHSA	Placentia	Project Completed
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	Project Completed
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	Project Completed
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families / MHSA	Irvine	Under Construction
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Pelican Harbor (formerly Huntington Beach Senior Housing)	\$3,603,160	33	0	43	Senior Individuals / MHSA	Huntington Beach	Project Completed
Orange Housing Dev. Corp. & C&C Dev.	Valencia Gardens (formerly Orange Corporate Yard)	\$479,520	8	0	62	Families / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Salida Del Sol (formerly Paseo Adelanto)	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	Project Completed
Community Development Partners	Archways Santa Ana (formerly Westview House)	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	Project Completed
C&C Development	The Meadows Senior Apartments	\$1,540,000	0	0	65	Seniors / MHSA	Lake Forest	Project Completed

C&C Development	Lincoln Avenue	\$0	0	0	0	Low-Income and Homeless Families	Buena Park	Project Withdrawn
Jamboree Housing Corp.	Iluma (formerly Stanton Inn and Suites)	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Jamboree Housing Corp.	Clara Vista (formerly Tahiti Motel)	\$2,400,000	49	10	60	Homeless/At-risk/COVID-19	Stanton	Project Completed
Jamboree Housing Corp.	Aurora Vista (formerly Riviera Motel)	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$5,350,000	0	30	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Closed on construction loan for Phase II in February 2025.
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Project Completed
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	Project Completed
TOTALS		\$31,053,493	288	60	1,121			

2023 Supportive Housing Notice of Funding Availability

On February 7, 2023, the Board authorized the OCCR 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 a total of \$67.1 million in Federal HOME funds, Federal HOME American Rescue Plan Act (HOME-ARP) funds, State MHSA funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) 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 was released on March 20, 2023.

Staff received 12 applications listed below, with eight active applications requesting \$29,402,240 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 217 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers and four withdrawn applications.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE & American Family Housing	HB Oasis	\$5,121,130	62	0	63	Homeless Individuals	Huntington Beach	Under Construction
American Family Housing	Casa Colibri (formerly 15081 Jackson)	\$11,494,210	30	0	65	Homeless, MHSA eligible individuals	Midway City	Under Construction
American Family Housing	15222 Jackson	\$0	0	0	0	Homeless, MHSA eligible individuals	Midway City	Project Withdrawn
Linc Housing Corporation	La Palma Homekey	\$0	0	0	0	Homeless, MHSA eligible individuals	Anaheim	Project Withdrawn
Mercy Housing	Baker Street Placentia	\$3,000,000	17	0	68	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On July 23, 2024, the Board approved conditional commitment of funding and PBVs.

C&C Development	Lincoln Avenue	\$1,384,230	13	0	55	Low-Income and Homeless Families, MHSA eligible individuals	Buena Park	Under Construction
American Family Housing	1400 Bristol	\$6,781,520	48	10	78	Homeless, MHSA eligible individuals	Costa Mesa	Under Construction
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$0	10	0	87	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II - Under Construction
Pathways of Hope	Amerige	\$0	0	0	0	Homeless Individuals	Fullerton	Project Withdrawn
Orange 702, L.P.	The Orion Apartments	\$921,150	8	0	166	Seniors / MHSA eligible individuals	Orange	Under Construction
American Family Housing	Goldenwest Apartments	\$700,000	19	0	29	Homeless, MHSA eligible individuals	Westminster	Incomplete application. Did not move forward in review process.
National CORE	Marks Way Orange	\$0	0	0	0	Homeless Individuals	Orange	Project Withdrawn
TOTALS		\$29,402,240	217	10	611			

2023 Supportive Housing Notice of Funding Availability First Amendment

On February 27, 2024, the Board approved issuance of the 2023 NOFA First Amendment making available up to \$32.7 million in Federal HOME, HOME American Rescue Plan Program (HOME-ARP), MHSA and 15G Reserves funds and up to 218 Housing Choice, Mainstream and/or Veterans Affairs Supportive Housing Project-Based Vouchers. The 2023 NOFA First Amendment was released on March 14, 2024.

As of September 9, 2024, the 2023 Supportive Housing NOFA First Amendment was suspended until further notice, as we prioritized our resources for Homekey+ Program.

On November 14, 2024, staff held a Developer Input Session to solicit feedback from developers on recommended changes to NOFA policies and process and discuss current trends, development/construction costs and other related issues that the County should take into consideration for the next NOFA.

Staff received 6 applications listed below, with five active applications requesting \$13,605,800 in HOME/HOME-ARP/MHSA/15G Reserve funds, and 105 Project-Based Housing Choice Vouchers and/or VASH Vouchers and one withdrawn application.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
Jamboree Housing Corp.	WISEPlace PSH	\$2,682,400	0	48	Families/ Permanent Supportive Housing	Santa Ana	Project Completed Developer identified a gap in financing and applied under the 2023 NOFA First Amendment in April 2024. PRAP concurred with passing project on threshold. On October 17, 2024, PRAP concurred with passing project on underwriting review. On January 28, 2025, the Board approved commitment of COSR funding.
USA Properties Fund Inc.	Metro at Melrose	\$0	0	0	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Project Withdrawn

C&C Development	Altrudy II Senior Apartments	\$1,100,000	8	71	Seniors / MHSA	Yorba Linda	Application received in July 2024. On September 12, 2024, PRAP concurred with passing project on threshold review. On February 13, 2025, PRAP concurred with passing project on underwriting review. On March 11, 2025, the Board approved conditional commitment of funding and PBVs. The Developer is targeting construction loan closing in October 2025.
National CORE	Marks Way	\$2,107,600	25	50	Seniors / MHSA /Homeless individuals	Orange	Application received in July 2024. On January 9, 2025, PRAP concurred with passing project on threshold review. In April 2025, PRAP concurred with passing project on underwriting review. On May 20, 2025, the Board approved conditional commitment of funding and PBVs.
Jamboree Housing Corp.	Brea PSH	\$5,225,000	38	39	Homeless Individuals	Brea	Application received in August 2024. On January 9, 2025, PRAP concurred with passing project on underwriting review. On February 25, 2025, the Board approved conditional commitment of funding and PBVs. The Developer received a tax credit allocation and is targeting construction loan closing in January/February 2026.
Jamboree Housing Corp.	Costa Mesa Senior	\$2,490,800	34	70	Seniors / MHSA	Costa Mesa	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review.
TOTALS		\$13,605,800	105	278			

2025 Supportive Housing Notice of Funding Availability

On February 25, 2025, the Board approved issuance of the 2025 NOFA making available up to \$12.05 million in Federal HOME, HOME-ARP, MHSA, 15G Reserves and/or HSA Funds and up to 150 Housing Choice, Mainstream and/or VASH Project-Based Vouchers. The 2025 NOFA was released on March 25, 2025.

Staff received 5 applications listed below, requesting \$4,741,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 21 Housing Choice Project-Based Vouchers.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
American Family Housing	Casa Colibri (formerly known as 15081 Jackson)	\$1,139,972	0	65	Homeless Individuals/MHSA	Midway City	Under Construction.
C&C Development	The Meadows Senior	\$1,263,686	0	65	Homeless Individuals/MHSA	Lake Forest	Project Completed. Application received in March 2025, requesting for \$1,263,686 in MHSA COSR funds for operational deficits attributed to MHSA units. In June 2025, PRAP concurred with passing project on underwriting review. Pending approval at the September 23, 2025 Board meeting.
C&C Development	Lampson Workforce Housing	\$1,237,500	8	77	Homeless/Low-income Individuals and Families/ MHSA	Los Alamitos	Application received April 2025, for \$1,237,500 in 15G Reserves and 8 PBVs. PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting.

Community Action Partnership of Orange County	Garza Permanent Supportive Housing	\$1,100,000	8	8	Homeless Families	Anaheim (Unincorporated)	Application received in April 2025, requesting \$1,100,000 in HOME Funds and 8 Project-Based Vouchers and is in threshold review.
Families Forward	Tustin Heritage	\$0	5	8	Homeless and low-Income Individuals and Families	Tustin	Application received in June 2025, requesting 5 Project-Based Vouchers and is in threshold review.
TOTALS		\$4,741,158	21	223			

Homekey Program

The Homekey Program (Homekey) is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or are at risk of homelessness, and who are, thereby, disproportionately impacted by and at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases.

The County and the applicable developers, as co-applicants, submitted applications to the California Department of Housing and Community Development Department (State HCD) for funding in Rounds 1, 2 and 3 of Homekey and were awarded over \$83 million in funding to acquire, rehabilitate, construct and/or operate six projects:

- Round 1
 - Iluma (formerly Stanton Inn and Suites), Stanton (72 units/\$9.6 million in Homekey funding)
 - Clara Vista (formerly Tahiti Motel), Stanton (60 units/\$10,992,000 in Homekey funding)
- Round 2
 - HB Oasis (formerly Quality Inn and Suites), Huntington Beach (63 units/\$17 million in Homekey funding)
 - Aurora Vista (formerly Riviera Motel), Stanton (21 units/\$6,070,000 in Homekey funding)
 - Mesa Vista (formerly Motel 6), Costa Mesa (87 units/\$10,550,000 in Homekey funding)
- Round 3
 - 1400 Bristol (formerly Travelodge), Costa Mesa (78 units/\$29 million in Homekey funding). On July 23, 2024, the County received a conditional award letter for \$29 million in Homekey capital funding. On August 14, 2024, State HCD announced \$130 million in Homekey funding awards to local jurisdictions including this project. Staff, along with the co-applicant/developer, worked with State HCD to accept the award, receive funds, and acquire the property. The project closed on the construction loan in February 2025 and is under construction. Staff continues to work with State HCD to complete construction by the 12-month deadline, with construction anticipated to be completed in December 2025.

Homekey+ Program: Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. State HCD, in partnership with CalVet, will expand the Homekey Program with Homekey+ utilizing approximately \$2 billion in funding from the Bond Act to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness. State HCD released the Homekey+ Notice of Funding Availability (NOFA) in November 2024 with applications due by May 30, 2025 or until funds are exhausted

In anticipation of State HCD's release of the Homekey+ NOFA in November 2024, staff, in partnership with Corporation for Supportive Housing, hosted a Roundtable event on September 23, 2024 at 11:00 am. During this roundtable discussion, we focused on sharing insight on Homekey and exploring the Homekey+ Program.

Staff released a Request for Information/Qualifications (RFI) to solicit interested developers or potential projects located in Orange County that could utilize Homekey+ funding on November 8, 2024 with responses due on November 27, 2024. A panel review of the RFI responses was completed and staff published a list of qualified developers on January 27, 2025. Staff worked with a developer on an identified prospective site and Homekey+ application.

Applications for Homekey+ funding were accepted by State HCD from January 30, 2025 to May 30, 2025. However, the County was unable to submit an application by State deadline due to current program guidelines that did not adequately account for the complexity and extended timelines of adaptive reuse projects. Homekey+ treats all motel conversions as standard rehabilitation, applying a 12-month completion deadline and strict cost caps without allowing flexibility for delays or project-specific challenges. If the State's Homekey+ NOFA is amended to allow consideration of projects that exceed current caps or timeline, the County may be able to move forward with a future application.

Staff recently had the opportunity to share our concerns with State HCD Director, Gustavo Velasquez, at the recent Kennedy Commission meeting and he is open to receiving feedback on the current Homekey+ NOFA guidelines and discussing with his team. The Homekey+ NOFA is currently undersubscribed in particular for our region (Southern California) and still open for application. Staff worked on key points to include in a letter outlining our concerns and recommended changes to the Homekey+ NOFA in hopes that the changes can be implemented and will make it feasible for the County and National CORE to submit a Homekey+ NOFA application for the Willow Tree Lodge. Staff submitted the letter with recommended changes to the Homekey+ NOFA to State HCD on July 17, 2025. State HCD confirmed receipt of the letter on August 4, 2025 and indicated they would be in touch.

Homeownership Activities

The County of Orange homeownership program information can be found on the website at www.ochcd.org/housing-development/homeowner-program.

Mortgage Assistance Program/CalHome Grant

On August 25, 2020, the Board 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 OC Housing & Community Development at 714-480-2936 or Sherluna.Vien@occr.ocgov.com.

Since the update to the MAP program in August 2020, 110 applications have been processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approval, and 1 application is under review.

The MAP program re-opened as of January 23, 2023, and is accepting applications. Funds are limited for this program. Applications are accepted on a first-come first-serve basis. At this time,

it is anticipated that 4 more CalHome applications can be funded. Once funds are depleted, the program will be closed and the remaining applicants who have been pre-approved will be placed on a waiting list, in anticipation of future CalHome funds.



OC Community Resources

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JULIE QUILLMAN
COUNTY LIBRARIAN
OC PUBLIC LIBRARIES

DATE: August 28, 2025

TO: H&CD Commission

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

SUBJECT: ACCOUNTING STATUS REPORT - July 2025

ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

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

2. **Landlord and Tenant Overpayments**

- Active: There are 25 tenant repayment agreements with a total balance of \$37,010 as of July 31, 2025.
- Inactive: There are 351 outstanding cases with a total amount of \$745,095 as of July 31, 2025. Of the 351 cases, 228 are for tenants (65%) and 123 are for landlords (35%).
- Grand total of active and inactive for July 2025: \$782,105.

3. **Operating Reserves Loan**

All loan payments were made through July 31, 2025, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through June (Period 13), 2025. There were zero payments to program participants under the Enhancement Program for the month of July.

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 May 2025 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for May 2025 has been completed.
- General & Other Fund Projects report was updated through 4th Quarter, June 2025.
- Program Income Status Report for June 2025 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 June 2025 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 2025. Balances are reconciled for Successor Notes Receivables every April and June.