



# OC Community Resources

## M E M O R A N D U M

### H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, February 26, 2026 – 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, **Chair**, 4th District  
Stephanie Oddo 5th District

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

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](mailto: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](mailto: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.

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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:** Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on January 22, 2026

**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: (None)**

**VIII. DISCUSSION CALENDAR: (2)**

**1. Draft Administration and Annual Public Housing Agency (PHA) Plans for FY 2026**

January Johnson, Housing Manager

**Recommended Action:**

Direct staff to receive and record comments

**2. Discussion on Public Comments**

Julia Bidwell, Executive Director/Secretary

**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:**

March 26, 2026

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, January 22, 2026 – 10:00 a.m.

OC Housing & Community Development  
Conference Room A  
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**I. CALL TO ORDER: Chair or Vice-Chair**

Meeting Start: 10:00 a.m.

**II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair**

**III. ROLL CALL:** Commission Clerk

Present: M. Alvarez, C. Buck, S. Oddo, T. Mitchell, W. Carvahlo, M. Frost, C. Hupp  
Excused Absence: T. La, C. Wilkerson, H. Smith-Gardner,  
Unexcused Absence: P. Bui

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on October 23, 2025

Motion to Approve: C. Hupp

Motion seconded: M. Alvarez

Motion Approved Unanimously

**V. PRESENTATIONS/INTRODUCTIONS: (None)**

**VI. PUBLIC COMMENTS: (1)**

1. Dinorah Echavarria – Oral re: Discussed her personal experience in coming to America from Cuba. Talked about various housing authorities in Orange County and her experiences in trying to receive a housing voucher.

**VII. CONSENT CALENDAR: (None)**

**VIII. DISCUSSION CALENDAR: (5)**

**1. Resident Advisory Board for the Orange County Housing Authority (OCHA)**

January Johnson, Housing Manager

J. Johnson - Discussed HUD regulations require housing authorities administering the Housing Choice Voucher Program to prepare and submit an annual Public Housing Agency Plan. As part of this process, a Resident Advisory Board (RAB) must be established to assist and make recommendations in developing the plan. Historically, the Housing and Community Development Commission has appointed its members to serve as the RAB to ensure representation of Orange County Housing Authority tenants. For calendar year 2026, staff proposed continuing this practice. The RAB will review and provide feedback on the annual plan, facilitate input from Commission members, residents, and the public, and recommend adoption of the finalized plan to the Board of Supervisors. The plan is expected to be presented at the March meeting.

Public Comment – (1)

Dinorah Echavarria – Mentioned she doesn't mind if H&CD Commission serves as Resident Advisory Board as long as Committee members are honest. Discussed her personal experience. Talked about various housing authorities in Orange County and her experiences in trying to receive a housing voucher.

**Recommended Action:**

Appoint the members of the H&CD Commission to serve as the Resident Advisory Board for OCHA for calendar year 2026.

Motion to approve: M. Frost

Motion seconded: C. Hupp

Motion Approved Unanimously

## 2. **Proposed 2026 H&CD Commission Meeting Schedule**

Julia Bidwell, Executive Director/Secretary

J. Bidwell discussed the annual Commission meeting schedule for adoption and requested that the HCD Commission Clerk publish public notices as required. Additionally clarified the combined November/December meeting date moves the combined meeting from the first Thursday of December to the second Thursday. Confirmed if the proposed date of December 10th was acceptable.

### **Recommended Action:**

1. Adopt the 2026 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

Motion to approve: C. Hupp

Motion seconded: C. Buck

Motion Approved Unanimously

## 3. **Election of Officers**

Julia Bidwell, Executive Director/Secretary

### **Recommended Actions:**

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

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

1. Election of Chair

Motion to nominate Carrie Buck received – S. Oddo

Motion was seconded by W. Carvalho

Motion Approved Unanimously

2. Election of Vice-Chair

Motion to nominate M. Frost - C. Buck

Motion was seconded – C. Hupp

Motion Approved Unanimously

## 4. **AD HOC Selection Committee for Tenant Member**

Julia Bidwell, Executive Director/Secretary

J. Bidwell – Mentioned that the Commission must nominate and elect an Ad Hoc Selection Committee to review applications for the tenant member seat. Current tenant members need to recuse themselves from the committee but may reapply for the position. Public notification will be issued regarding the vacancy. The Ad Hoc Selection Committee requires a minimum of 2 members and up to 5 members who wish to serve

The process was explained for clarification to new Commission members.

### **Recommended Actions:**

1. Nominate and elect a minimum of two, and up to a total of five, volunteers from the Commission for Ad Hoc Selection Committee for Tenant Member

2. Authorize Ad Hoc Selection Committee for Tenant Member to conduct interviews, select, and report back to Commission

Volunteers:

- 1) M. Frost
- 2) W. Carvalho
- 3) T. Mitchell

Motion to approve: C. Hupp

Motion seconded: C. Buck

Motion Approved Unanimously

No public comment

## 5. **AD HOC Selection Committee for At-Large Member**

Julia Bidwell, Executive Director/Secretary

J. Bidwell – mentioned that similar to the tenant member process, the term for at-large members is set to expire. The Commission needs to nominate and elect an Ad Hoc Selection Committee to review applications for these positions.

Current at-large members must recuse themselves but may reapply for the position. Public notification will be issued regarding the vacancy. The Ad Hoc Selection Committee requires a minimum of 2 members and up to 5 members from the Commission who wish to serve.

The process was explained for clarification to new Commission members.

### **Recommended Actions:**

1. Nominate and elect a minimum of two, and up to a total of five volunteers from the Commission for Ad Hoc Selection Committee for At-Large Member
2. Authorize Ad Hoc Selection Committee for At-Large Member to conduct interviews, select, and report back to Commission

Volunteers:

- 1) C. Hupp
- 2) C. Buck
- 3) M. Alvarez

Motion to approve: M. Frost

Motion second: C. Hupp

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 the Emergency Housing Voucher (EHV) program. The Board of Commissioners approved an administrative plan update on 11/18/25, allowing Emergency Housing Voucher (EHV) participants to be placed on the Housing Choice Voucher (HCV) waiting list to prevent loss of assistance. HUD approved the plan.

Letters were sent to 400 participants offering presumptive approval to transition unless they opted out; no opt-outs were received. The first 100 participants moved to HCV effective

12/01/25, securing additional funding and flexibility for future needs. Transition will continue gradually over the next few years. FAQs were published for clients, providers, and landlords; no impact to landlords or participants.

M. Frost – Is the expectation still that we can move all EHV participants to HCV?  
J. Johnson – Yes, depending on funding.

T. Mitchell – How many individuals are on the EHV?  
J. Johnson – 489, now it is 389 because of the 100 that were moved on 12/01/25.

**B. Community Development:**

Craig Fee, Community Development Manager

J. Bidwell – Provided an update on the Community Development Block Grant (CDBG) funding cycle. The process begins with Board approval of the Funding Allocation Policy and Process (approved November). The first step is a Request for Applications for housing rehabilitation and public facility and improvements.

Applications have been received, and notifications of award are in progress. The process was simplified to reduce administrative burden by using a threshold-based approach rather than scoring, as funding requests are typically consistent.

**C. Housing Development:**

Michelle Zdeba, Housing Development Manager

M. Zdeba – Brought forward recommendation to continue underwriting a senior project in City of Brea. Also took Aspan Court Project in City of Lake Forest for underwriting. Will be moving forward for Board Approval. Also brought back Mortgage Assistance Program policy and guidelines to prepare for consideration. Brought the 2026 Supportive Housing Notice of Funding Availability recommended changes to the policy and process for consideration. Groundbreaking event today for Casa Calibri in Midway City.

S. Oddo – Thank you so much. I really enjoyed going to the groundbreaking events this year. Especially meeting with the residents who will live there.

**D. Executive Director/Secretary's Report:**

Julia Bidwell, Executive Director/Secretary

J. Bidwell – Update on the Continuum of Care (CoC) Application: HUD made several changes to the CoC NOFO process in late 2025, including issuing and withdrawing versions due to a court injunction. Renewals will proceed under the original two-year NOFO. OCHA submitted five grants for 2026–2027; funding is not guaranteed as some of OCHA's grants are in Tier 2.

Federal Appropriations Bill: The FY 2026 Transportation, Housing, and Urban Development bill was released January 20, 2026 and awaits approval. Key points: \$2.8B increase for Housing Choice Vouchers (likely insufficient for inflation); HUD-VASH, CDBG, and HOME funding unchanged.

Additionally, we will be hosting the "What Home Means to Me" poster contest again this year. Entries will be reviewed in April. Staff will work with the commission to follow the same process as last year for notifying eligible participants.

Public Comment – (1)

Dinorah Echavarria –Discussed her personal experience. Talked about various housing authorities in Orange County and her experiences in trying to receive a housing voucher.

**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.*

C. Hupp – requests to agendize a discussion at a future meeting the discussion of public comments.

T. Mitchell – Point and Time Count is next week. Hope for all members to volunteer. It is a needed census for our county, to ensure and secure the funding resources we need to expand our homeless response.

J. Bidwell – Mentioned that if you are interested in participating (in the Point in Time count). I will be in Santa Ana on that Tuesday. If you would like to volunteer, we will send information.

S. Oddo – As Chair, I really enjoyed volunteering before, and I plan on doing it again this year.

C. Buck – I will be volunteering; I will be at the Santa Ana location on Tuesday morning. I have a team, if you are new to this, you are welcome to join my team.

M. Frost – wanted to say thank you to our existing and outgoing chair.

**XII. ADJOURNMENT**

10:50 a.m.

**XIII. NEXT SCHEDULED MEETING:**

February 26, 2026

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 – (none)**

# Item VIII:

## **DISCUSSION CALENDAR – (2)**

- 1. Draft Administration and Annual Public Housing Agency (PHA) Plans for FY 2026**  
January Johnson, Housing Manager
- 2. Discussion on Public Comments**  
Julia Bidwell, Executive Director/Secretary



# OC Community Resources

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**DATE:** February 26, 2026

**TO:** H&CD Commission

**FROM:** January Johnson, Manager, Housing Assistance *JJ*

**SUBJECT: Draft Administrative and Annual Public Housing Agency (PHA) Plan FY 2026**

In compliance with United States Department of Housing and Urban Development (HUD) requirements, a Public Notice was published on February 26, 2026, advising the public that the Orange County Housing Authority’s (OCHA) Draft Administrative and Annual PHA Plans (Plans) will be available for review online at OCHA’s website: [www.ochousing.com/documents](http://www.ochousing.com/documents) and that a Public Hearing would be conducted by the Orange County Board of Supervisors on April 14, 2026.

The H&CD Commission has appointed its members as the Resident Advisory Board (RAB) to provide oversight for the development of the Plans. Enclosed are the draft Plans for RAB consideration. OCHA will incorporate any applicable feedback from the RAB/H&CD Commission and the public for presentation to the Orange County Board of Supervisors acting as the Orange County Board of Commissioners on April 14, 2026. Following the Public Hearing, any further applicable comments will be included in the Plans for submittal to HUD by April 17, 2026.

**RECOMMENDED ACTION**

1. Direct Staff to receive and record comments

Attachment A – Summary of Changes Administrative Plan FY25-26  
Attachment B – Draft Annual Public Housing Agency Plan FY25-26





# OC Community Resources

## ADMINISTRATIVE PLAN for ORANGE COUNTY HOUSING AUTHORITY SUMMARY OF AMENDMENTS FOR 2026

Amendments throughout document:

- Minor formatting and grammar edits.

### **Chapter 3 -Part III Denial of Assistance -clarification**

- **3.III.C -Other Permitted Reasons for Denial of Assistance**

#### Proposed:

Any household member who is currently subject to a registration requirement under a state or federal sex offender registration program.

#### Current:

Any member of the household is subject to a lifetime registration requirement under a state sex offender registration program.

### **Chapter 17 – Project-Based Vouchers – added new section:**

- **Part IV: Rehabilitated and Newly Constructed Units**
- **17-IV.C. Limited PHA Discretion to Execute AHAP After Commencement of Development Activity [24 CFR 983.154(F)]**

#### Proposed:

Consistent with HUD's PBV regulations, OCHA may, in limited and exceptional circumstances, execute an Agreement to Enter into a HAP Contract (AHAP) after construction or rehabilitation has commenced, provided all requirements of 24 CFR part 983 are met. This is a discretionary flexibility intended to advance deconcentration of poverty and access to opportunities for families, and it does not create any entitlement for owners or developers.

OCHA will only use this flexibility when the owner can document compliance with all applicable development requirements in 24 CFR 983.153 from the date of proposal submission. Prior to executing any AHAP, OCHA must confirm such compliance and must meet the notice requirement at 24 CFR 983.153(c)(3) for projects subject to labor standards.

Regardless of timing of construction commencement, no assistance will be attached to a project and no AHAP will be executed until any required subsidy layering review (SLR) is completed in accordance with HUD requirements and environmental review requirements are satisfied.



# OC Community Resources

## **OCHA Threshold Criteria**

OCHA will consider executing an AHAP after commencement of development only if all of the following are met:

1. **Master Planned Community Context:** The project is within a master planned community, and the developer does not have full control over the entire property.
2. **Scarcity of Nearby Development:** There is no other project with OCHA PBV assistance attached within a three-mile radius of the project.
3. **Deconcentration and Opportunity:** The project advances deconcentration of poverty and access to opportunity consistent with PBV site selection standards. The project site is amenity-rich, with access to public transportation, employment centers, shopping, healthcare, education, parks, and municipal services.
4. **Lower-Poverty Area:** The project is located in a census tract with a poverty rate lower than OCHA's principal operating area benchmark.
5. **Population Need:** The project demonstrably serves a population of need in that specific community.

## **Mandatory Compliance Items**

Labor Standards (Davis-Bacon), Equal Opportunity and Accessibility, Broadband Infrastructure, and Owner Disclosures must be met as per HUD regulations.

## **Documentation and Timing**

The owner's request for AHAP-after-commencement consideration must document compliance with Section 983.153 from the relevant date and provide a sitting and amenities narrative and data demonstrating the thresholds mentioned above. OCHA will confirm compliance prior to executing any AHAP and will not execute if required SLR and environmental review are incomplete.

## **Sole Discretion; No Right or Expectation**

OCHA retains the sole right to approve or deny any request to use this flexibility for any reason, including developer track record, financial viability, budget availability, market feasibility, zoning uncertainty, environmental or civil rights risks, compliance history, lack of supportive services, risk of undue concentration, misalignment with Affirmatively Furthering Fair Housing goals, and any other reason deemed in the best interest of program integrity and families served.

## **Consistency with OCHA Plan and HUD Regulations**

This subsection operates within the scope of OCHA's Administrative Plan and HUD's PBV regulations. Nothing herein waives any statutory or regulatory requirement, and where there is any conflict, HUD regulations control.

### Current:

Added new section

Status: Created

<p><b>Streamlined Annual PHA Plan</b> <i>(High Performer PHAs)</i></p>	<p>U.S. Department of Housing and Urban Development Office of Public and Indian Housing</p> <p style="text-align: center; color: red; font-weight: bold;">DRAFT</p>	<p>OMB No. 2577-0226 Expires 9/30/2027</p>
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**Purpose.** The 5-Year and Annual PHA Plans provide a ready source for interested parties to locate basic PHA policies, rules, and requirements concerning the PHA's operations, programs, and services. They also inform HUD, families served by the PHA, and members of the public of the PHA's mission, goals, and objectives for serving the needs of low-, very low-, and extremely low- income families.

**Applicability.** The Form HUD-50075-HP is to be completed annually by **High Performing PHAs**. PHAs that meet the definition of a Standard PHA, Troubled PHA, HCV-Only PHA, Small PHA, or Qualified PHA **do not** need to submit this form. PHAs with zero public housing units must continue to comply with the PHA Plan requirements until they closeout their Section 9 programs (ACC termination).

**Definitions.**

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

<b>A.</b>	<b>PHA Information.</b>														
<b>A.1</b>	<p><b>PHA Name:</b> <u>Orange County Housing Authority</u> <span style="float: right;"><b>PHA Code:</b> <u>CA094</u></span></p> <p><b>PHA Plan for Fiscal Year Beginning:</b> (MM/YYYY): <u>07/2026</u></p> <p><b>PHA Inventory</b> (Based on Annual Contributions Contract (ACC) units at time of FY beginning, above)</p> <p><b>Number of Public Housing (PH) Units</b> <u>0</u> <b>Number of Housing Choice Vouchers (HCVs)</b> <u>11,435</u></p> <p><b>Total Combined</b> <u>11,435</u></p> <p><b>PHA Plan Submission Type:</b> <input checked="" type="checkbox"/> Annual Submission <input type="checkbox"/> Revised Annual Submission</p> <p><b>Public Availability of Information.</b> In addition to the items listed in this form, PHAs must have the elements listed below readily available to the public. A PHA must identify the specific location(s) where the proposed PHA Plan, PHA Plan Elements, and all information relevant to the public hearing and proposed PHA Plan are available for inspection by the public. Additionally, the PHA must provide information on how the public may reasonably obtain additional information of the PHA policies contained in the standard Annual Plan but excluded from their streamlined submissions. At a minimum, PHAs must post PHA Plans, including updates, at each Asset Management Project (AMP) and main office or central office of the PHA and should make documents available electronically for public inspection upon request. PHAs are strongly encouraged to post complete PHA Plans on their official websites and to provide each resident council with a copy of their PHA Plans.</p> <p><b>How the public can access this PHA Plan:</b> Orange County Housing Authority (CA094) Annual PHA Plan for FY 2026 is available online at: <a href="http://www.ochousing.org/docs">www.ochousing.org/docs</a></p> <p><input type="checkbox"/> <b>PHA Consortia:</b> (Check box if submitting a Joint PHA Plan and complete table below)</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th rowspan="2" style="width: 25%;">Participating PHAs</th> <th rowspan="2" style="width: 10%;">PHA Code</th> <th rowspan="2" style="width: 20%;">Program(s) in the Consortia</th> <th rowspan="2" style="width: 20%;">Program(s) not in the Consortia</th> <th colspan="2" style="width: 25%;">No. of Units in Each Program</th> </tr> <tr> <th style="width: 10%;">PH</th> <th style="width: 15%;">HCV</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Participating PHAs	PHA Code	Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program		PH	HCV						
Participating PHAs	PHA Code					Program(s) in the Consortia	Program(s) not in the Consortia	No. of Units in Each Program							
		PH	HCV												
<b>B.</b>	<b>Plan Elements</b>														
<b>B.1</b>	<b>Revision of Existing PHA Plan Elements.</b>														
	(a) Have the following PHA Plan elements been revised by the PHA since its last <b>Annual PHA Plan</b> submission?														

	<p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Statement of Housing Needs and Strategy for Addressing Housing Needs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Deconcentration and Other Policies that Govern Eligibility, Selection, and Admissions.</p> <p><input checked="" type="checkbox"/> <input type="checkbox"/> Financial Resources.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Rent Determination.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Programs.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Safety and Crime Prevention.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Pet Policy.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Substantial Deviation.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Significant Amendment/Modification</p> <p>(b) If the PHA answered yes for any of the element, describe the revisions for each element below:  <b>Financial Resources.</b>                  Annual contributions by program: Housing Choice Voucher Program \$217,916,425. Family Self-Sufficiency Program Coordinators \$429,864. Continuum of Care \$ 12,751,814. Veterans Affairs Supportive Housing \$240,294.</p> <p>(c) The PHA must submit its Deconcentration Policy for Field Office Review.</p>
<p><b>B.2</b></p>	<p><b>New Activities.</b></p> <p>(a) Does the PHA intend to undertake any new activities related to the following in the PHA’s applicable Fiscal Year?</p> <p>Y N</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Choice Neighborhoods Grants.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Modernization or Development.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Demolition and/or Disposition.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Tenant Based Assistance.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Conversion of Public Housing to Project-Based Rental Assistance or Project-Based Vouchers under RAD.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Homeownership Program under Section 32, 9 or 8(Y)</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Project Based Vouchers.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Units with Approved Vacancies for Modernization.</p> <p><input type="checkbox"/> <input checked="" type="checkbox"/> Other Capital Grant Programs (i.e., Capital Fund Community Facilities Grants or Emergency Safety and Security Grants).</p> <p>(b) If any of these activities are planned for the applicable Fiscal Year, describe the activities. For new demolition activities, describe any public housing development or portion thereof, owned by the PHA for which the PHA has applied or will apply for demolition and/or disposition approval under section 18 of the 1937 Act under the separate demolition/disposition approval process. If using Project-Based Vouchers (PBVs), provide the projected number of project-based units and general locations, and describe how project basing would be consistent with the PHA Plan.</p>
<p><b>B.3</b></p>	<p><b>Progress Report.</b></p> <p>Provide a description of the PHA's progress in meeting its Mission and Goals described in the PHA 5-Year Plan.</p> <p><b>See Attachment A "B.3 Progress Report"</b></p>
<p><b>B.4</b></p>	<p><b>Capital Improvements.</b> Include a reference here to the most recent HUD-approved 5-Year Action Plan in EPIC and the date that it was approved.</p> <p><b>There are no applicable capital improvements in the most recent HUD-approved 5-Year Action Plan</b></p>
<p><b>B.5</b></p>	<p><b>Most Recent Fiscal Year Audit.</b></p> <p>(a) Were there any findings in the most recent FY Audit?</p> <p>Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p>

	(b) If yes, please describe:
<b>C.</b>	<b>Other Document and/or Certification Requirements.</b>
<b>C.1</b>	<p><b>Resident Advisory Board (RAB) Comments.</b></p> <p>(a) Did the RAB(s) have comments to the PHA Plan?                  Y <input type="checkbox"/> N <input type="checkbox"/></p> <p>(b) if yes, comments must be submitted by the PHA as an attachment to the PHA Plan. PHAs must include a narrative describing their analysis of the RAB recommendations and the decisions made ob those recommendations.</p>
<b>C.2</b>	<p><b>Certification by State or Local Officials.</b></p> <p>Form HUD-50077-SL, <i>Certification by State or Local Officials of PHA Plans Consistency with the Consolidated Plan</i>, must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.3</b>	<p><b>Civil Rights Certification/Certification Listing Policies and Programs that the PHA has Revised since Submission of its Last Annual Plan.</b></p> <p>Form 50077-ST-HCV-HP, <i>PHA Certifications of Compliance with PHA Plan, Civil Rights, and Related Laws and Regulations Including PHA Plan Elements that Have Changed</i> must be submitted by the PHA as an electronic attachment to the PHA Plan.</p>
<b>C.4</b>	<p><b>Challenged Elements.</b> If any element of the PHA Plan is challenged, a PHA must include such information as an attachment with a description of any challenges to Plan elements, the source of the challenge, and the PHA's response to the public.</p> <p>(a) Did the public challenge any elements of the Plan?                  Y <input type="checkbox"/> N <input checked="" type="checkbox"/></p> <p>(b) If yes, include Challenged Elements.</p>

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

Public reporting burden for this information collection is estimated to average 5.26 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. Send comments regarding this burden estimate or any other aspect of this collection of information, including suggestions to reduce this burden, to the Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street, SW, Room 4176, Washington, DC 20410-5000. When providing comments, please refer to OMB Approval No. 2577-0226. HUD may not collect this information, and respondents are not required to complete this form, unless it displays a currently valid OMB Control Number.

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

**Form identification:** *CA094-Orange County Housing Authority Form HUD-50075-HP (Form ID - 7564)*

Orange County Housing Authority  
Annual PHA Plan FY 2026  
B.3 Progress Report

Goal 1. Maximize existing resources and expand supply of affordable housing

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

In response to Notice PIH 2024-18 Registration of Interest for HUD-VASH vouchers, OCHA applied for and was awarded 50 HUD-VASH vouchers.

OCHA applied and awarded non-competitive for 25 Foster Youth to Independence vouchers from the U.S. Department of Housing and Urban of Housing Development

Project Based Voucher (PBV) update:

OCHA entered into a HAP agreement and leased five (5) projects during FY25-26. Those projects include: Oasis Apartments, which offered 62 PBV for those experiencing homelessness in the City of Huntington Beach; Salida del Sol, which offered 40 units, 24 MHSA, 10 VASH, and 6 for those experiencing homelessness in the City of San Juan Capistrano; Cartwright, which offered 8 MHSA units in the City of Irvine; Orion, which offered 8 MHSA senior units in the City of Orange; Avon River, which offered 48 units, 24 MHSA, 10 VASH, and 14 for those experiencing homelessness in the City of Costa Mesa.

In addition to the above projects there are three (3) projects in progress which will continue into the next reporting period. In response to Notices of Funding Availability, an additional seven (7) projects are under review. OCHA will continue to explore the use of project-based vouchers as opportunities become available and upon notification of HUD to meet the local need for affordable housing.

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

Goal 2. Promote Family Self-Sufficiency

- OCHA applied for renewal of its Family Self Sufficiency (FSS) Coordinator funding and was awarded \$429,864.
- OCHA routinely conducted recruitment to all Housing Choice Voucher holders and performed targeted recruitment for households participating in the Family Unification, Veteran's Affairs Supportive Housing, and Emergency Housing Voucher programs.
- In FY25-26, OCHA invited 2,312 households to attend the FSS briefing using the virtual FSS briefing platform.
- As a result of the FSS program, 11 households increased earned income by obtaining full time employment and stopped receiving public welfare benefits.
- 36 households, including 68 children, participated in a holiday toy distribution event hosted by OCHA in partnership with Operation Santa Claus.

Orange County Housing Authority  
Annual PHA Plan FY 2026  
B.3 Progress Report

Goal 3. Focus on enhancing internal capacity to guarantee the delivery of high-quality service

- Developed plans to improve employee retention by offering flexible work schedules.
- In addition to ongoing staff development training, we launched OCHA University, a comprehensive training program for employees at all levels, designed to promote professional growth and enhance customer service.
- Centralized specialized activities, such as Reasonable Accommodation and 504 Coordinator responsibilities to guarantee consistent and timely responses ensuring equitable service delivery for all participants.

Goal 4. Improve quality of assisted housing

- OCHA conducted landlord engagement activities to provide education and outreach to area landlords on the Housing Choice Voucher Program.
- Remote Virtual Inspections use was expanded to include Biennial Inspections as well as new move-ins to improve communication with both landlords and tenants.
- OCHA routinely holds collaborative meetings with partners for our Special Purpose Voucher programs where we educated partner agencies on the Reasonable Accommodation options available that help to provide choice for persons with disabilities.
- OCHA administered a landlord incentive program offering up to \$1,000 signing bonus for landlords, double security deposits, as applicable, and refrigerator assistance for tenants. The program was intended to complement existing community landlord incentive programs and support voucher holders with limited access to support service dollars.

Goal 5. Enhance equal access to housing programs by reducing barriers

- OCHA continued to contract with Language Line Services, which provided interpretation and translation services in 163 different languages.
- OCHA continued to prioritize the hiring of bilingual staff who are competent in reading, writing, and speaking Chinese, Korean, Spanish, and Vietnamese to remove a barrier to information for limited English proficient persons.
- During FY25-26 OCHA hired two additional (2) bilingual staff.
- American Sign Language interpreters and the California Relay Service continue to be used to communicate with those who are hard of hearing.
- DocuSign and Adobe Pro licenses continue to be utilized to eliminate need for original signatures.
- The Assistance Connect portal continued to be available for applicant and landlord use to communicate with staff and transmit documents as needed.

Goal 6. Maintain High Performer Status on SEMAP

- OCHA remains a High Performer on SEMAP.

Item 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



# 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

February 26, 2026

**TO:** DS H&CD Commission  
**FROM:** JB Julia Bidwell, Director, Housing & Community Development/Executive Director of OCHA  
**SUBJECT:** Executive Director's Summary for January 2026

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**

<u>Board Date</u>	<u>ASR title</u>
	No Items



# OC Community Resources

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OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** February 26, 2026  
**TO:** H&CD Commission  
**FROM:** January Johnson, Manager, Housing Assistance Division  
**SUBJECT:** OCHA Status Report for January 2026

DS  
JJ

### HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for January 2026 was 87.5% with 10,221 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 878 assisted households, Non-Elderly Disabled (NED) tenants represented 38 assisted households, and Mainstream Voucher Program tenants represented 214 households. Additional January highlights include:

### OCHA STAFFING REPORT

Leasing currently has one vacancy for a Housing Specialist I/II position and one Senior Housing Specialist position. Active recruitment is currently on hold.

SHP currently has two (2) Housing Specialist III. Recruitment efforts for one (1) Housing Specialist III is currently in progress. Recruitment efforts for the 2<sup>nd</sup> Housing Specialist III position is currently on hold.

Occupancy Section has one vacancy that is currently frozen.

Administration Section has no vacancies.

### SPECIAL HOUSING PROGRAMS (SHP) SECTION:

#### Family Self-Sufficiency (FSS):

##### Monthly activity:

Current number of active clients with FSS contracts: 159  
Clients currently earning escrow credits: 114  
New Enrollees: 0

##### Cumulative Status

HUD-mandated Initial Contracts: 465  
Cumulative FSS Graduates: 379  
HUD-mandated remaining Contracts: 86  
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, 216 families have successfully moved into a unit and another 4 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 180 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, 295 families have successfully moved into a unit and another 44 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 180 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 for a total of 50 FYI vouchers.

Of OCHA's 50 FYI vouchers, 34 youth have successfully moved into a unit and another 16 are either searching or pending initial eligibility.

### **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.

OCHA received a total of 881 referrals, issued 602 vouchers, and leased 552 tenants. To date, 77 households have left the program, and 100 households have transferred to the HCV program, reducing the program size to 380.

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 developed a plan to support the remaining EHV households by transferring them to the HCV program. OCHA's Administrative Plan outlining the proposed change to our HCV preferences was approved by the Board of Commissioners on November 18, 2025. Effective December 1, 2025, OCHA transferred 100 EHV households to the HCV program.

**Project Based Voucher Program**

OCHA currently has 35 projects completed and leased. OCHA has 5 projects under construction with an AHAP executed with an expected completion date in 2026: Cartwright in Irvine, Huntington Beach Oasis in Huntington Beach, Avon River in Costa Mesa, Lincoln Ave in Buena Park, and Casa Colibri in Midway City.

**OCCUPANCY SECTION:**

**Current Status**

Occupancy Section has halted issuing new vouchers. Briefings have halted as well. Occupancy continues to work closely with all our clients and applicants.

**Occupancy Ongoing Activities**

Production in the Occupancy Section for January 2026:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	32
Ongoing vouchers expired:	3
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	759
Total interim decreases completed:	185
Total interim increases completed:	147
Number of repayments completed:	0

**LEASING SECTION:**

**Leasing Ongoing Activities**

Production in the Leasing Section for January 2026:

Annual Inspections Scheduled (OCHA):	336
Follow up re-inspections Scheduled (OCHA):	34
Physical Inspections (OCHA):	41
New Leases - Number of RTA's received (OCHA):	93
Annual Inspections Received (Mobility):	72
Annual Inspections Scheduled (Mobility):	70
Follow up Re-inspections (Mobility):	16
New Leases Received (Mobility):	36
New Leases Scheduled (Mobility):	26
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	336
Rent Decreases received:	5
Rent Increase denied:	12
Rent Increase emails:	966
Rent Increase Calls:	76
Mobility Rent Increase:	242

**Total Abatement:**

Final notices mailed:	11
Were Abated:	0

**Owners:**

Owners became inactive for the month of January 2026:	0
Owners relisted their property:	0
Units added to our vacancy listings:	48
Owner Hotline callers assisted:	155

## **Outreach Efforts**

In January 2026, the Orange County Housing Authority continued to provide excellent customer service assisting 155 callers through the Owner Hotline 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, 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**

Production in Administration Section for January 2026:

Calls and inquiries addressed:	2,700
Mail Processed:	6,010
Public Records Act and Data Requests resolved:	5

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-25	Dec-25
Homeownership	3	3	3	3	3	3	3	3	3	3	3	3
Homeownership HAP	\$5,489	\$5,489	\$5,489	\$5,489	\$5,489	\$5,778	\$5,778	\$5,778	\$5,778	\$5,715	\$5,853	\$5,853
Family Unification	292	294	294	296	293	286	286	284	284	280	286	288
Family Unification - (HAP)	\$586,670	\$599,996	\$598,033	\$607,964	\$596,345	\$585,304	\$592,279	\$584,304	\$579,787	\$582,355	\$596,590	\$595,357
Non Elderly Disabled	36	36	35	35	35	35	35	36	36	36	37	37
Non Elderly Disabled - (HAP)	\$61,929	\$62,168	\$60,923	\$60,816	\$60,631	\$58,704	\$60,743	\$64,387	\$64,478	\$64,430	\$66,735	\$66,855
Portable Vouchers Paid	20	23	23	27	28	32	33	40	41	37	40	41
Portable Voucher Paid HAP	\$31,174	\$35,398	\$35,469	\$41,596	\$42,787	\$48,157	\$49,705	\$64,298	\$65,798	\$60,807	\$64,841	\$66,095
Tenant Protection	34	35	35	34	34	34	34	34	33	33	32	32
Tenant Protection HAP	\$58,816	\$60,362	\$59,525	\$57,302	\$58,222	\$58,966	\$59,173	\$59,173	\$57,517	\$58,783	\$58,153	\$59,101
Enhanced Vouchers	2	2	2	2	2	2	2	2	2	2	1	1
Veterans Affair Supported Housing (VASH) Voucher	839	835	831	832	826	832	828	849	862	907	909	920
Veterans Affair Supported Housing (VASH) HAP	\$1,337,450	\$1,334,606	\$1,333,581	\$1,330,912	\$1,333,216	\$1,351,717	\$1,361,159	\$1,403,884	\$1,425,393	\$1,447,684	\$1,467,454	\$1,473,233
All Other Vouchers	9,077	9,034	9,015	9,022	8,990	8,949	8,916	8,875	8,878	8,826	8,829	8,807
All Other Vouchers HAP	\$15,358,379	\$15,350,378	\$15,355,333	\$15,415,570	\$15,410,137	\$15,414,531	\$15,547,679	\$15,523,212	\$15,575,931	\$15,548,970	\$15,598,465	\$15,560,552
FSS Escrow Deposits	\$17,729	\$31,635	\$4,716	\$32,438	\$31,297	\$31,281	\$30,164	\$14,584	\$29,812	\$30,580	\$29,802	\$36,470
All Voucher HAP Expenses After the First of Month	\$43,042	\$79,532	\$52,344	\$51,937	\$45,929	\$62,587	\$57,852	\$105,092	\$44,034	\$57,713	\$35,050	\$69,111
Total Vouchers	10,321	10,279	10,257	10,272	10,232	10,192	10,156	10,143	10,159	10,145	10,162	10,155
HAP Total	\$17,536,439	\$17,593,538	\$17,543,450	\$17,647,505	\$17,624,799	\$17,657,701	\$17,803,819	\$17,864,297	\$17,890,961	\$17,900,245	\$17,970,330	\$17,981,378
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,513	9,543	9,492	9,465	9,430	9,430	9,402	9,409	9,339	9,324	9,282	9,304
New vouchers issued but not under HAP contracts as of the last day of the month	5	4	2	3	2	5	9	8	4		27	10
Portability (Port In)	1,368	1,371	1,373	1,383	1,394	1,384	1,368	1,366	1,351	1,357	1,329	1,308
Portability (Port In HAP Administered)	\$2,745,476	\$2,760,203	\$2,764,980	\$2,796,218	\$2,816,423	\$2,810,432	\$2,817,025	\$2,828,038	\$2,799,238	\$2,802,581	\$2,753,398	\$2,704,248
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	285	285	277	277	277	277	277	237	237	237	237	237
Number of PBVs under HAP and leased	836	831	866	866	863	859	856	885	874	861	868	889
Number of PBVs under HAP and not leased	35	40	46	46	49	53	56	67	78	91	84	125
Fraud Recovery - Amount Booked this Month	\$125		\$125	\$125		\$125	\$150	\$150	\$150	\$150	\$150	\$150
FSS Escrow Forfeitures This Month	\$15,304						\$26,820					
Number of Hard to House Families Leased	21	55	34	29	29	39	22	56	22	25	18	42
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	\$1,279,132	\$1,264,990	\$1,202,288	\$1,071,817	\$1,094,828	\$1,017,095



**FY 25-26 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 1/31/26**

Beginning Cash Balance as of 07/01/25  
Less: Other Miscellaneous Obligations  
**Available Cash Balance as of 1/31/26**

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

**Additional Sources of Cash**

Interest Received - County Investment Pool	450,000	315,636 (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	4,260	8,520
Surplus Capital Asset Sales - Non-Taxable Resale	0	2,445	2,445
Miscellaneous Revenue - American Family Housing	0	39,029	39,029
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
<b>TOTAL SOURCES OF CASH:</b>	<b>13,686,480</b>	<b>13,497,849</b>	<b>13,736,473</b>

**Uses of Cash**

Building & Improvements Maintenance - El Modena/Esplanade Property	75,000	516	37,500
Affordable Housing/OCHA Rental Obligation (Balancer)	2,000,000	-358	1,899,642
Admin/Accounting staffs support to OCHA Ops Reserve	75,000	20,141	37,000
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	23,273	39,000
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGJLAC25)	10,000	0	10,000
OCCR Admin Support to OCHA per Joint Legislative Audit Committee (CXJLACCR)	0	2,855	5,710
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	19,139	33,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	0	0	0
NEPA Environmental Costs (i.e. Dudek)	240,000	16,490	140,000
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	2,267	5,000
Family Self-Sufficiency Enhancement Payments	25,000	0	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	106,817	350,000
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	61,390	61,390
Fidelity National Title Company	0	2,000	2,000
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
<b>TOTAL USES OF CASH:</b>	<b>5,550,472</b>	<b>537,285</b>	<b>2,988,096</b>

<b>TOTAL FY 25-26 UNCOMMITTED CASH:</b>	<b>8,136,008</b>	<b>12,960,564</b>	<b>10,748,377</b>
<b>LESS: Future Year's Non-discretionary Obligations</b>			
OCHA Monthly Rental Obligations (3)			-4,757,807
<b>TOTAL FY 25-26 DISCRETIONARY CASH:</b>			<b>5,990,570</b>

(1) Budgeted amount represents interest amount only.

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

(3)

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

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

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



# OC Community Resources

## M E M O R A N D U M

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
DIRECTOR  
OC ANIMAL CARE

JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** February 17, 2026  
**TO:** H&CD Commission  
**FROM:** <sup>DS</sup> JB Julia Bidwell, Director  
OC Housing & Community Development

**SUBJECT: Housing and Community Development Divisions  
Status Report – January 2026**

### COMMUNITY DEVELOPMENT

The FY 2026-27 Annual Action Plan is underway and due to go to the Board in April. The FY 2027-2029 Cooperation Agreement Amendments and invites to participate in the Urban County are also underway and due to go to the Board on May 19, 2026. We have a new staff member in Community Development, Francisco Padilla Jr. Mr. Padilla is our new Community Development Compliance and Environmental Coordinator.

### HOUSING DEVELOPMENT

#### **Project Review Advisory Panel (PRAP)**

Future PRAP meeting: March 12, 2026, at 1:00 p.m. virtually via Microsoft Teams Meeting

#### **Affordable Rental Housing Programs**

#### **Projects Under Development (2020, 2023, and 2023 First Amendment Notice of Funding Availability)**

**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 February 2026.

**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.

**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 2026.

**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 will 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 July 2026.

**Casa Colibri (formerly 15081 Jackson)** – The Board approved \$7,809,605 in MHSA and HOME-ARP funding, \$3,684,605 in MHSA COSR funding, and 30 PBVs. The developer, American Family Housing, applied for tax credits in July 2024 and received an award. The Board later approved another \$1,000,000 in 15G Reserves funds and \$139,972 in HOME-ARP funding. Casa Colibri is a new construction of 65 units (63 rental units and 2 manager’s units) for households earning at or below 30 to 60% AMI. 20 one-bedroom units will be restricted to MHSA eligible individuals experiencing homelessness with rents set at 30% AMI and subsidized with MHSA COSR. An additional 30 one-bedroom units will be restricted to 30% AMI for permanent supportive housing and be subsidized with Orange County Housing Authority (OCHA) PBVs. The remaining 13 units will be restricted at 60% AMI by the California Tax Credit Allocation Committee (TCAC) and/or other funding sources. The project closed on the construction loan in June 2025 and started construction in July 2025. Construction is anticipated to be completed in December 2026.

**Brea PSH** – The Board approved \$2,337,500 in HOME funds, \$2,887,500 15G Reserves funding capital funding, and 38 PBVs. Brea PSH is a new construction of 39 units, including 1 manager’s unit and 38 rental units for individuals experiencing homelessness earning at or below 30% AMI. The developer, Jamboree Housing Corporation, closed on the construction loan and started construction in December 2025. Construction is anticipated to be completed in September 2027.

**Altrudy II** – The Board approved \$1,100,000 in 15G Reserves funds and 8 Project-Based Vouchers. Altrudy II is a new construction of 64 units, including 1 manager’s unit and 63 rental units for senior households earning at or below 30 to 70% AMI. 8 of the 64 units will be restricted by the County to seniors age 62 and older who are experiencing homelessness with incomes at 30% AMI. These 8 units will also be restricted by the Orange County Housing Finance Trust to tenants who meet MHSA eligibility criteria. The developer, C&C Development, received a 4% low-income housing tax credit award. They closed on the construction loan and started construction in October 2025. Construction is anticipated to be completed in April 2027.

**Grand Openings/Groundbreakings/Events –**

- I. A Groundbreaking for Casa Colibri was held at 9:30 a.m. on January 22, 2026 at 15081 Jackson in Midway City.



(OC H&CD staff at the Groundbreaking for Casa Colibri)

Upcoming:  
No upcoming events.

**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 \$28,702,240 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 188 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers, four withdrawn applications, and one application not moving forward.

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	\$0	0	0	0	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
<b>TOTALS</b>		<b>\$28,702,240</b>	<b>188</b>	<b>10</b>	<b>582</b>			

**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
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	Under Construction
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	Under Construction
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.
<b>TOTALS</b>		<b>\$13,605,800</b>	<b>105</b>	<b>278</b>			

**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 8 applications listed below, requesting \$6,116,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 44 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 Developer identified a gap in financing and applied under the 2025 NOFA in March 2025. PRAP concurred with passing project on threshold. On June 12, 2025, PRAP concurred with passing project on underwriting review. On September 23, 2025, the Board approved commitment of COSR funding.
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. In September 2025, PRAP concurred with passing project on underwriting review. On January 27, 2026 the Board approved conditional commitment of funding and PBVs.
C&C Development	Mercury Senior Apartments	\$0	0	0	Seniors	Brea	Project Withdrawn
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.
National CORE	Aspan Court	\$0	15	50	MHSA, Homeless	Lake Forest	Application received in May 2025, requesting 15 PBVs. In August 2025, PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting. In December 2025, PRAP concurred with passing project on underwriting review.
Families Forward	Tustin Heritage	\$0	5	8	Homeless and low-Income Individuals and Families	Tustin	Application received in June 2025, requesting 5 PBVs and is in threshold review. In September 2025, PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting contingent on receiving additional information. After receiving additional information in October 2025, PRAP concurred with continuing to underwriting.
C&C Development	Mercury Senior Apartments	\$1,375,000	8	85	Seniors	Brea	Application received in October 2025, requesting \$1,375,000 in 15G Reserves and 8 Project-Based Vouchers. In December 2025, PRAP concurred with staff's recommendation to pass on threshold and continue to underwriting.
<b>TOTALS</b>		<b>\$6,116,158</b>	<b>44</b>	<b>358</b>			

## **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 worked with the developer on an extension request to State HCD to extend the construction deadline from December 2025 to July 2026, which has since been approved.

**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 November 2024, staff, in partnership with Corporation for Supportive Housing, hosted a Roundtable event on September 23, 2024 at 11:00 am, 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 and published a list of qualified developers on January 27, 2025.

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. Staff shared concerns with State HCD Director, Gustavo

Velasquez, and submitted a 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.

On August 7, 2025, State HCD released an amended Homekey+ NOFA that extended capital expenditure deadlines by three months, introduced additional operating awards of \$30,000 per veteran unit, and reprioritized funding to focus on veteran-serving projects. Without an amendment to allow additional time beyond 12-months for construction completion, the Willow Tree Lodge proposal is not feasible. Therefore, National CORE canceled their purchase contract with the seller. Staff will continue to engage with State HCD on the Homekey+ NOFA guidelines to help make OC projects feasible for future funding opportunities.

### **Homeownership Activities**

The County of Orange homeownership program information can be found on the website at [www.ochcd.org/housing-development/homeowner-program](http://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](mailto:Sherluna.Vien@occr.ocgov.com).

Since the update to the MAP program in August 2020, 115 applications have been processed for eligibility of which 8 have closed escrow, 13 have received a funding commitment pre-approval, and 2 applications are under review.

The MAP program is currently 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 9 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

## 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

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** February 26, 2026  
**TO:** H&CD Commission  
**FROM:** Bill Malohn, Manager, OC Community Resources  
Accounting *Bill Malohn*

**SUBJECT:** ACCOUNTING STATUS REPORT – JANUARY 2026

### ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our January 5<sup>th</sup> checks and electronic fund transfers to landlords on time using the HAPPY software system.

2. **Landlord and Tenant Overpayments**

- Active: There are 28 tenant repayment agreements with a total balance of \$38,102 as of January 31, 2026.
- Inactive: There are 341 outstanding cases with a total amount of \$725,264 as of January 31, 2026. Of the 341 cases, 228 are for tenants (67%) and 113 are for landlords (33%).
- Grand total of active and inactive for January 2026: \$763,366.

3. **Operating Reserves Loan**

All loan payments were made through January 31, 2026, in accordance with the amortization schedule.

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

### HOUSING AND COMMUNITY DEVELOPMENT

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

- The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for December 2025 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for December 2025 has been completed.
- General & Other Fund Projects report was updated through 2nd Quarter, December 2025.
- Program Income Status Report for December 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 December 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 February 2026. Balances are reconciled for Successor Notes Receivables every April and June.