



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, April 23, 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

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: 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 February 26, 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: (1)**

**1. Brown Act Training Presentation for BCC Commission Members**

John Cleveland, Senior Deputy County Counsel

**Recommended Action:**

Receive and file oral and written Brown Act training presentation for BCC Commission members from John Cleveland, Senior Deputy County Counsel

**IX. PUBLIC HEARINGS: (None)**

**X. REPORTS OF STAFF:**

**A. Orange County Housing Authority Update:**

January Johnson, Housing Manager

**B. Community Development:**

Frank Padilla, Community Development Analyst

**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:**

May 28, 2026

OC Housing & Community Development, Conference Room A

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

Item IV:

## **MINUTES**



MEMORANDUM

H&CD COMMISSION - REGULAR MEETING
AGENDA DRAFT MINUTES

Thursday, February 26, 2026 - 10:00 a.m.

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Conference Room A
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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

Meeting Start: 10:06 a.m.

II. PLEDGE OF ALLEGIANCE: Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk  
Present: T. La, C. Wilkerson, M. Alvarez, C. Buck, S. Oddo, T. Mitchell, W. Carvahlo, C. Hupp, P. Bui  
Excused: M. Frost, H. Smith-Gardner

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

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

Requested Revisions to the Minutes:

Updated Sentence (**bolded** areas show the approved amendments):

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

Motion to Approve as amended: C. Hupp

Motion second: C. Wilkerson

Motion Approved Unanimously

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

**VI. PUBLIC COMMENTS: (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

**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

Mentioned that HUD requires an annual PHA Plan and public review process, and that the Commission had already appointed itself as the Resident Advisory Board (RAB) in January. As the RAB, the Commission is now reviewing the FY 2026 Annual Plan and Administrative Plan. She noted this is the first update in the new five-year cycle, so reporting is brief. She summarized progress and goals in six areas: expanding affordable housing, supporting self-sufficiency, improving internal operations, landlord engagement, reducing barriers to access, and maintaining high-performer status. No comments were submitted on the Annual Plan.

She then outlined two Administrative Plan updates and noted that moving forward, staff will bring Administrative Plan updates annually alongside the Annual Plan for transparency.

There was much discussion.

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

**Recommended Action:**

Direct staff to receive and record comments

Motion to approve: S. Oddo

Motion seconded: C. Hupp

Motion Approved Unanimously

**2. Discussion on Public Comments**

Julia Bidwell, Executive Director/Secretary

J. Bidwell – Mentioned we adopt format for public comments used by the Board of Supervisors with similar consistency while abiding by Brown Act regulations for public speaking

J. Bidwell – Suggested bringing back the bylaws for review with the Commission direction. Thanked the staff for their input on staff reports.

The Commission discussed the public comment format and related agenda-order considerations. Commissioners generally agreed to continue with the current format and observe how it operates in upcoming meetings. Staff indicated they could return in the future with proposed bylaw or agenda-order updates if directed. Several Commissioners expressed a preference to continue or try the current model for now, essentially leaving the process unchanged while monitoring its effectiveness.

**IX. PUBLIC HEARINGS: (None)**

**X. REPORTS OF STAFF:**

**A. Orange County Housing Authority Update:**

January Johnson, Housing Manager

Gave an update on the Federal FY 2026 funding bill for housing programs. Although Congress approved a 2.8 billion dollar increase for the Housing Choice Voucher program, 800 million of that came from eliminating the separate Mainstream voucher line item, so the real increase is closer to 2 billion dollars.

Inflation is a challenge—funding increased about 6%, but Orange County Housing Authority's costs rose about 7.4%, meaning the new funding does not fully keep up. Because of this, OCHA will continue to be cautious and will not pull names from the waiting list until actual funding allocations arrive in May.

Despite inflation pressures, OCHA still expects to transition Emergency Housing Voucher households into the regular voucher program and continue supporting project-based vouchers because of conservative planning in recent years. Pulling new names from the waiting list may still happen in June, depending on the final budget.

She also noted good news: funding for Family Unification Program (FUP) vouchers and Veterans (VASH) vouchers remains in place, and Tenant Protection Vouchers increased by 264 million dollars, which helps housing authorities nationwide facing funding gaps.

**B. Community Development:**

Craig Fee, Community Development Manager

Craig, Community Development Manager, reported that the FY 26–27 Annual Action Plan is moving forward and will go to the Board in April. The FY 27–29 cooperation agreements with all participating cities, including the option for entitlement cities to join the Urban County program, are also underway and scheduled for Board review on May 19.

He also shared good news: a new staff member, Francisco Padilla Jr., has joined the team as the Community Development Compliance and Environmental Analyst. Francisco brings over 30 years of experience in community development.

**C. Housing Development:**

Michelle Zdeba, Housing Development Manager

Michelle thanked the Commission for valuing the staff reports and explained that she tries to include helpful updates beyond what's in the packet since reports are based on the prior month. There has been no Project Review Advisory Panel meeting since the last Commission meeting; the next one is scheduled for March 12, where they expect to bring at least one project for underwriting review, though nothing is ready for threshold review yet. She shared that the Board recently approved the 2026 Notice of Funding Availability (NOFA), which is currently in its required three-week public noticing period. They expect to release the NOFA around March 6. This NOFA includes up to \$20.81 million in capital funding and up to 100 project-based vouchers. She highlighted that OCCR is in a strong position to offer project-based vouchers due to the department's careful and conservative planning.

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

Julia Bidwell, Executive Director/Secretary

Julia shared several updates in her Executive Director's report. She invited the Commission to attend the Apartment Association of Orange County's trade show on March 19 from 9 AM to 3 PM at the OC Fair & Event Center in Costa Mesa. OCHA will host a themed booth, which usually draws strong engagement from landlords.

She noted that federal appropriations for Community Development Block Grant (CDBG) and HOME funds remain flat from 2025, which is positive considering earlier proposals to cut or eliminate these programs. She also reminded everyone about the "What Home Means to Me" poster contest and shared that entries are being promoted both to voucher households and residents of county-supported affordable housing. The Commission will later vote on the submitted artwork. Lastly, she noted that recruitments for the at-large and tenant Commission seats are now posted, and current at-large members will need to reapply.

**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**

10:16 am

**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 V:

**PRESENTATIONS –**  
(none)

Item VII:

**CONSENT CALENDAR – (0)**

# Item VIII:

## **DISCUSSION CALENDAR – (1)**

- 1. Brown Act Training Presentation for BCC Commission Members**  
John Cleveland, Senior Deputy County Counsel



# HOUSING AND COMMUNITY DEVELOPMENT COMMISSION BROWN ACT TRAINING

**APRIL 23, 2026**

*OC Community  
Resources*



*John Cleveland*  
*Senior Deputy County Counsel*  
*Office of the County Counsel*

# TOPICS





# **BROWN ACT**

# What is the Goal of the Brown Act?



The goal of the Brown Act is to ensure that the deliberations and actions of the governing bodies of local agencies are:

- Open and public,
- Thereby facilitating meaningful public access to their decision-making processes and
- Curbing misuse of the democratic process by secret legislation.

The Act requires that meetings of such bodies be:

- Open to the public,
- Held on a regular schedule, and
- Conducted in accordance with an agenda available in advance of the meeting.

It prohibits action on items not placed on the agenda and restricts the type of actions that can be taken in private sessions.

The Brown Act also mandates that an agenda be posted at least 72 hours before a regular meeting and forbids action on any item not on that agenda.





The Ralph M. Brown Act generally requires all meetings (as defined) of a legislative body of a local agency be “open and public.” The act is located at California Government Code Section 54950 et seq., was carried out by Assembly member Ralph M. Brown and passed in 1953.



- Basic Rule:

- “meetings” of legislative bodies must be **open and public**.
- The actions of public commissions, boards, councils, and other public agencies should “be taken openly and that their deliberations be conducted openly.” (Gov. Code § 54950.)

- Purpose:

- Facilitate public participation in government.
- Enable people to be informed so they can keep control over their government and curb the potential misuse of democratic process by secret legislation.

# BROWN ACT – Key Concepts and Definitions



Brown Act applies to any “legislative body” of a “local agency”

“Legislative body” includes:

- The governing board of a local agency or any local board created by statute.
- Any commission, committee, board or other body created by formal action of a legislative body.

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“Local Agency” includes:

- A county, city, whether general law or chartered, city and county, town, school district, municipal corporation, district, political subdivision, or any board, commission or agency thereof, or other local public agency.

# BROWN ACT – Standing Committees



Standing committees of a legislative body are legislative bodies if they have either of the following :

1. Continuing subject matter jurisdiction; or
  2. A meeting schedule fixed by charter, ordinance, resolution, or formal action of a legislative body.
- 

Q: If the standing committee is comprised of less than a quorum of the governing body, is it still subject to the Brown Act?

A: Yes, if it has continuing subject jurisdiction or has meeting schedules fixed by formal action of the legislative body.

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Standing committees are treated as extensions of the legislative body and must comply with the Brown Act's open meeting requirements.



## “Ad Hoc” committee exception to definition of “legislative body”

A temporary or ad hoc advisory committee, composed solely of the members of the legislative body that are less than a quorum of the “legislative body” is not, itself, a “legislative body.” (Gov. Code § 54952(b).)

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The temporary advisory committee must:

1. Serve a limited single purpose
2. Not be perpetual
3. Be dissolved once its specific task is completed

Q: If the legislative body creates an ad hoc committee and states that “the ad hoc will not have continuing jurisdiction” but the ad hoc actually exercises continuing subject matter jurisdiction and is not limited in time, is the ad hoc committee subject to the Brown Act’s requirements?

A: Yes. Substance controls over form.

# BROWN ACT – Key Concepts



Brown Act applies to “meetings” of the legislative body.

A “meeting” is “...any congregation of a majority of the members of a legislative body at the same time and location, including teleconference location as permitted by Section 54953, to hear, discuss, deliberate, or take action on any item that is within the subject matter jurisdiction of the legislative body.” (Gov. Code § 54952.2(a).)

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The defined term “meeting” includes gatherings where members discuss matters within the subject matter jurisdiction of the legislative body (e.g. meals, social events, etc.) not just situations where votes are taken.



## “Serial Meetings” prohibited (e.g. daisy chain or hub-and-spoke)

A majority of the members of a legislative body “shall not, outside of a meeting authorized by this chapter, *use a series of communications of any kind, directly or through intermediaries*, to discuss, deliberate, or take action on any item of business that is within the subject matter jurisdiction of the legislative body. (Gov. Code § 54952.2(b)(1).)

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## But “One Way” briefings (e.g. staff briefings) *are* permitted:

The prohibition on serial meetings: “shall not be construed as preventing an employee or official of a local agency, from engaging *in separate conversations or communications*...with members of a legislative body in order to answer questions or provide information regarding a matter that is within the subject matter jurisdiction of the local agency, if that person does not communicate to members of the legislative body the comments or position of any other member or members of the legislative body.” (Gov. Code § 54952.2 (b)(2).)

*Similarly, a legal memorandum from County Counsel to a BCC does not constitute a “meeting” under the Brown Act.*

# BROWN ACT – Digital Communications FAQ



**Question:** Are BCC members limited regarding the items they can and can't discuss over email, text, social media, etc.?

**Answer:** Yes. "Serial Meetings" are prohibited even when using electronic communications.

The Brown Act prohibits the use of a series of communications, including:

- emails,
- texts, or
- social media

to discuss, deliberate, or take action on any item of business within the body's jurisdiction outside of an authorized meeting.



- A BCC member cannot respond directly to any communication on a social media platform that is made, posted, or shared by any other member of the legislative body if the post is related to matters within the subject matter jurisdiction of the legislative body.
  - For example, if one BCC member **“likes” a social media post** of one other member of the same body, that could violate the Brown Act, depending on the nature of the post. (Gov. Code § 54952.2(b)(3).)
- Similarly, participation by members of a legislative body in an **internet chatroom, blog dialogue, or any other online platforms**, could provide a technological method of allowing a majority of members to discuss, deliberate, or take action on matters of agency business in violation of the Brown Act.

# Pop Quiz Regarding Newer Technologies



When could a prohibited serial meeting inadvertently occur?

- A. Replying all to an email message.
- B. Discussing an issue in an internet chat room.
- C. Posting a “like” on a social media platform.
- D. Discussing an issue on a platform that features messages that are only temporary and disappear shortly after creation.
- E. Deploying a digital surrogate to advocate on issues within the subject jurisdiction of the legislative body with other members of the legislative body.
- F. All of the above.

# BROWN ACT – Six Exceptions to Definition of Meeting

There are six narrow exceptions to the definition of “meeting”:

1. Individual contacts or conversations between a member of a legislative body and “any other person” are not “meetings,” of the legislative body, provided that they are not “serial meetings.” (e.g. meeting with staff, constituents, and consultants).
2. Attendance at a conference open to the public that addresses issues of general interest to the public or the agency, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
3. Attendance at a community meeting that is open to the public and publicized, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
4. Attendance at an open and noticed meeting of another local agency, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body.
5. Attendance at a purely social or ceremonial occasion, provided the members do not discuss issues within the subject matter jurisdiction of their legislative body (e.g. wedding, funeral, farewell reception).
6. Attendance at an open and noticed standing committee meeting, provided that members attend only as observers.

# Regular Meeting Agenda Requirements



Each legislative body shall provide, by ordinance, resolution, bylaws, or by whatever other role is required for the conduct of business by that body, the **time** and **place** for holding regular meetings. Such regular meetings must typically be conducted within the boundaries of the agency's jurisdiction.

**At least 72 hours** before the regular meeting, an agenda must be posted in a "location freely accessible to members of the public" and on the agency's primary website.

**The Agenda** must contain a "brief general description of each item of business to be transacted or discussed."

Except as otherwise provided by law, no action or discussion shall be undertaken on any item not appearing on the posted agenda.

(Gov. Code § 54954.2.)

# Special Meeting Agenda Requirements



Special Meetings may be called “at any time” by either (1) the presiding officer of the legislative body of a local agency, or (2) by a majority of the members of the legislative body by posting a notice and also delivering written notice to each member of the legislative body and to each local newspaper of general circulation and radio or television station requesting notice in writing. (Gov. Code § 54956.)

The **special meeting** notice shall be delivered “personally or by any other means” and shall be received at least 24 hours before the time of the meeting.

The **call and notice** shall specify the time and place of the special meeting and the business to be transacted or discussed.

No other business shall be considered at these meetings by the legislative body.

# Emergency Meetings



“Emergency” is defined as a work stoppage, crippling activity, or other activity that severely impairs public health, safety, or both.

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A legislative body may hold an emergency meeting without complying with the 24-hour “Special Meeting” notice and posting requirements. However, telephonic notice is required. (Gov. Code § 54956.5.)

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# The Public's Right to Documents



**Question:** When do documents related to agendas need to be made available to the public?

**Answer:** The following timeframes apply:

- If board members receive the materials **more than 72 hours before** the scheduled meeting, then the materials are deemed public records and must be made available upon request. The location where the documents can be publicly inspected must be included in the posted agenda. (Gov. Code §§ 54954.1 and 54957.5.)
- If a member of the legislative body or staff prepared the materials, and the legislative body received the materials **during the meeting**, the public must have access to the materials during the meeting. If someone outside of the local agency prepared the materials and gave them to the legislative body **during the meeting**, the public must receive access to the materials after the meeting. (Gov. Code § 54957.5(c).)
- If the legislative body members receive the materials **less than 72 hours** before a regular meeting, then the materials must be made available for public inspection **at the same time they are distributed** to the legislative body. (Gov. Code § 54957.5(b)(1) and (2).)



- California changed significant portions of the Brown Act through SB 707.
- There are two categories of changes:
  - Changes that apply to “eligible legislative bodies” such as the Board of Supervisors; and
  - Changes that apply to all legislative bodies, including those that are classified as “not eligible legislative bodies,” such as advisory BCCs.
- SB 707 recast the teleconferencing provisions of AB 361 and AB 2449 and added new teleconferencing options, such as the ability of BCC members to participate in meetings remotely as a reasonable accommodation for a disability.
- Many of SB 707’s changes do not affect advisory BCCs.



## Key changes relevant to OAAC include:

1. Providing members with a copy of the Brown Act
2. Teleconferencing due to a disability
3. Reorganization of teleconferencing rules
4. Removal and muting because of disruption
5. Clarification regarding recording meetings



1. **Copy of Brown Act:** A copy of the Brown Act must be distributed to members.



**2. Teleconferencing Due to Member Disability:** As modified by SB 707, the Brown Act states that legislative body members with a disability, as defined by applicable law, may participate remotely as a reasonable accommodation for their disability through audiovisual technology, unless physical disability requires off camera participation. (Gov. Code § 54953(c)(1).)

- Participation under this provision is considered “in-person” for determining a quorum of the legislative body.
- Do not need to meet the other standard teleconference requirements like posting the teleconferencing member’s address on the agenda.
- However, the BCC member must use both audio and video (unless their disability requires them to participate off-camera) and must disclose, before any action is taken, whether any adults are present in the room and their relationship.



**3. Teleconferencing:** SB 707 added Section 54953.8 to the Brown Act to provide new or modified means for legislative bodies to hold meetings entirely remotely or where some members participate from remote locations. (Gov. Code §§ 54953.8.1 through 54953.8.7.)

- The Brown Act's prior "just cause" and "emergency circumstances" allowances for telecommuting were combined and edited under these sections. These rules continue to have various complicated conditions and limitations.



The following slides describe teleconferencing under the traditional Brown Act rules, SB 707, and notice and public access requirements including:

1. Teleconferencing under traditional Brown Act rules
2. Teleconferencing for members with a disability
3. Teleconferencing under a state of emergency
4. Teleconferencing with just cause
5. Teleconferencing for advisory body (“Eligible Subsidiary Body”) meetings, if authorized by the Board of Supervisors

# Teleconferencing: Traditional Brown Act Rules



Type of Teleconferencing	Who Can Use It	Special Conditions & Quorum Requirements	Frequency Limits	Noticing Requirements	Public Access Requirements
<b>Teleconferencing Under Traditional Brown Act Rules, Government Code Section 54953(b)(3)</b>	Any legislative body; applies when not using SB 707 exceptions; strict notice and access rules.	Quorum must participate from a single public location within jurisdiction.	No statutory frequency limit.	Agenda must list all teleconference locations and agenda must be posted at each location.	Public access required at each teleconference location; public must be able to address the body at each location.

# Teleconferencing: Members with a Disability



Type of Teleconferencing	Who Can Use It	Special Conditions & Quorum Requirements	Frequency Limits	Noticing Requirements	Public Access Requirements
<b>Teleconferencing for Members with a disability, Government Code Section 54953(c)</b>	Legislative body members with disabilities	<ul style="list-style-type: none"><li>• Remote participation allowed as reasonable accommodation.</li><li>• Must use audio &amp; video unless disability prevents.</li><li>• Must disclose if other adults are present and their relationship.</li><li>• Counts toward quorum; traditional teleconference rules waived.</li></ul>	No frequency limit; based on ADA accommodation.	Agenda posted normally; accommodation documented in record.	Public access to primary location; the member joins remotely with reasonable accommodation.

# Teleconferencing: State of Emergency



Type of Teleconferencing	Who Can Use It	Special Conditions & Quorum Requirements	Frequency Limits	Noticing Requirements	Public Access Requirements
<b>Teleconferencing Under Government Code Section 54953.8.2 in State of Emergency</b>	Any legislative body during a proclaimed state or local emergency	<ul style="list-style-type: none"><li>• Entirely remote meetings are allowed.</li><li>• Majority vote of body finding imminent health/safety risk is required.</li><li>• The State of Emergency must be reconfirmed, and findings are made every 45 days by the body.</li><li>• Quorum achieved if met even if all members are remote. No in-person quorum required.</li></ul>	No statutory limit during emergency period.	Agenda must include teleconference details; findings must be documented.	Public must have remote access via telephonic or internet-based option.

# Teleconferencing: Just Cause



Type of Teleconferencing	Who Can Use It	Special Conditions & Quorum Requirements	Frequency Limits	Noticing Requirements	Public Access Requirements
<b>Teleconferencing Under Government Code Section 54953.8.3 for Just Cause</b>	Individual board/legislative body members	<ul style="list-style-type: none"> <li>Reasons: (1) caregiving, (2) illness, (3) official travel, (4) military service.</li> <li>Audio &amp; video required unless disability accommodation applies.</li> <li>Minutes must denote the statutory basis for the remote appearance.</li> <li>In-person quorum required.</li> </ul>	May only appear remotely: (i) Two meetings per year, if the legislative body regularly meets once per month or less. (ii) Five meetings per year, if the legislative body regularly meets twice per month. (iii) Seven meetings per year, if the legislative body regularly meets three or more times per month.	Agenda posted as usual; note remote participation in minutes.	Public attends at primary physical location and the remote member participates via audio and video unless disability accommodation applies.

# Teleconferencing: Eligible Subsidiary Body



Type of Teleconferencing	Who Can Use It	Special Conditions & Quorum Requirements	Frequency Limits	Noticing Requirements	Public Access Requirements
<p><b>Teleconferencing Under Government Code Section 54953.8.6 for advisory body (“Eligible Subsidiary Body”) meetings, if authorized by the Board of Supervisors.</b></p>	<p>“Eligible Subsidiary Body” includes: (1) created by formal action of the elected decision making body; (2) Serves exclusively in an advisory capacity; (3) “Is not authorized to take final action on legislation, regulations, contracts, licenses, permits, or any other entitlements, grants, or allocations of funds;” and (4) Does not have primary subject matter jurisdiction.</p>	<ul style="list-style-type: none"> <li>Approval by parent body required.</li> <li>No in-person quorum required but at least one staff member of the eligible subsidiary body or the legislative body that created the eligible subsidiary body shall be present at the physical meeting location during the meeting.</li> <li>Eligible Subsidiary Bodies may meet entirely remotely if findings are made by the legislative body that created them every six months.</li> <li>The legislative body that created the Eligible Subsidiary body shall make the following findings by majority vote before the eligible subsidiary body uses teleconferencing pursuant to this section for the first time, and every six months thereafter: (i) The legislative body has considered the circumstances of the eligible subsidiary body. (ii) Teleconference meetings of the eligible subsidiary body would enhance public access to meetings of the eligible subsidiary body, and the public has been made aware of the type of remote participation, including audio-visual or telephonic, that will be made available at a regularly scheduled meeting and has been provided the opportunity to comment at an in-person meeting of the legislative body authorizing the subsidiary body to meet entirely remotely. (iii) Teleconference meetings of the eligible subsidiary body would promote the attraction, retention, and diversity of eligible subsidiary body members.</li> </ul>	<p>No specific frequency limit; subject to elected decision making body policy.</p>	<p>Agenda must specify teleconference option and approval basis.</p> <p>The eligible subsidiary body shall post the agenda at the physical meeting location but need not post the agenda at a remote location.</p>	<p>Public access via teleconference and physical location as per adopted policy.</p>



**Removal Because of Disruption:** SB 707 provides for the removal of remote participants from meetings where they engage in behavior that “actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting.” (Gov. Code §§ 54957.95, 54957.96.)

- SB 707 clarifies the ability to mute or remove disruptive individuals who are participating remotely via two-way audiovisual technology.



**Recording Meetings:** SB 707 states that anyone can record (using digital or other electronic devices) a meeting.

- A legislative body may prohibit meeting recordings only where it makes a reasonable finding that recording constitutes a persistent disruption of the meeting. (Gov. Code § 54953.5.)



## OPEN AND PUBLIC MEETING REQUIREMENTS

At regular and special meetings, members of the public have a right to address the legislative body on any item appearing on the agenda, before or at the time the legislative body considers the item.

The Brown Act generally requires that all “meetings” (as defined, whether regular, special, or emergency) be “open and public.”

Each regular meeting agenda shall also provide an opportunity for members of the public to address the legislative body on any item of interest to the public within the subject matter jurisdiction of the body.

No secret ballots; the legislative body of a local agency shall publicly report any action taken and the vote or abstention on that action of each member present for the action.



# Exceptions for Discussing Non-Agenda Items



**Question:** Can BCC chairs and/or members discuss items that are not on the agenda and if so, are there any limitations?

**Answer:** As a general rule, under Government Code section 54954.2, a legislative body may not discuss any item that does not appear on the agenda posted for a regular meeting. However, there are limited exceptions:

- Members of a legislative body or its staff may briefly respond to statements made or questions posed by persons exercising their public testimony rights.
- On their own initiative or in response to questions posed by the public, a member of a legislative body or its staff may ask a question for clarification, make a brief announcement, or make a brief report on his or her own activities. (Gov. Code § 54954.2.)
- A member of a legislative body, or the body itself may:
  - provide a reference to staff or other resources for factual information,
  - request staff to report back to the body at a subsequent meeting concerning any matter, or
  - direct staff to place a matter of business on a future agenda.

## Who enforces the Brown Act?

- According to California Government Code Section 54960, the district attorney or any interested person can initiate legal proceedings to address violations of the Brown Act.
- The enforcement of the Brown Act can be carried out by the:
  - district attorney or any interested person who may commence an action by
  - mandamus, injunction, or declaratory relief
  - to stop or prevent violations or threatened violations of the Act or
  - address past violations by members of the legislative body of a local agency.



## Brown Act violations and enforcement: Civil Enforcement



Civil Injunction - The district attorney or any interested person (i.e. citizen of the State of California) may commence an action for the purpose of stopping or preventing future violations of the Brown Act. (Gov't Code § 54960.)



Court may invalidate past actions taken in violation of Brown Act – The district attorney or any interested person may file a lawsuit in Superior Court to have the court declare “null & void” action taken in violation of the Brown Act. (Gov. Code § 54960.1.)



Attorneys' fees and court costs – A prevailing plaintiff can obtain recovery of attorneys' fees and court costs. (Gov. Code § 54960.5.)



A variety of legal actions can be filed based on fact-specific issues related to the Brown Act but there are three main categories of civil actions:

- (1) **actions to invalidate** legislative body acts on the grounds that they violated the Brown Act (Gov. Code § 54960.1);
- (2) actions to **determine whether a past action** of a legislative body **constitutes a violation** of the Brown Act. (Gov. Code § 54960.2); and
- (3) actions to **prevent future violations**. (Gov. Code § 54960.)

There are requirements and procedures specific to each type of legal action.



## Brown Act violations and enforcement: Criminal Penalties

A member of a legislative body who attends a meeting where action is taken in violation of the Brown Act, where the member intends to deprive the public of information which the member knows or has reason to know the public is entitled to receive, is guilty of a misdemeanor. (Gov. Code § 54959.)



**THANK YOU!**

# Item X:

## **REPORTS OF STAFF**

- A. Orange County Housing Authority Update:**  
January Johnson, Housing Manager
- B. Community Development:**  
Frank Padilla, Community Development Analyst
- C. Housing Development:**  
Michelle Zdeba, Housing Development Manager
- D. Executive Director/Secretary's Report:**  
Julia Bidwell, Executive Director/Secretary



# OC Community Resources

## MEMORANDUM

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

April 23, 2026

**TO:** H&CD Commission

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

**SUBJECT:** Executive Director's Summary for March 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**  
**Frank Padilla, Community Development Analyst**  
**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>
3/10	Amendment No.1 to Contract with The Corporation for Supportive Housing
3/24	Approve Loan and Project-Based Vouchers for Costa Mesa Senior



# 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  
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DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** April 23, 2026  
**TO:** H&CD Commission  
**FROM:** January Johnson, Manager, Housing Assistance Division <sup>DS</sup>  
**SUBJECT:** OCHA Status Report for March 2026

### HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for March 2026 was 88.9% with 10,368 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 912 assisted households, Non-Elderly Disabled (NED) tenants represented 39 assisted households, and Mainstream Voucher Program tenants represented 207 households. Additional March highlights include:

### OCHA STAFFING REPORT

Leasing currently has two (2) vacancies: one (1) Housing Specialist I/II position and one (1) Office Technician position. Active recruitment is currently on hold.

SHP currently has four (4) vacancies: one (1) Housing Specialist III position, and three (3) Housing Specialist I/II positions. Active recruitments are on hold.

Occupancy Section has two (2) vacancies. Active recruitment is currently on hold.

Administration Section has two (2) vacancies: one (1) Housing Supervisor position and one (1) Senior Housing Specialist position. Active recruitments are on hold.

### SPECIAL HOUSING PROGRAMS (SHP) SECTION:

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

##### Monthly activity:

Current number of active clients with FSS contracts:	165
Clients currently earning escrow credits:	59
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, 204 families have successfully moved into a unit and another 9 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, 293 families have successfully moved into a unit and another 31 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, 36 youth have successfully moved into a unit and another 14 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 38 projects completed and leased. OCHA has 3 projects under construction with an AHAP executed with an expected completion date in 2026: 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 March 2026:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	55
Ongoing vouchers expired:	6
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	785
Total interim decreases completed:	183
Total interim increases completed:	152
Number of repayments completed:	0

**LEASING SECTION:**

**Leasing Ongoing Activities**

Production in the Leasing Section for March 2026:

Annual Inspections Scheduled (OCHA):	830
Follow up re-inspections Scheduled (OCHA):	153
Physical Inspections (OCHA):	100
New Leases - Number of RTA's received (OCHA):	104
Annual Inspections Received (Mobility):	153
Annual Inspections Scheduled (Mobility):	116
Follow up Re-inspections (Mobility):	23
New Leases Received (Mobility):	36
New Leases Scheduled (Mobility):	24
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	445
Rent Decreases received:	0
Rent Increase denied:	8
Rent Increase emails:	1019
Rent Increase Calls:	35
Mobility Rent Increase:	140

**Total Abatement:**

Final notices mailed:	35
Were Abated:	0

**Owners:**

Owners became inactive for the month of March 2026:	0
Owners relisted their property:	2
Units added to our vacancy listings:	41
Owner Hotline callers assisted:	200

## **Outreach Efforts**

In March 2026, we were proud to participate in this year's Orange County Apartment Association (AAOC) Annual Tradeshow, themed "**Once Upon a Time.**" The event offered a wonderful opportunity to showcase the story of how our partnership with landlords creates new beginnings for families in our community.

Our booth featured a narrative-inspired theme that reflected the heart of our work:

"Once upon a time, in a land where families dreamed of a place to call home, a bridge of hope was built. This bridge connected caring landlords with the Orange County Housing Authority (OCHA), opening doors that had long been closed."

Through our collaboration with property owners, we continue to build these bridges—each one leading to stability, opportunity, and brighter futures for the families we serve. We appreciated the chance to engage with so many dedicated housing partners at the tradeshow and look forward to continuing our shared story of impact.

The Orange County Housing Authority continued to provide excellent customer service assisting 200 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 March 2026:

Calls and inquiries addressed:	3,344
Mail Processed:	7,547
Public Records Act and Data Requests resolved:	4

## VMS Data Collection Report

	Jan-26	Feb-26	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
<b>Homeownership</b>	3	2	3	3	3	3	3	3	3	3	3	3
<b>Homeownership HAP</b>	\$5,853	\$3,992	\$5,489	\$5,489	\$5,489	\$5,778	\$5,778	\$5,778	\$5,778	\$5,715	\$5,853	\$5,853
<b>Family Unification</b>	278	282	294	296	293	286	286	284	284	280	286	287
<b>Family Unification - (HAP)</b>	\$596,744	\$610,164	\$598,033	\$607,964	\$596,345	\$585,304	\$592,279	\$584,304	\$579,787	\$582,355	\$596,590	\$594,031
<b>Non Elderly Disabled</b>	38	39	35	35	35	35	35	36	36	36	37	37
<b>Non Elderly Disabled - (HAP)</b>	\$69,474	\$72,033	\$60,923	\$60,816	\$60,631	\$58,704	\$60,743	\$64,387	\$64,478	\$64,430	\$66,735	\$66,855
<b>Portable Vouchers Paid</b>	46	50	23	27	28	32	33	40	41	37	40	45
<b>Portable Voucher Paid HAP</b>	\$78,490	\$85,944	\$35,469	\$41,596	\$42,787	\$48,157	\$49,705	\$64,298	\$65,798	\$60,807	\$64,841	\$74,894
<b>Tenant Protection</b>	32	32	35	34	34	34	34	34	33	33	32	32
<b>Tenant Protection HAP</b>	\$59,615	\$59,615	\$59,525	\$57,302	\$58,222	\$58,966	\$59,173	\$59,173	\$57,517	\$58,783	\$58,153	\$59,101
<b>Enhanced Vouchers</b>	1	1	2	2	2	2	2	2	2	2	1	1
<b>Veterans Affairs Supported Housing (VASH) Voucher</b>	939	924	831	832	826	832	828	849	862	907	909	936
<b>Veterans Affairs Supported Housing (VASH) HAP</b>	\$1,510,306	\$1,518,153	\$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	\$1,487,778
<b>All Other Vouchers</b>	8,811	8,899	9,015	9,022	8,990	8,949	8,916	8,875	8,878	8,826	8,829	8,813
<b>All Other Vouchers HAP</b>	\$15,766,528	\$16,036,421	\$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	\$15,576,585
<b>FSS Escrow Deposits</b>	\$40,983	\$40,262	\$4,716	\$32,438	\$31,297	\$31,281	\$30,164	\$14,584	\$29,812	\$30,580	\$29,802	\$36,470
<b>All Voucher HAP Expenses After the First of Month</b>	\$67,032	\$22,031	\$52,344	\$51,937	\$45,929	\$62,587	\$57,852	\$105,092	\$44,034	\$57,713	\$35,050	\$106,894
<b>Total Vouchers</b>	10,176	10,264	10,257	10,272	10,232	10,192	10,156	10,143	10,159	10,145	10,162	10,182
<b>HAP Total</b>	\$18,247,979	\$18,514,612	\$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	\$18,060,778
<b>Number of Vouchers Under Lease (HAP Contract) on the last day of the Month</b>	9,314	9,332	9,492	9,465	9,430	9,430	9,402	9,409	9,339	9,324	9,282	9,389
<b>New vouchers issued but not under HAP contracts as of the last day of the month</b>	20	11	2	3	2	5	9	8	4		27	10
<b>Portability (Port In)</b>	1,316	1,302	1,373	1,383	1,394	1,384	1,368	1,366	1,351	1,357	1,329	1,311
<b>Portability (Port In HAP Administered)</b>	\$2,765,547	\$2,758,006	\$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	\$2,734,315
<b>Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*</b>	237	237	277	277	277	277	277	237	237	237	237	237
<b>Number of PBVs under HAP and leased</b>	906	896	866	866	863	859	856	885	874	861	868	889
<b>Number of PBVs under HAP and not leased</b>	108	118	46	46	49	53	56	67	78	91	84	125
<b>Fraud Recovery - Amount Booked this Month</b>	\$125	\$150	\$125	\$125		\$125	\$150	\$150	\$150	\$150	\$150	\$150
<b>FSS Escrow Forfeitures This Month</b>							\$26,820					
<b>Number of Hard to House Families Leased</b>	22	7	34	29	29	39	22	56	22	25	18	71
<b>Portable HAP Costs Billed and Unpaid - 90 Days or older</b>	\$1,061,481	\$835,384	\$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 3/31/26**

	<b>FY 25-26 Budget</b>	<b>YTD Exp/Rev Actual - Cash</b>	<b>FY 25-26 Y/E Cash</b>
Beginning Cash Balance as of 07/01/25	13,136,480	13,136,480	13,136,480
Less: Other Miscellaneous Obligations			
<b>Available Cash Balance as of 3/31/26</b>	<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	404,473 (2)	539,297
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	6,390	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	50,000
(Fund Balance Unassigned)	0	0	0
<b>TOTAL SOURCES OF CASH:</b>	<b>13,686,480</b>	<b>13,588,816</b>	<b>13,775,770</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	1,000,000
Admin/Accounting staffs support to OCHA Ops Reserve	75,000	24,438	37,000
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	32,878	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	2,869	3,826
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	20,360	27,147
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	0	0	0
NEPA Environmental Costs (i.e. Dudek)	240,000	26,405	220,000
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	5,757	5,757
County Investment Pool Admin Cost (Treasurer)	5,000	2,798	5,000
CDBG Disallowed Expenses	0	229,872	229,872
Family Self-Sufficiency Enhancement Payments	25,000	0	20,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	144,237	300,000
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>835,917</b>	<b>2,336,346</b>

<b>TOTAL FY 25-26 UNCOMMITTED CASH:</b>	<b>8,136,008</b>	<b>12,752,899</b>	<b>11,439,424</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>6,681,617</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:** April 23, 2026

**TO:** H&CD Commission

**FROM:** Julia Bidwell, Director  
 OC Housing & Community Development

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

**COMMUNITY DEVELOPMENT**

The FY 2026-27 Annual Action Plan is underway and due to go to the Board of Supervisors (Board) April 28, 2026. The FY 2027-2029 Cooperation Agreement Amendments and invites to participate in the Urban County are also underway. 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: April 23, 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 MHA 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 May 2026.

**Cartwright Family Apartments** – The Board approved a \$1,574,810 MHA 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 was completed in February 2026.

**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 was 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.

**Avon River (formerly known as 1400 Bristol and 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 February 2027.

**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 Altrudy II Senior Apartments was held at 11:00 a.m. on Wednesday, April 1, 2026 at 18611 Altrudy Lane, in the City of Yorba Linda.



(C&C Development, OC Housing Finance Trust, OC H&CD, OC HCA, and HCD Commission at the Groundbreaking for Altrudy II.)

Upcoming:

- I. A Grand Opening for The Orion Senior Apartments will be held at 11:00 a.m. on Wednesday, May 13, 2026 at 1800 East La Veta Avenue in the City of Orange.

**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. In March 2026, PRAP concurred with staff's recommendation to pass on underwriting review. On March 24, 2026, the Board approved conditional commitment of funding and PBVs.
<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	0	0	0	Homeless Families	Anaheim (Unincorporated)	Project Withdrawn
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. On February 10, 2026, the Board approved conditional commitment of PBVs.
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.
Jamboree Housing Corp.	Costa Mesa Senior	\$1,500,000	0	70	Seniors / MHSA	Costa Mesa	Application received in February 2025 requesting an additional \$1,500,000 (15G Reserves). Original request of \$2,490,800 (MHSA Funds) and 34 PBVs from 2023 NOFA 1 <sup>st</sup> Amendment previously approved by PRAP on October 17, 2024. Project continued with underwriting review with a combined total of \$3,990,800. On March 24, 2026, the Board approved conditional

							commitment of additional funding.
<b>TOTALS</b>		<b>\$6,516,158</b>	<b>36</b>	<b>420</b>			

**2026 Supportive Housing Notice of Funding Availability**

On February 10, 2026, the Board approved issuance of the 2026 NOFA making available up to \$20.09 million in Federal HOME, HOME-ARP, MHSA/Behavioral Health Services Act (BHSA), 15G Reserves and/or HSA Funds and up to 100 Housing Choice, Mainstream and/or VASH Project-Based Vouchers. The 2026 NOFA was released on March 6, 2026.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
American Family Housing	Avon River (formerly known as 1400 Bristol)	\$4,100,000	0	78	Homeless, MHSA eligible individuals	Costa Mesa	Under Construction  Developer identified a funding gap of \$4.1 million. The Development will soon be going to PRAP for another underwriting review and the Board for consideration of additional funding.
<b>TOTALS</b>		<b>\$4,100,000</b>	<b>0</b>	<b>78</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.

On March 27, 2026, State HCD released amendments to the Homekey+ NOFA indicating the program remains undersubscribed, with approximately \$673 million in funding still available. In response, the State continues to accept applications and is prioritizing projects that serve homeless veterans. The amendment expands eligible project types to include preservation projects and previously funded Homekey developments with funding gaps, increases new construction cost caps to \$650,000 per unit (with no cap for veteran units), and introduces a 1:2 local match incentive of up to \$100,000 per veteran unit. It also allows future CTCAC/CDLAC tax credit awards as a funding source, with a requirement to secure those awards within six months, the NOFA maintains the existing project timelines of 24 months for new construction and 12 months for rehabilitation or adaptive reuse.

### **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

## MEMORANDUM

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

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OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

DATE: April 23, 2026

TO: H&CD Commission

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

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

### ORANGE COUNTY HOUSING ASSISTANCE

#### 1. Section 8 Housing Assistance Payments

We issued our March 3<sup>rd</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 \$37,737 as of March 31, 2026.
- Inactive: There are 350 outstanding cases with a total amount of \$724,664 as of March 31, 2026. Of the 350 cases, 233 are for tenants (67%) and 117 are for landlords (33%).
- Grand total of active and inactive for March 2026: \$762,401.

#### 3. Operating Reserves Loan

All loan payments were made through February 28, 2026, in accordance with the amortization schedule.

4. We completed the Family Self-Sufficiency (FSS) reconciliation through February 2026. There were zero payments to program participants under the Enhancement Program for the month of March.

### 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 February 2026 have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for February 2026 has been completed.
- General & Other Fund Projects report was updated through 2<sup>nd</sup> Quarter, February 2026.
- Program Income Status Report for February 2026 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 February 2026 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 April 2026. Balances are reconciled for Successor Notes Receivables every April and June.