

Housing Opportunities Committee

Meeting Date: December 3, 2021

Meeting Time: 10:00 a.m. – 12:00 p.m.

Meeting Link: <https://us06web.zoom.us/j/84661885894?pwd=WC9GTE1jVE4vRnUvanRaZ2lUb0tiZz09>

Meeting ID: 846 6188 5894

Passcode: 827925

Minutes

1. Call To Order – Judson Brown, Housing Opportunities Committee Chair

- a. Judson Brown called the meeting to order at 10:00 a.m.

2. Additions / Deletions to Agenda

- a. No additions or deletions.

3. Emergency Rental Assistance Program – Zulima Lundy, Judson Brown, Grace Stepter

- a. Zulima Lundy provided information on the County of Orange (County) Emergency Rental Assistance (ERA) program. The County closed the application period for the ERA program on April 30, 2021. Referrals for ERA Round 2 funding is being upstreamed to the State of California COVID-19 Rent Relief program (Housing is Key). More information can be found at https://housing.ca.gov/covid_rr/index.html.
- b. Zulima Lundy provided an update on behalf the City of Irvine ERA program. The City of Irvine has joined the State of California COVID-19 Rent Relief program for ERA Round 2 funding.
- c. Judson Brown provided an update on the City of Santa Ana ERA program. The City of Santa Ana is still allocating funding. City of Santa Ana have expended all ERA Round 1 funding and obligated over 60 percent of the ERA Round 2 funds. The City of Santa Ana is looking into partnering with the State of California COVID-19 Rent Relief program.
- d. Grace Stepter provided an update on the City of Anaheim ERA Program. The City of Anaheim continues to administer the program directly and saw a high volume of applications with the end of the eviction moratorium. The application window is continuously open at this time for tenants and landlords and the courts are able to verify rental assistance through the online portal.

4. Santa Ana Rent Stabilization and Just Cause Eviction Ordinances – Judson Brown, City of Santa Ana

- a. Judson Brown provided an update on the Rent Stabilization and Just Cause Eviction Ordinances that took effect on November 19, 2021. The Rent Stabilization Ordinance limits residential rent increases to no more than 3 percent per year. Just Cause Eviction Ordinance limits the allowed reasons for which a renter can be evicted. Judson Brown clarified that affordable housing projects and tenant-based and Section-8 vouchers are exempt from these ordinances.

5. Project-Based Housing Updates:

a. Project Homekey Update – Julia Bidwell, OC Community Resources

- Michelle Zdeba, on behalf of Julia Bidwell, provided an update on the Tahiti Motel and Stanton Inn & Suites projects. OC Community Resources (OCCR) is working with developers in order to meet the January 31, 2022, deadline to submit Homekey Program applications.

OCCR and the Office of Care Coordination will be requesting assistance from the Orange County Continuum of Care (CoC) to make the project competitive in the application process.

- Zulima Lundy discussed the upcoming CoC Board Special Meeting, at which the CoC will discuss an update on Homekey Program Round 1 funding, how to make Round 2 projects successful, and planning for Round 3 funding.

b. MHSa and NPLH Update – Stephani Bryson, Health Care Agency

- Stephani Bryson provided updates on the following properties:
 - Westminster Crossing Property is fully leased up.
 - Buena Esperanza is almost fully leased up.
 - Altrudy Senior Apartments will be opening in January 2022, providing 10 units to seniors.
- Overall, six projects are coming in the upcoming year. The Health Care Agency (HCA) is providing funding from the Mental Health Services Act (MHSa) to help leverage Homekey Program projects.

c. PHA Project-Based Vouchers Updates and Projections – Kerrin Cardwell, Julia Bidwell, Judson Brown, Nate Robbins

- Grace Stepter, on behalf of Kerrin Cardwell, provided the following updates for the Anaheim Housing Authority:
 - Finamore Place will be opening soon, offering 20 units for MHSa eligible individuals.
 - An award of 9 percent low-income housing tax credits (LIHTC) was allocated to a property on Anaheim Blvd. and Midway Dr. with 8 project-based vouchers (PBV) attached.
 - The City of Anaheim is vetting two sites for Homekey Program projects and continue to track federal legislation regarding PVB for individuals experiencing homelessness and seniors.
 - In total, the City of Anaheim has 900 -1,000 PBV.
- Michelle Zdeba, on behalf of Julia Bidwell, provided the following updates for OCCR:
 - Buena Esperanza offers 20 U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH) units.
 - Westminster Crossing Property is fully leased up.
 - Altrudy Senior Apartments offers 48 units, of which 10 units for MHSa eligible individuals.
 - Airport Inn Apartments will offer 28 MHSa studio units and will be completed in February 2022.
- Judson Brown provided the following updates for the Santa Ana Housing Authority:
 - North Harbor Village will offer 89 permanent supportive housing (PSH) units for individuals experiencing chronic homelessness. Scheduled to be completed in October 2022.
 - 33 units at Legacy Square will be set aside for PSH with 8 PBV-assisted units. Scheduled to be completed in February 2023.
 - FX Residents will offer 17 PSH units with 3 PBV-assisted units. This project is in the pipeline and the Loan Agreement, Ground Lease, Density Bonus Agreement, Deferral of Impact Fees Agreement will be discussed at the City Council meeting on December 7th, 2021.

- Santa Ana is partnering with Community Development Partners to finance an 85-unit multi-family apartment project on Westminster Ave.
- The Crossroads at Washington project will offer 86 units of which 43 units will provide PSH and 42 units will be designated for extremely low-income large families.
- The City of Santa Ana will be issuing a Request for Proposal (RFP) for Affordable Housing Development on Wednesday, December 8th.
- Sara Court, on behalf of Nate Robbins, provided the following updates for Garden Grove Housing Authority
 - The City of Garden Grove's first-ever PSH project, in collaboration with American Family Housing, is getting ready to close escrow. This 10-unit project utilizes 8 Project Based Mainstream Vouchers to provide permanent housing for literally homeless, disabled individuals between the ages of 18 and 61. The City of Garden Grove and American Family Housing are currently accepting Mainstream Voucher Applications for prospective tenants. This project is scheduled to be completed and leased-up by February 2022.
 - The City of Garden Grove is currently performing a feasibility analysis on a proposal to develop a 56-unit, new construction, affordable housing project consisting of 20 PSH units. This project would be the second PSH project and the first proposed California Senate Bill 35 project. Sources of funds being contemplated for the project are 9 percent (LIHTC), Garden Grove Housing Successor funds, No Place Like Home (NPLH), and Orange County Housing Finance Trust (OCHFT). There is no estimated date of completion for this project.

Public Comments:

- Cesar Covarrubias suggested that the Housing Opportunities Committee consider gathering a breakdown of housing projects served by the Project Based Housing Program to be presented publicly.

6. Tenant-Based Housing Updates:

a. Public Housing Authority (PHA) Special Purpose Vouchers Updates – Kerrin Cardwell, Julia Bidwell, Judson Brown, Nate Robbins

- Grace Stepter, on behalf of Kerrin Cardwell, provided the following updates for the Anaheim Housing Authority:
 - The City of Anaheim is continuing to lease up their Special Purpose Vouchers (SPV) and are working with at least 6 providers.
 - Offering wraparound services such as landlord incentives and security deposits, by combining Emergency Housing Voucher (EHV) and Emergency Solutions Grant (ESG) dollars, has been beneficial in getting people housed. The City of Anaheim's 235 EHV allocation has been matched.
 - The City of Anaheim is experiencing barriers in leasing up SPV such as limited housing availability and low vacancy rates.
- Michelle Zdeba, on behalf of Julia Bidwell, provided the following updates for OCCR:
 - Of the 989 HUD-VASH voucher allocation, 749 have been leased.
 - Of the 325 Family Unification vouchers allocated, 271 have been leased.
 - Of the 201 Mainstream Program Vouchers, 145 have been leased.
- Judson Brown provided the following updates for the Santa Ana Housing Authority:

- Of the 171 tenant-based HUD-VASH vouchers, 109 have been leased.
- Of the 46 Foster Youth to Independence vouchers allocated, 40 have been leased.
- Of the 231 Mainstream Program Vouchers, over 116 have been leased.
- The City of Santa Ana is working with Mercy House to lease up and provide supportive services to the EHV.
- Sara Court, on behalf of Nate Robbins, provided the following updates for Garden Grove Housing Authority:
 - The City of Garden Grove has received 113 of 117 EHV referrals, with 52 households receiving vouchers and 8 households being housed.
 - The City of Garden Grove has received 28 of 30 Mainstream Voucher Program referrals, with 3 households receiving vouchers and searching for housing.

7. County-Wide Performance Metrics Update:

a. Coordinated Entry System – Rebecca Ricketts, Coordinated Entry System (CES) Coordinator

- Rebecca Ricketts provided the following updates:
 - Households with Minor Children in CES: 442
 - Households with Minor Children on Community Queue: 89
 - Adult Only Households in CES: 2,859
 - Adult Only Households on Community Queue: 1,074
 - Veteran Households in CES: 203
 - Veteran Households exited in the past year: 236
 - The County of Orange is on track to achieve a functional zero of Veterans experiencing homelessness.

b. Family Coordinated Entry System – Katherine Rodriguez, Family Solutions Collaborative

- Katherine Rodriguez provided the following updates:
 - There are currently 422 families in CES, comprised of 692 adults and 968 minor children.
 - Service providers are having difficulty finding permanent housing units for families due to lack of housing inventory.
 - Family service providers are working to ensure families are aware of different opportunities that are available, such as housing vouchers, and connecting them with the best housing opportunity to meet individual family needs.

c. Individual Coordinated Entry System – Connor Stephenson, Friendship Shelter

- Connor Stephenson provided the following updates:
 - The Friendship Shelter completed a survey on preferred forms of housing. Survey results indicated that 26 percent of individuals in CES are interested in rapid rehousing (RRH), 65 percent are interested in a housing choice voucher and are not interested in RRH, and 8 percent are only interested in PSH.
 - 1,242 individuals are in the referral process to housing programs and 509 have been removed from the Community Queue, most likely due to inactivity.
 - Individual CES has facilitated 567 matches, with 429 pending or in process for EHV.
 - 39 individuals in the Community Queue meet the MSHA eligibility and are eligible to enroll in MSHA funded PSH. Individual CES is identifying ways to enroll more individuals under the MSHA criteria.

Public Comments:

- Callie Rutter inquired about why individuals would be denied for housing choice voucher. Connor Stephenson clarified that they most likely get denied because they do not meet program qualifications, or they may experience barriers to housing such as credit score.

8. Coordinated Entry System (CES) Policy Update – Zulima Lundy, CoC Manager and Rebecca Ricketts, CES Coordinator

- a. The Office of Care Coordination in partnership with CES Administrators for the three components – Individuals, Families, and Veterans – presented on proposed changes to the CES assessment and prioritization policies at the CES Steering Committee on November 4, 2021. Two subsequent listening sessions were held on November 18, 2021, with CES Community partners and the public to receive feedback on the proposed changes. Zulima Lundy provided a brief overview of the CES policy updates being proposed, which includes replacing the VI-SPDAT and discontinuing the shelter preference.
- b. The Policies, Procedures & Standards (PPS) Committee will be meeting on December 14, 2021, at 3:30 PM to discuss this item. Community partners are encouraged to attend and provide feedback.

9. HOME Investment Partnerships American Rescue Plan Program (HOME-ARP) Funding – Zulima Lundy, CoC Manager

- a. The Office of Care Coordination, acting as the Collaborative Applicant for the Orange County Continuum of Care (CoC), is coordinating project consultation meetings with HOME jurisdictions to review their intended use of funding, provide technical assistance to the applicant, and identify potential collaborations for administering HOME-ARP funds.
- b. The CoC met with the Cities of Anaheim and Santa Ana on December 2, 2021, and will facilitate future meetings with HOME jurisdictions based on timeline of the jurisdiction’s proposed project. The CoC at large is encouraged to participate in future project consultations to provide feedback as key stakeholders in Orange County.
- c. Judson Brown reviewed the City of Santa Ana’s HOME-ARP Allocation Plan to produce or support 34 PSH units. Public Notice for the use of HOME-ARP funds was released for citizen review and comments from November 22, 2021, through December 6, 2021.
- d. Grace Stepter reviewed the City of Anaheim’s HOME ARP Allocation Plan to leverage HOME-ARP funds for two Homekey Program project proposal developments. Public Notice for the use of HOME-ARP funds will begin December 16, 2021.

10. 2022 Point in Time and Housing Inventory Count – Zulima Lundy, CoC Manager and Erin DeRycke, 2-1-1 Orange County (211OC)

- a. Erin DeRycke with 211OC provided the following updates:
 - The Housing Inventory Count (HIC) and Sheltered Point in Time (PIT) are conducted on an annual basis during the last 10 days of January and are required by HUD. The HIC is a point-in-time inventory of housing programs within a CoC that provide beds and units dedicated to serve people experiencing homelessness. The PIT Count is an unduplicated count on a single night during the last ten days of January of the people in a community who are experiencing homelessness that includes both sheltered and unsheltered populations.
 - Important Dates:
 - January 24th: Night of the Count
 - January 27th: Agencies complete data entry in the Homeless Management Information System (HMIS) or comparable database

- January 28th: 211OC sends all agencies HIC Answer Form, and sends HMIS participating agencies PIT data
- February 11th: Agencies submit final HIC Answer Form and PIT data to 211OC
- Agency participation in the process is expected to conclude March 31st, and the final HIC and sheltered PIT will be submitted to HUD in April.
- Training for the HIC and Sheltered PIT will be held in January via Zoom and will be announced at the January User Meeting.

Public Comments:

- Cesar Covarrubias from The Kennedy Commission provided an update on housing elements process underway by Orange County cities. All 24 cities have a draft of their housing element and are in the process of submitting to the State. Cesar Covarrubias emphasized the importance of cities and developers working together to identify high-capacity motels for conversion.
- Judson Brown and Grace Stepter provided updates on the timeline of the Cities of Santa and Anaheim's housing elements.
- Ugochi Anaebere-Nicholson for OC Public Law Center provided a link for more information on the CA Judicial Council that handles court procedures on accessibility issues for people without housing: <https://newsroom.courts.ca.gov/news/california-chief-justice-launches-work-group-homelessness>.
- Cesar Covarrubias inquired if Homekey Program can be expanded to include lower income families that are at risk of homelessness. Kyle Paine from Community Development Partners confirmed serving at-risk individuals is allowable.
- Judson Brown stated that Santa Ana is focusing more on projects that are mixed use, PSH with affordable units.
- Grace Stepter emphasized the difficulty of combining units to create PSH to address the needs of small families.

11. **Adjournment to:** Regular meeting on February 11, 2022, 10:00 a.m. – 12:00 p.m.