



# OC Community Resources

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

### H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, June 25, 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

SAMANTHA SMITH  
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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**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 April 23, 2026

**V. PRESENTATIONS/INTRODUCTIONS: (2)**

**1. "What Home Means to Me" Poster Contest**

Julia Bidwell, Executive Director/Secretary

**2. Orange County Everyone Counts: 2026 Point In Time Summary**

Doug Becht, Director, Office of Care Coordination

**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: (None)**

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

**X. REPORTS OF STAFF:**

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

January Johnson, Housing Manager

**B. Community Development:**

Francisco Padilla, Community Development & Administration 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:**

July 23, 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, April 23, 2026 – 10:00 a.m.

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

Meeting Start: 10:03

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

**III. ROLL CALL:** Commission Clerk

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

**Excused:** H. Smith-Gardner, S. Oddo

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on February 26, 2026

**Motion to Approve:** C. Hupp

**Motion second:** P. Bui

**Motion Approved:** Unanimously

**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

**J. Cleveland:** Brown Act training presentation for the BCC Commission was conducted. Staff informed the Commission that an email containing the updated Brown Act materials would be sent following the meeting; this email has now been distributed.

Motion to receive and file: C. Hupp

Motion second: T. Mitchell

Motion Approved Unanimously

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

**X. REPORTS OF STAFF:**

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

Rebecca Ricketts, Section Chief

Reported that the FUP and FYI programs received flat funding and currently have 375 vouchers, with 99 targeted to serving youth. Utilization is at 88%, and staff are working to reach 90% in order to request an additional 25 youth vouchers. All vouchers are issued and applicants are actively searching. Rebecca also noted that referred youth receive assistance through Orangewood Foundation, including application support, housing search services, and three years of stabilization services. Youth are being encouraged to enroll in the Family Self-Sufficiency Program, which can extend their housing assistance by 24 months for a maximum total of 60 months of assistance.

For the VASH program, Rebecca reported that 1,089 vouchers are allocated to OCHA, with 2 currently available. The County has requested an additional 30 vouchers from HUD and anticipates receiving the award soon. Of the existing vouchers, 913 are tenant-based and 176 are project-based for veterans.

**B. Community Development:**

Frank Padilla, Community Development Analyst

Provided an update on the Annual Action Plan. He explained that all HUD-funded jurisdictions are required to complete this plan to secure federal funding. The Annual Action Plan has been finalized and

will be presented to the Board of Supervisors on April 28. The plan allocates approximately \$5.9 million, including \$3.4 million in CDBG funds, \$1.2 million in HOME funds, and \$300,000 in ESG funds. Funding will be distributed across 14 communities and two internal County agencies for various public services, public facility improvements, and housing rehabilitation projects. Following Board approval, staff will begin preparing cooperation agreements with participating cities, which are renewed every three years.

**C. Housing Development:**

Michelle Zdeba, Housing Development Manager

Provided updates on current development activities. She noted that the Project Review Advisory Panel had not met since the last commission meeting, and the next meeting is scheduled for later today. Staff plan to present two items for PRAP consideration: an additional funding request for the Avon River Homekey project, which is currently under construction, and a request for project-based vouchers for the Tustin Heritage Apartments, a small Families Forward project.

Michelle reported that the Notice of Funding Availability remains open. While only one application has been submitted so far, staff have received numerous inquiries and anticipate more applications in the near future. She also announced the upcoming grand opening of the Orion Senior Apartments in the City of Orange, scheduled for Wednesday, May 13 at 11:00 a.m. The project includes eight permanent supportive housing units. Invitations were emailed to commissioners, and Michelle advised checking spam folders if not received.

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

Julia Bidwell, Executive Director/Secretary

Reported that staff attended the 55th Annual Apartment Association of Orange County Trade Show on March 19. Attendance at this event allows OCHA to engage with the community, share program information, and gather feedback. A presentation with event highlights will be provided at a future meeting.

Julia also noted that voting forms for the annual poster contest were distributed. Submissions must be forwarded by grade category by May 1 before proceeding through regional and national judging. Although fewer submissions were received this year, the quality remains high. Plans are underway to invite the participating students to a future meeting.

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**XII. ADJOURNMENT**

10:44 am

**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 V:

## **PRESENTATIONS - (2)**

1. "What Home Means to Me" Poster Contest

2. Orange County Everyone Counts: 2026

Point In Time Summary



# EVERYONE COUNTS

## 2026 POINT IN TIME SUMMARY





### HIGHLIGHTS OF THE 2026 POINT IN TIME COUNT



**4**  
**COUNTS**

2026 marks the fourth  
federally mandated  
PIT Count



Aligns with National  
best practices

*By keeping the methodology consistent, parallel comparisons can be made between the four counts.*

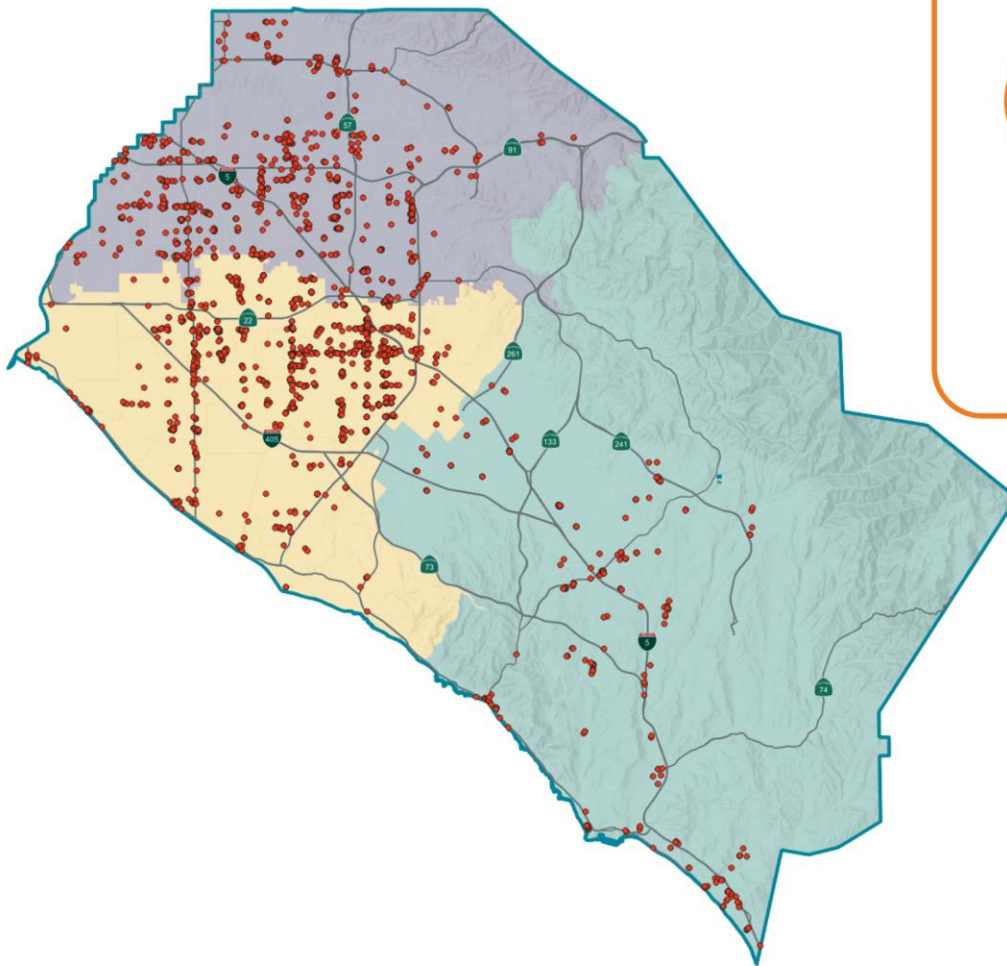
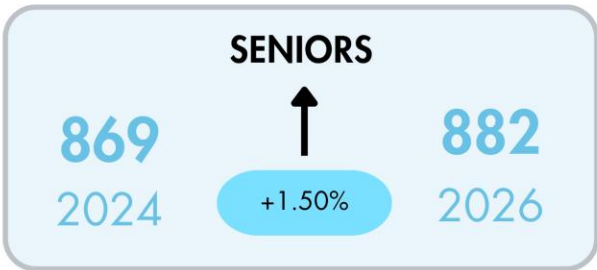
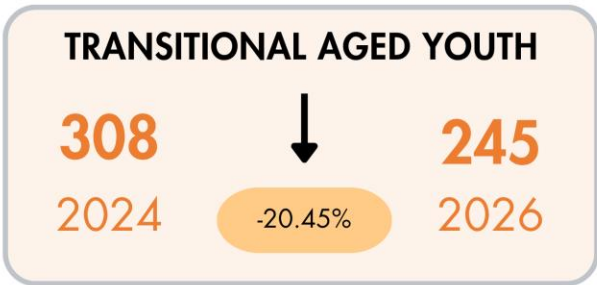
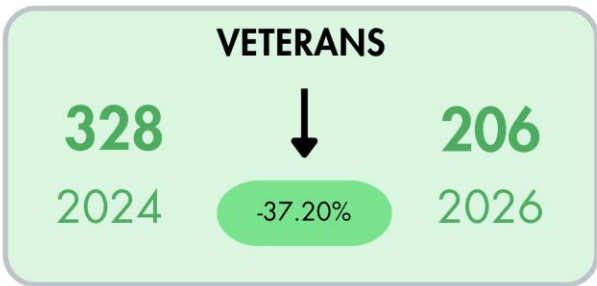


# EVERYONE COUNTS

2026 Point In Time

## 2026 PIT TOTALS

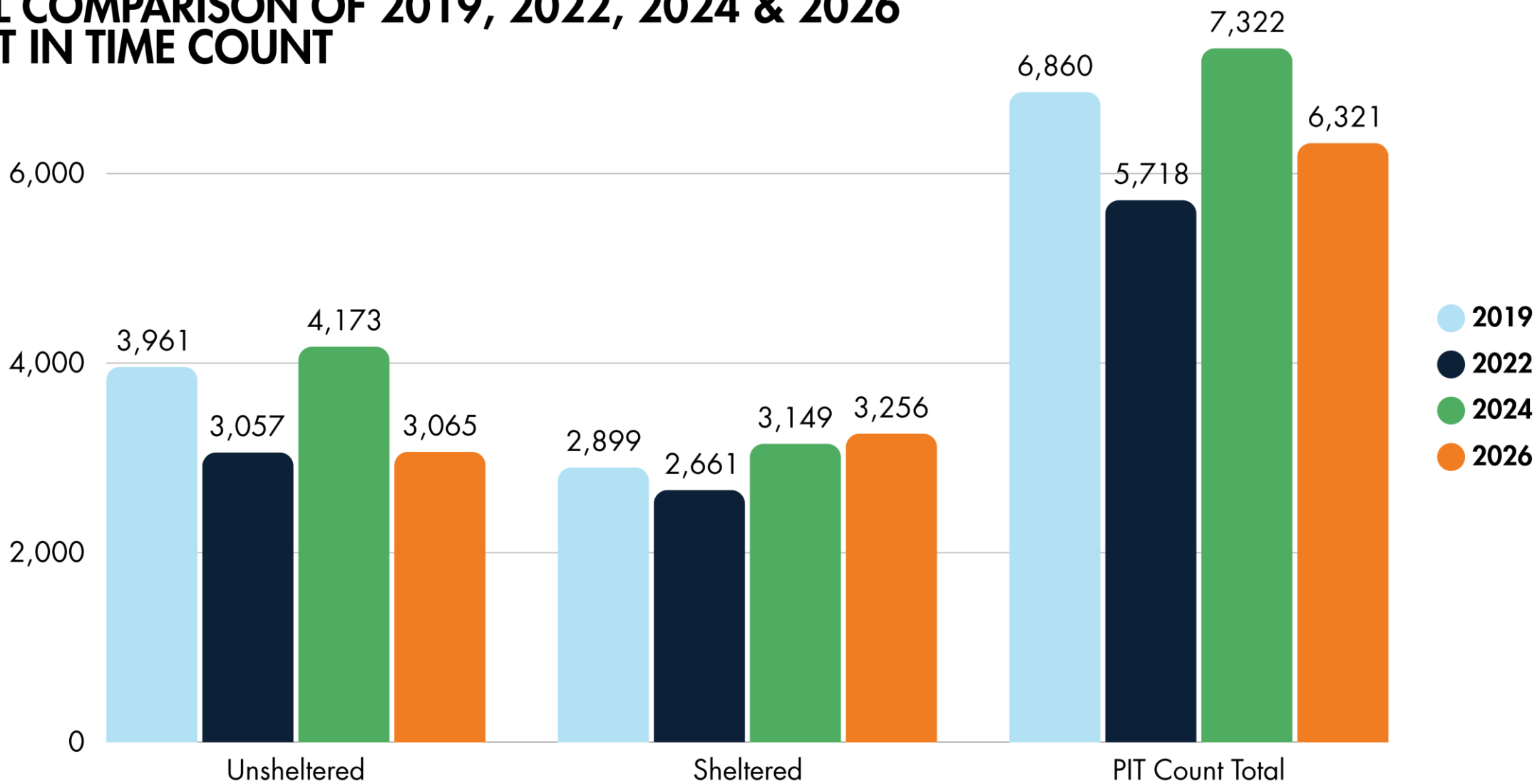
### 2026 POINT IN TIME COUNT BY THE NUMBERS





## YEAR TO YEAR COMPARISONS

### TOTAL COMPARISON OF 2019, 2022, 2024 & 2026 POINT IN TIME COUNT

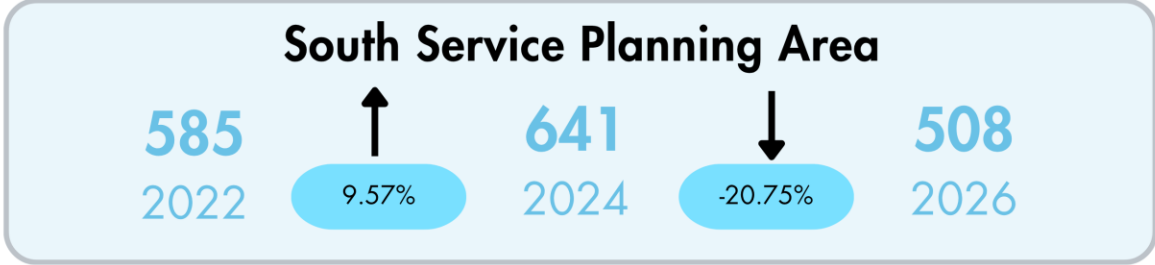
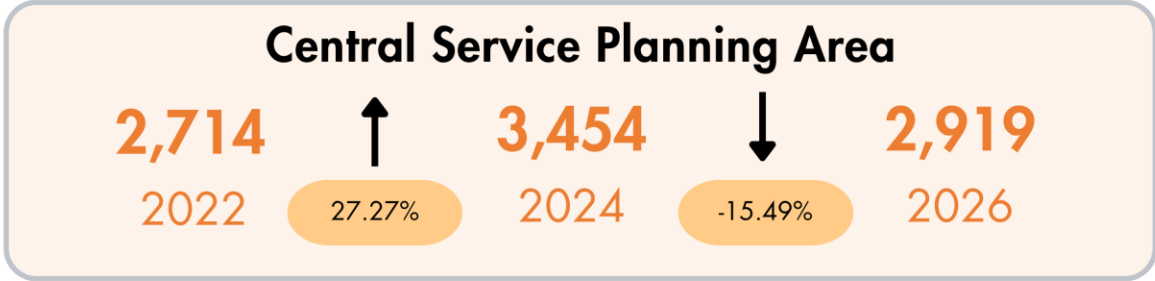
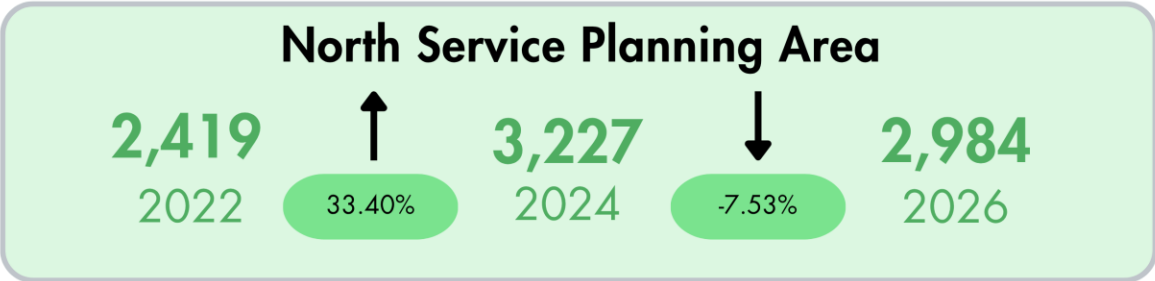
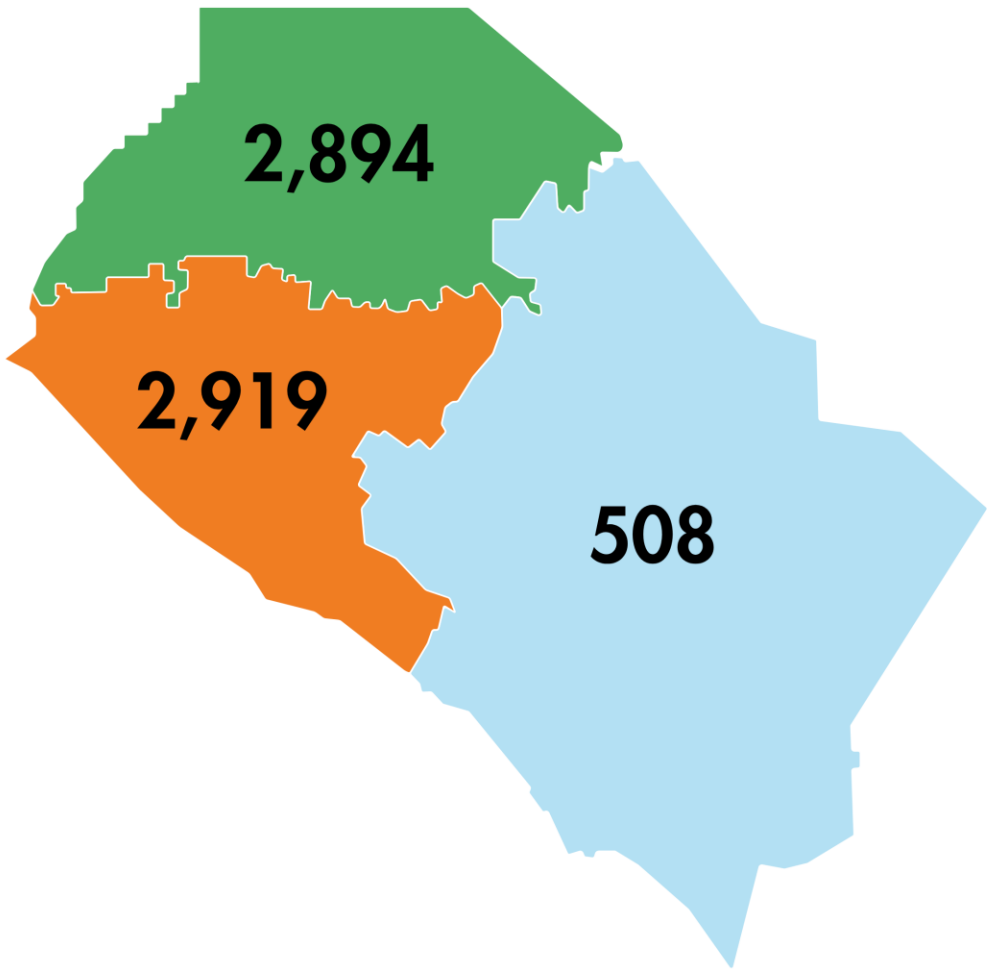




# EVERYONE COUNTS

2026 Point In Time

## TOTAL PIT COUNT BY SERVICE PLANNING AREA

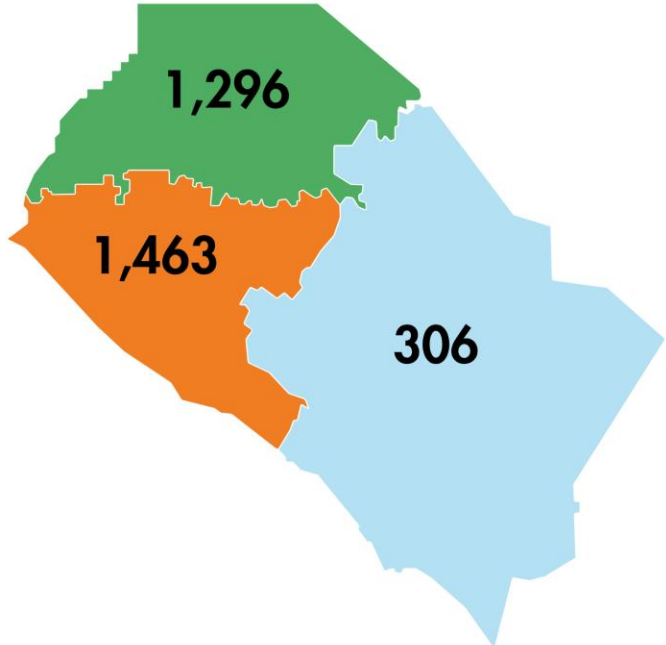




# EVERYONE COUNTS

2026 Point In Time

## UNSHELTERED VS SHELTERED COUNT



# 3,065

## UNSHELTERED TOTAL

# 140

### VETERANS

Persons who served in the U.S. Armed Forces, National Guard or Reserves

# 93

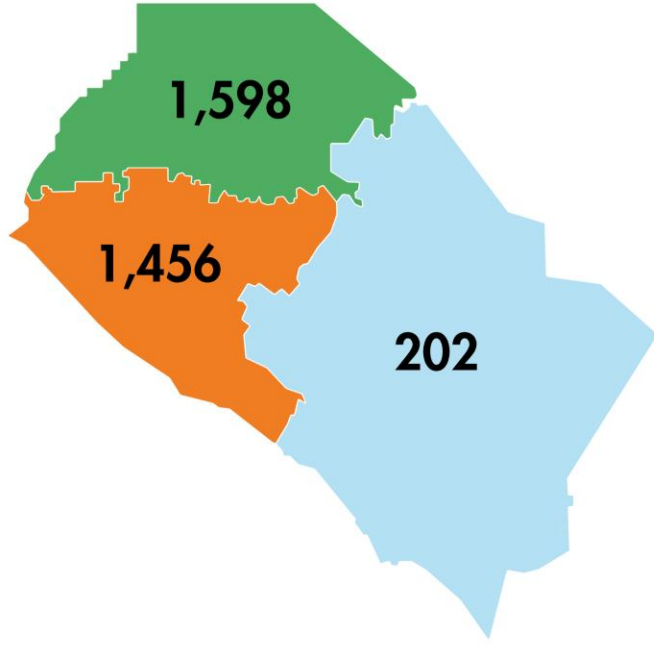
### TRANSITIONAL AGED YOUTH

Persons ages 18 to 24

# 361

### SENIORS

Persons ages 62 and older



# 3,256

## SHELTERED TOTAL

# 66

### VETERANS

Persons who served in the U.S. Armed Forces, National Guard or Reserves

# 152

### TRANSITIONAL AGED YOUTH

Persons ages 18 to 24

# 521

### SENIORS

Persons ages 62 and older



# EVERYONE COUNTS

2026 Point In Time

## SUBPOPULATIONS AND DISABLING CONDITIONS

### CHRONIC HOMELESSNESS

#### UNSHelterED

**41.11%**

1,235 Adults  
increase from 2024 (38%)

#### SHelterED

**53.78%**

1,479 Adults  
increase from 2024 (34%)

### SUBSTANCE USE DISORDER

**45.04%**

1,353 Adults  
decrease from 2024 (50%)

**26.04%**

716 Adults  
increase from 2024 (23%)

### PHYSICAL DISABILITY

**34.82%**

1,046 Adults  
increase from 2024 (31%)

**28.62%**

787 Adults  
decrease from 2024 (30%)

### SERIOUS MENTAL ILLNESS

**32.89%**

988 Adults  
increase from 2024 (31%)

**37.85%**

1,041 Adults  
increase from 2024 (35%)

### DEVELOPMENTAL DISABILITY

**19.74%**

593 Adults  
decrease from 2024 (17%)

**0.40%**

11 Adults  
increase from 2024 (0.20%)

### DOMESTIC VIOLENCE

**11.35%**

341 Adults  
increase from 2024 (10%)

**8.44%**

232 Adults  
increase from 2024 (10%)

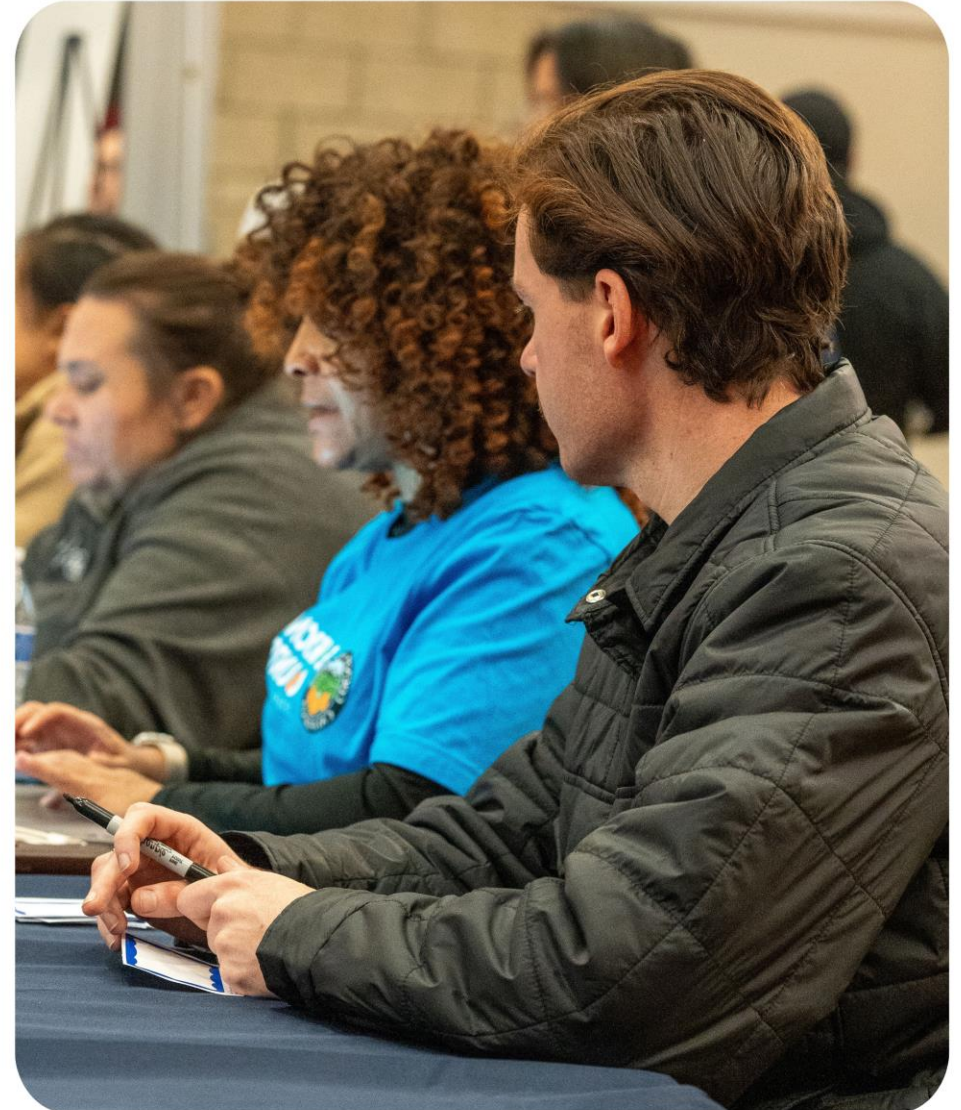
### HIV/AIDS

**1.76%**

53 Adults  
decrease from 2024 (2%)

**2.22%**

61 Adults  
decrease from 2024 (7%)





# EVERYONE COUNTS

2026 Point In Time

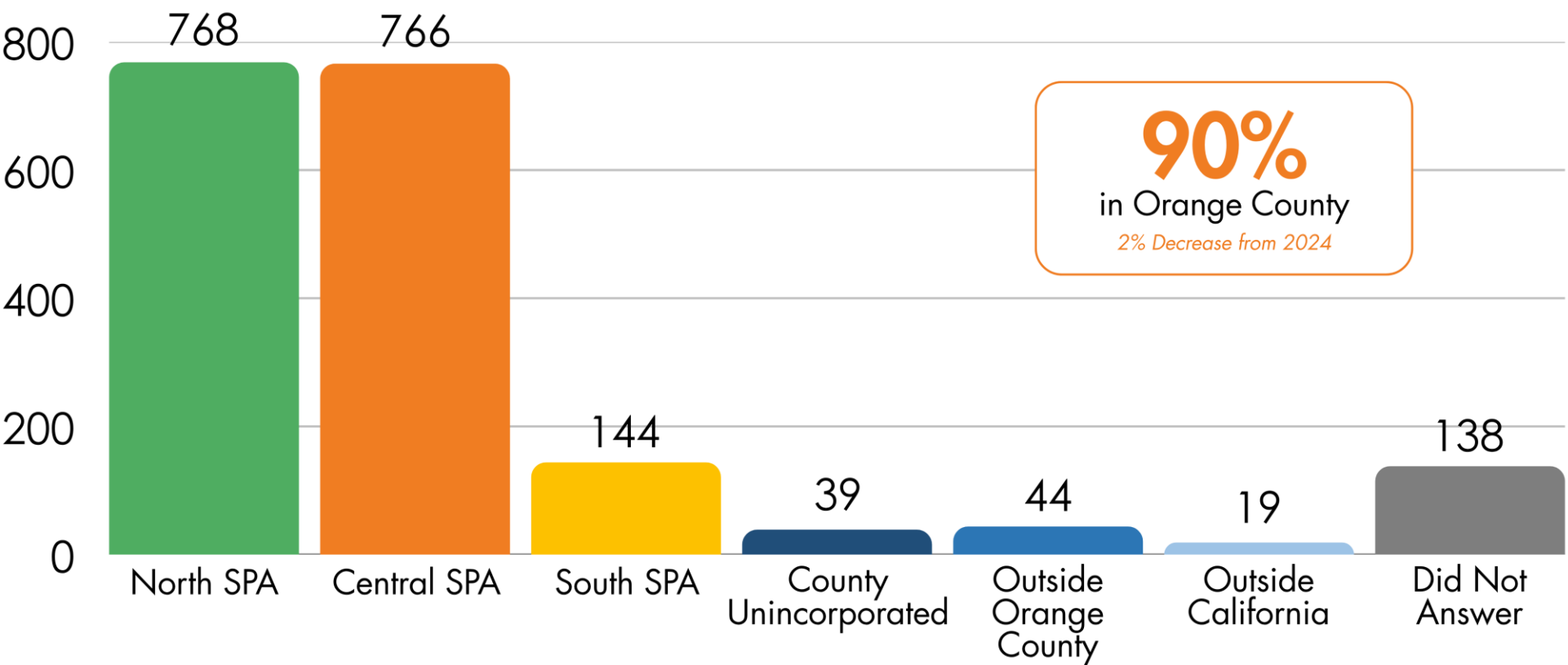
## HOUSEHOLD STATUS

Population	Description	Unsheltered (2,805) Households	Sheltered (2,667) Households	Total (5,472) Households
Individuals	Households with only adults age 18 and older	2,767 Households 2,952 Adults	2,384 Households 2,413 Adults	5,151 Households 5,365 Adults
Families	Households with at least one adult 18 and older and one child 17 or younger	37 Families 112 persons in households: 52 Adults 60 Children	270 Families 829 persons in households: 337 Adults 492 Children	307 Families 941 persons in households: 389 Adults 552 Children
Unaccompanied Minors	Minors, 17 and younger not accompanied by an adult	1 Household 1 Minor	13 Households 14 Minors	14 Households 15 Minors



## COMMUNITY TIES: UNSHELTERED ADULTS

### REPORTED CITY WHERE MOST SPENT TIME WHILE HOMELESS



**City in North SPA**  
768 Adults, 40.04%

**City in Central SPA**  
766 Adults, 39.94%

**City in South SPA**  
144 Adults, 7.51%

**County Unincorporated**  
39 Adults, 2.03%

**Outside Orange County**  
44 Adults, 2.29%

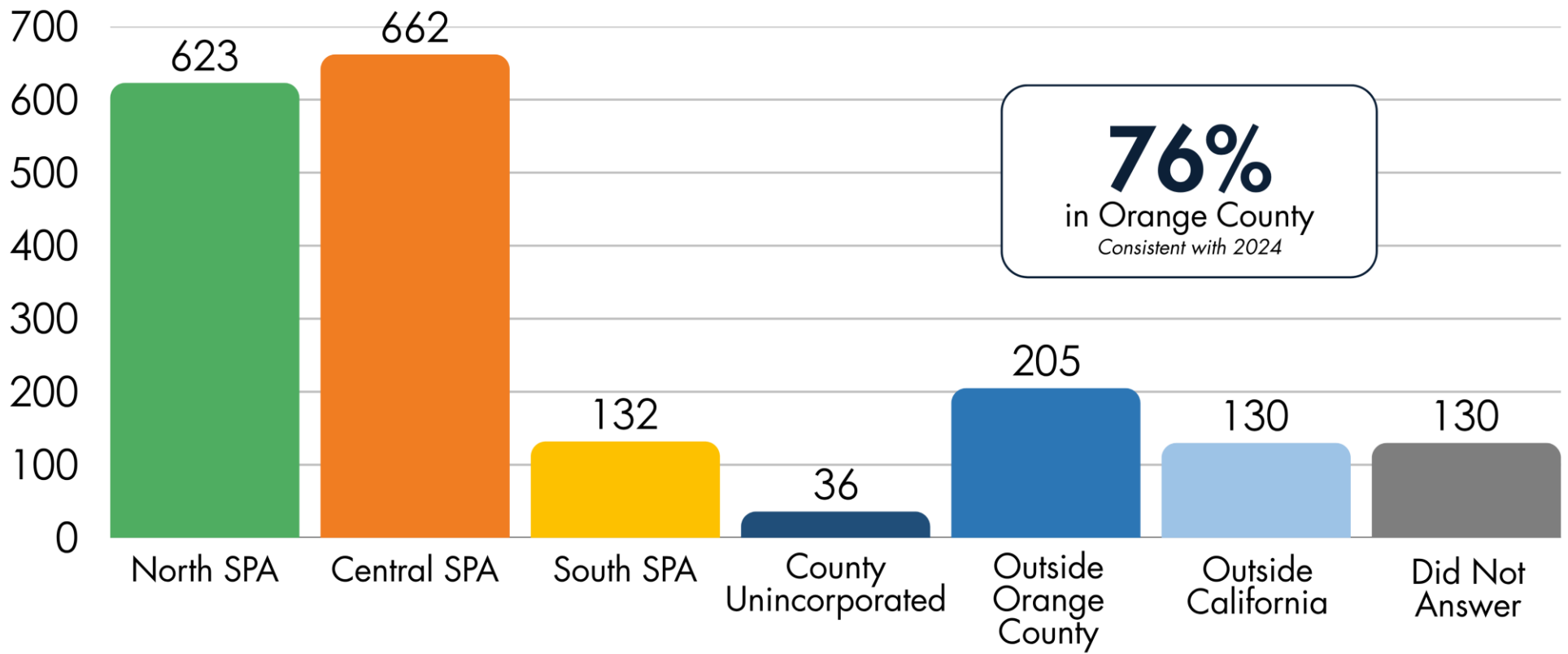
**Outside California**  
19 Adults, .99%

**Did Not Answer**  
138 Adults, 7.19%



## COMMUNITY TIES: UNSHELTERED ADULTS

### REPORTED CITY OF LAST PERMANENT ADDRESS



**City in North SPA**  
623 Adults, 32.48%

**City in Central SPA**  
662 Adults, 34.52%

**City in South SPA**  
132 Adults, 6.88%

**County Unincorporated**  
36 Adults, 1.88%

**Outside Orange County**  
205 Adults, 10.69%

**Outside California**  
130 Adults, 6.78%

**Did Not Answer**  
130 Adults, 6.78%



# EVERYONE COUNTS

2026 Point In Time

## COMMUNITY TIES: UNSHELTERED ADULTS



**39.73%**

762 Adults

Experiencing homelessness for the first time in the past 12 months

*8% decrease from 2024 (48.33%)*



**53.49%**

1,026 Adults

Have family in Orange County

*2% increase from 2024 (51.75%)*



**38.89%**

746 Adults

Attending or have attended school in Orange County

*4% decrease from 2024 (43.09%)*



**58.50%**

1,122 Adults

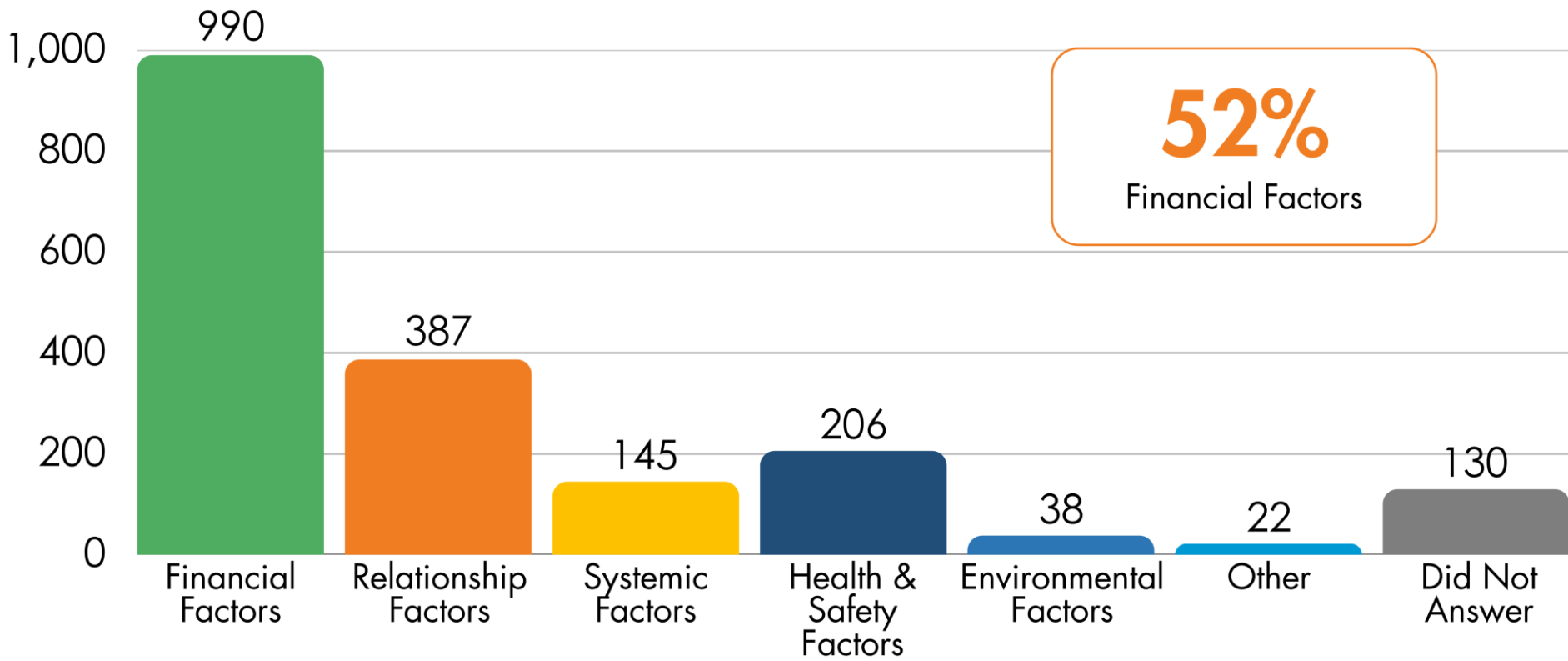
Currently working or have ever worked in Orange County

*5% decrease from 2024 (64.42%)*




# EXPERIENCE OF HOMELESSNESS

## REPORTED MAJOR FACTORS THAT WERE THE MOST SIGNIFICANT IN CONTRIBUTING TO HOMELESSNESS



- Financial Factors**  
990 Adults, 51.62%
- Relationship Factors**  
387 Adults, 20.18%
- Systemic Factors**  
145 Adults, 7.56%
- Health & Safety Factors**  
206 Adults, 10.74%
- Environmental Factors**  
38 Adults, 1.98%
- Other**  
22 Adults, 1.15%
- Did Not Answer**  
130 Adults, 6.78%

## KEY TAKEAWAYS



**13.7%**  
*reduction in  
**overall**  
homelessness*



**26.6%**  
*reduction in  
**unsheltered**  
homelessness*

- This is the first time more people are sheltered than unsheltered.
- Targeted prioritization and outreach efforts are increasing shelter access for highly vulnerable populations.
- These results reflect the impact of robust support, services, and housing provided by Orange County's System of Care.
- These results reinforce the need for Orange County to remain informed and engaged to create meaningful progress in the community.



# ACKNOWLEDGEMENT

## THANK YOU TO THOSE INVOLVED

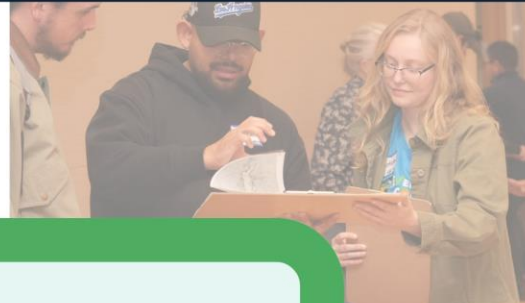
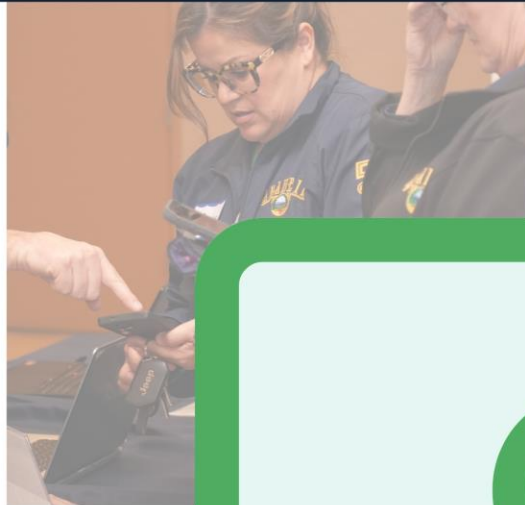
- **County of Orange** – including the County Executive Office, OC Community Resources, OC Information Technology, OC Public Works, and OC Sheriff's Department
- **Continuum of Care Board & Agencies**
- **Commission to Address Homelessness**
- **CalOptima Health**
- **City Net**
- **Institute for Urban Initiatives**
- **Nonprofit and faith-based service providers**
- **Orange County Board of Supervisors and local elected officials**
- **Orange County United Way**
- **All 34 Cities and law enforcement agencies**



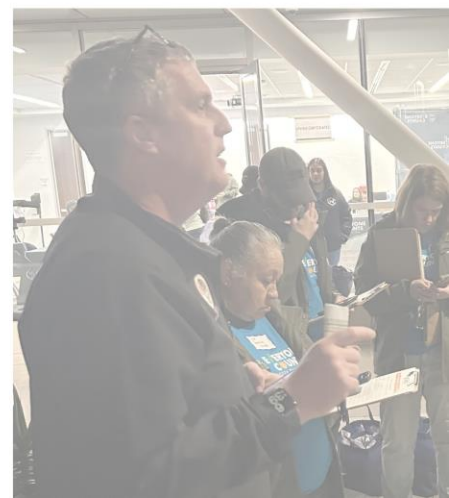
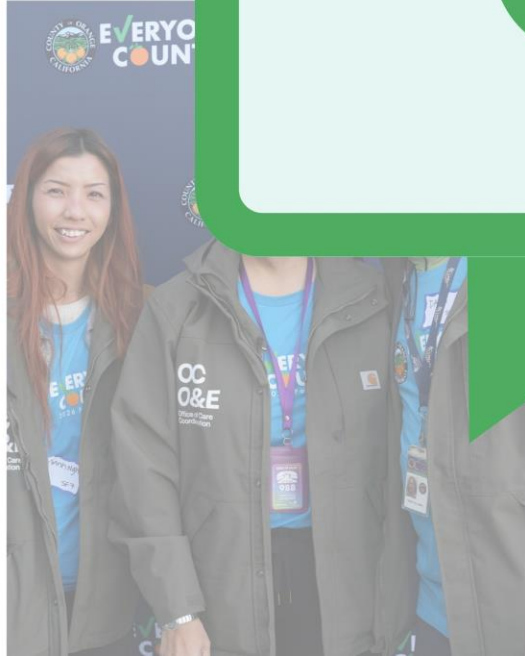


# EVERYONE COUNTS

2026 Point In Time



# Q & A



Item VII:

**CONSENT CALENDAR – (None)**

Item VIII:

**DISCUSSION CALENDAR – (None)**

# Item X:

## **REPORTS OF STAFF**

- A. Orange County Housing Authority Update:**  
January Johnson, Housing Manager
- B. Community Development:**  
Francisco Padilla, Community Development &  
Administration Manager
- C. Housing Development:**  
Michelle Zdeba, Housing Development Manager
- D. Executive Director/Secretary's Report:**  
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# OC Community Resources

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MONICA SCHMIDT  
DIRECTOR  
OC ANIMAL CARE

JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAMELA PASSOW  
DIRECTOR  
OC PARKS

SAMANTHA SMITH  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

June 25, 2026

**TO:** <sup>DS</sup> H&CD Commission  
*JB*  
**FROM:** Julia Bidwell, Director, Housing & Community Development/Executive Director of OCHA  
**SUBJECT:** Executive Director's Summary for May 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 & Administration 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>
May	No items in May



# 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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COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
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OC COMMUNITY SERVICES

PAMELA PASSOW  
DIRECTOR  
OC PARKS

Samantha Smith  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** June 25, 2026

**TO:** H&CD Commission

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

DS

**SUBJECT:** OCHA Status Report for May 2026

### **HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:**

The Lease-up rate for May 2026 was 88.3% with 10,294 households receiving Housing Choice Voucher (HCV) rental assistance. VASH veterans represented 901 assisted households, Non-Elderly Disabled (NED) tenants represented 39 assisted households, and Mainstream Voucher Program tenants represented 195 households. Additional May 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. Recruitment for the one (1) Housing Specialist III is currently in progress. Active recruitment for the Housing Specialist I/II vacancies is currently on hold.

Occupancy Section has two (2) vacancies for Housing Specialist positions active recruitment is currently on hold.

Administration Section has two (2) vacancies: one (1) Housing Supervisor position and one (1) Senior Housing Specialist position. Currently working with HR on recruitment.

### **SPECIAL HOUSING PROGRAMS (SHP) SECTION:**

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

##### **Monthly activity:**

Current number of active clients with FSS contracts:	166
Clients currently earning escrow credits:	69
New Enrollees:	2

##### **Cumulative Status**

HUD-mandated Initial Contracts:	465
Cumulative FSS Graduates:	380
HUD-mandated remaining Contracts:	85
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, 203 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, 282 families have successfully moved into a unit and another 47 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, 41 youth have successfully moved into a unit and another 9 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 2 projects under construction with an AHAP executed with an expected completion date in 2026: Avon River in Costa Mesa and Lincoln Ave in Buena Park.

**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 May 2026:

Initial voucher issuance:	0
Initial vouchers expired:	0
Ongoing vouchers issued:	61
Ongoing vouchers expired:	01
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	663
Total interim decreases completed:	180
Total interim increases completed:	169
Number of repayments completed:	0

**LEASING SECTION:**

**Leasing Ongoing Activities**

Production in the Leasing Section for May 2026:

Annual Inspections Scheduled (OCHA):	519
Follow up re-inspections Scheduled (OCHA):	87
Physical Inspections (OCHA):	56
New Leases - Number of RTA's received (OCHA):	85
Annual Inspections Received (Mobility):	80
Annual Inspections Scheduled (Mobility):	27
Follow up Re-inspections (Mobility):	100
New Leases Received (Mobility):	33
New Leases Scheduled (Mobility):	29
QC Inspections:	24
QC Inspections (Mobility):	0
Rent Increases received:	475
Rent Decreases received:	0
Rent Increase denied:	19
Rent Increase emails:	900
Rent Increase Calls:	40
Mobility Rent Increase:	115

**Total Abatement:**

Final notices mailed:	33
Were Abated:	30

**Owners:**

Owners became inactive for the month of May 2026:	2
Owners relisted their property:	0
Units added to our vacancy listings:	40
Owner Hotline callers assisted:	352

### **Outreach Efforts**

The Orange County Housing Authority continued to provide excellent customer service assisting 352 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 May 2026:

Calls and inquiries addressed:	3,323
Mail Processed:	6,513
Public Records Act and Data Requests resolved:	3

### VMS Data Collection Report

	Jan-26	Feb-26	Mar-26	Apr-26	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25
<b>Homeownership</b>	3	2	2	2	3	3	3	3	3	3	3	3
<b>Homeownership HAP</b>	\$5,853	\$3,992	\$3,992	\$3,992	\$5,489	\$5,778	\$5,778	\$5,778	\$5,778	\$5,715	\$5,853	\$5,853
<b>Family Unification</b>	278	285	286	279	293	286	286	284	284	280	286	287
<b>Family Unification - (HAP)</b>	\$596,744	\$618,350	\$615,200	\$605,859	\$596,345	\$585,304	\$592,279	\$584,304	\$579,787	\$582,355	\$596,590	\$594,031
<b>Non Elderly Disabled</b>	38	39	40	39	35	35	35	36	36	36	37	37
<b>Non Elderly Disabled - (HAP)</b>	\$69,474	\$72,033	\$72,406	\$72,553	\$60,631	\$58,704	\$60,743	\$64,387	\$64,478	\$64,430	\$66,735	\$66,855
<b>Portable Vouchers Paid</b>	46	54	54	50	28	32	33	40	41	37	40	45
<b>Portable Voucher Paid HAP</b>	\$78,490	\$90,821	\$87,167	\$79,317	\$42,787	\$48,157	\$49,705	\$64,298	\$65,798	\$60,807	\$64,841	\$74,894
<b>Tenant Protection</b>	32	32	32	32	34	34	34	34	33	33	32	32
<b>Tenant Protection HAP</b>	\$59,615	\$59,615	\$59,794	\$59,366	\$58,222	\$58,966	\$59,173	\$59,173	\$57,517	\$58,783	\$58,153	\$59,101
<b>Enhanced Vouchers</b>	1	1	1	1	2	2	2	2	2	2	1	1
<b>Veterans Affairs Supported Housing (VASH) Voucher</b>	939	937	949	940	826	832	828	849	862	907	909	936
<b>Veterans Affairs Supported Housing (VASH) HAP</b>	\$1,510,306	\$1,522,559	\$1,548,150	\$1,564,047	\$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	8,915	8,885	8,876	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	\$16,067,197	\$16,094,917	\$16,191,701	\$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	\$40,252	\$40,654	\$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	\$60,299	\$100,981	\$45,654	\$45,929	\$62,587	\$57,852	\$105,092	\$44,034	\$57,713	\$35,050	\$106,894
<b>Total Vouchers</b>	10,176	10,302	10,286	10,254	10,232	10,192	10,156	10,143	10,159	10,145	10,162	10,182
<b>HAP Total</b>	\$18,247,979	\$18,600,915	\$18,689,018	\$18,731,401	\$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</b>	9,314	9,418	9,436	9,349	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</b>	20	11	18	20	2	5	9	8	4		27	10
<b>Portability (Port In)</b>	1,316	1,308	1,307	1,315	1,394	1,384	1,368	1,366	1,351	1,357	1,329	1,311
<b>Portability (Port In HAP)</b>	\$2,765,547	\$2,775,175	\$2,810,932	\$2,836,015	\$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</b>	237	237	237	237	277	277	277	237	237	237	237	237
<b>Number of PBVs under HAP and</b>	906	896	939	943	863	859	856	885	874	861	868	889
<b>Number of PBVs under HAP and not leased</b>	108	118	91	87	49	53	56	67	78	91	84	125
<b>Fraud Recovery - Amount Booked this Month</b>	\$125	\$150	\$150	\$150		\$125	\$150	\$150	\$150	\$150	\$150	\$150
<b>FSS Escrow Forfeitures This</b>							\$26,820					
<b>Number of Hard to House</b>	22	23	63	24	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	\$905,210	\$952,357	\$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 5/31/26**

	<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 5/31/26</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	492,982 (2)	492,982
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	7,810	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 - HHAP County Transfer from Fund 12L to Fund 117	0	1,500,000	1,500,000
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 - State Controller's Office: Unclaimed Property	0	1,691	1,691
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME (Fund Balance Unassigned)	100,000 0	0 0	0 0
<b>TOTAL SOURCES OF CASH:</b>	<b>13,686,480</b>	<b>15,180,436</b>	<b>15,181,146</b>

**Uses of Cash**

Building & Improvements Maintenance - El Modena/Esplanade Property	75,000	807	1,736
Affordable Housing/OCHA Rental Obligation (Balancer)	2,000,000	-358	-358
Admin/Accounting staffs support to OCHA Ops Reserve	75,000	34,009	36,156
HCD Staff Support to OCHA Ops Research (KG00117)	35,372	68,352	74,566
HCD/OCCR Support to OCHA per Joint Legislative Audit Committee (KGJLAC25)	10,000	5	5
OCCR Admin Support to OCHA per Joint Legislative Audit Committee (CXJLACCR)	0	2,869	3,130
OCHA Audit Per CA State Joint Legislative Audit Committee (KHJLAC25)	25,000	21,024	22,935
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	0	0	0
NEPA Environmental Costs (i.e. Dudek)	240,000	90,720	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	3,234	3,528
CDBG Disallowed Expenses	0	229,872	229,872
Family Self-Sufficiency Enhancement Payments	25,000	0	0
OCHA Landlord Incentive Program (KH017004)	3,000,000	154,437	200,000
Special Department Expense	5,000	0	0
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	50,000	0	25,000
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	3,869	3,869
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>959,436</b>	<b>1,171,134</b>

<b>TOTAL FY 25-26 UNCOMMITTED CASH:</b>	<b>8,136,008</b>	<b>14,221,000</b>	<b>14,010,012</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>9,252,205</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  
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COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** June 25, 2026

**TO:** H&CD Commission

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

DS  
JB

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

### COMMUNITY DEVELOPMENT

Community Development is working on Contract Amendments and New three-year Cooperation Agreements for Cities that are part of the Orange County Urban County Program. Community Development Department conducted, on May 27, 2026, a CDBG Pre-Contract Orientation for all participating Orange County Jurisdictions.

### HOUSING DEVELOPMENT

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

PRAP meeting: June 11, 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 June 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 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. The 2026 Affordable Housing Awards Breakfast was held on Thursday, May 14, 2026 at the Orange Hill Restaurant in the City of Orange. The County funded projects were awarded the Innovative Housing Development Award (The Crossroads at Washington), the Supportive Housing Development Award (FX Residences), the Family Housing Development Award (Cartwright Family Apartments), and the Senior Housing Development Award (The Orion).



(OC H&CD staff at the 2026 Affordable Housing Awards)

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



(OC HCA staff and OC H&CD staff at The Orion Grand Opening)

Upcoming:

- I. A Grand Opening for The Cartwright Family Apartments will be held at 11:00 a.m. on Thursday, June 18, 2026 at 17861 Cartwright Road in the City of Irvine.

**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 MHA 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	Project Completed
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	Project Completed
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
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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 \$5,141,158 in HOME/HOME-ARP/MHSA COSR/15G Reserve funds and 28 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. In April 2026, PRAP concurred with passing project on underwriting review. On May 19, 2026, the Board approved conditional commitment of PBVs.
C&C Development	Mercury Senior Apartments	\$0	0	0	Seniors	Brea	Project Withdrawn
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>\$5,141,158</b>	<b>28</b>	<b>335</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.

Staff received 3 applications listed below, requesting \$5,475,000 in HOME/HOME-ARP/MHSA/BHSA/15G Reserve/HSA funds and 9 Housing Choice Project-Based Vouchers.

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. In April 2026, PRAP concurred with passing project on underwriting review. On May 19, 2026, the Board approved conditional commitment of additional funding.
Jamboree Housing Corp.	Costa Mesa Senior	0	1	70	Senior/MHSA	Costa Mesa	Application received requesting one additional voucher, increasing the total PSH units to 35, and is currently under review..
C&C Development	Mercury Senior Apartments	\$1,375,000	8	85	Seniors	Brea	Application received in June 2026, requesting \$1,375,000 in 15G Reserves or Housing Successor Agency funds and 8 Project-Based Vouchers. In June 2026, PRAP concurred with staff's recommendations to pass project on underwriting review.
<b>TOTALS</b>		<b>\$5,475,000</b>	<b>9</b>	<b>233</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.

OCCR made efforts to apply for Homekey+, however, without State HCD's approval of an extended construction completion timeline or consideration of the project as New Construction (which is afforded a 24-month construction completion timeline rather than the 12-month for rehabilitation projects), a Homekey+ project is infeasible.

Due to the underutilization of the Homekey+ Veteran funds, State HCD released an amended Homekey+ NOFA on March 27, 2026, in an effort to increase demand and deploy funding by offering additional flexibilities and incentives to prospective applicants interested in utilizing Homekey+ for Veteran-serving projects.

In addition to prioritizing applications including Veteran units, the amendment includes:

- Expanded eligible project types:
  - Preservation projects with expiring State HCD agreements, projects not awarded for substantial rehab under other State HCD programs, or applications that may result in at least 10 percent of units restricted for Veterans under Homekey+
  - Previously funded Homekey interim-to-permanent or existing permanent projects with capital/operating gaps
- New construction cap increased from \$450,000 to \$650,000 per unit; Veteran-unit projects exempt
- Veteran Capital Match: 1:2 local match providing up to \$100,000 per Veteran unit
- Projects with Veteran units may count future tax credit awards (federal credits only) and must provide proof within six (6) months of Homekey+ Conditional Award or funds will be disencumbered

Program deadlines for new construction and rehab projects remain the same as the previous NOFA:

- 24 months construction completion for new construction and gap financing projects
- 12 months construction completion for all other projects (including rehab and adaptive/reuse)

The Homekey+ NOFA is still open for application.

### **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**

The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB).

Since the MAP program update 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 3 applications are under review.

In December 2025, PRAP concurred with staff's recommendations to the changes in the MAP guidelines. The recommended revisions will increase the maximum loan amount and AMI, update the funding sources, eligible locations and eligible units. Staff anticipates bringing forward these recommendations to the Board.

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.

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).



# OC Community Resources

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

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PAM PASSOW  
DIRECTOR  
OC PARKS

SAMANTHA SMITH  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** June 25, 2026

**TO:** H&CD Commission

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

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

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### ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**

We issued our May 4<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 \$37,697 as of May 31, 2026.
- Inactive: There are 350 outstanding cases with a total amount of \$724,064 as of May 31, 2026. Of the 350 cases, 233 are for tenants (67%) and 117 are for landlords (33%).
- Grand total of active and inactive for May 2026: \$761,761.

3. **Operating Reserves Loan**

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

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

### 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 **April 2026** have been completed for all available funding.
- The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for **April 2026** has been completed.
- General & Other Fund Projects report was updated through 3<sup>rd</sup> Quarter, **April 2026**.
- Program Income Status Report for **April 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 April 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 May 2026. Balances are reconciled for Successor Notes Receivables every April and June.