

Housing Opportunities Committee

Meeting Date: February 10, 2022

Meeting Time: 9:00 a.m. – 11:00 a.m.

Meeting Link: <https://us06web.zoom.us/j/82729714171?pwd=VExndC9lUjEvQ3M2bk5DOWxFRmZWZz09>

Meeting ID: 827 2971 4171

Passcode: 129021

Minutes

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

- a. Judson Brown called the meeting to order at 9:02 a.m.

2. Additions / Deletions to Agenda

- a. Judson Brown added an item to the agenda: CalAIM Update to be presented by Michael Herman and Andrew Kilgust.

3. CalAIM Update – Michael Herman and Andrew Kilgust

- a. Michael Herman presented information about CalAim, a multiyear initiative by the State of California Department of Health Care Services (DHCS) to improve the quality of life and health outcomes for vulnerable populations.
- b. Updates on CalAIM will be added as a recurring business item at the Housing Opportunities Committee.

4. Continuum of Care Updates – Zulima Lundy, Continuum of Care (CoC) Manager

- a. Zulima Lundy provided the following CoC updates:
 - **HOME-ARP Updates** – HOME Investment Partnerships – American Rescue Plan Program (HOME-ARP) funding provides HOME grantees, in collaboration with other community stakeholders, a chance to make targeted, strategic investments in housing and other assistance for people experiencing homelessness and other vulnerable populations. HOME grantees are required to engage in the consultation with the CoC and public participation processes and develop a HOME-ARP allocation plan. The Orange County CoC has consulted with the Cities of Anaheim, Santa Ana, Fullerton, Irvine, and Huntington Beach. The Office of Care Coordination will be sending information on how to participate in future HOME-ARP consultations via email.
 - **Funding Opportunities** – Zulima Lundy reviewed the details of the City of Santa Ana and Santa Ana Housing Authority (SAHA) Affordable Housing Development Request for Proposals (RFP), which are currently open to the public.
 - **2022 Point in Time Count Update** – The Office of Care Coordination has received an exception from the U.S. Department of Housing and Urban Development (HUD) to conduct the 2022 Point In Time (PIT) Count during the last 10 days of February. The Orange County CoC will conduct the sheltered count the night of Monday, February 21, 2022, and the unsheltered count starting the morning of Tuesday, February 22 through Thursday, February 24.

Committee Member Comments:

- Judson Brown provided an update on guidance from HUD as it relates to HOME-ARP funding. The City of Santa Ana has not yet received approval for the release of HOME-ARP funds.

5. County-Wide Performance Metrics Update – Rebecca Ricketts, CES Coordinator

- a. Rebecca Ricketts provided the following Coordinated Entry System (CES) data:
 - There are currently 3,063 Active Individual Households enrolled in the CES Project. Of the households enrolled, 1,298 are on the Community Queue.
 - There are currently 478 Active Family Households enrolled in the CES Project. Of the households enrolled, 95 are on the Community Queue.
 - According to the Veteran Registry Dashboard, there has been a slight decrease in the number of veterans on the registry. In the last quarter of 2021, there was a decrease in housing placements due issues with housing availability and affordability being experienced across Orange County.

Committee Member Comments:

- Grace Stepter inquired if there is an opportunity to receive CES performance metrics by city. Rebecca Ricketts stated that the Office of Care Coordination can work with cities on individual requests.
- Judson Brown emphasized the decrease of veterans on the veteran registry over the past two years and noted that the outflow is exceeding the inflow.
- Judson Brown commented on the change in the regulation for HUD Veteran Affairs Supportive Housing(VASH). Rebecca Ricketts noted that the HUD-VASH expansion was implemented in the summer of 2021, increasing the number of veterans eligible for the program.
- Eric Richardson with Volunteers of America (VOA) provided an update about CARES Act funding allocated for emergency housing for veterans. The funding has now ended, and VOA is working with veterans to transition them out of emergency hotel accommodations.

Public Comments:

- A member of the public inquired how to receive CES reports that are presented at the Housing Opportunities Committee (HOC). Copies of the CoC Board and Committee presentations can be found by [clicking here](#).

6. Project-Based Housing Updates:

- a. MHSA and NPLH Update – Stephani Bryson, Health Care Agency (HCA)
 - Stephani Bryson provided updates on the following:
 - The Cartwright Family Apartments is currently in the pipeline and will include 10 Mental Health Services Act (MHSA) units.
 - Orchard View Gardens is currently in the pipeline and will include 13 MHSA units.
 - Altrudy Senior Apartments will be opening in April 2022, providing 10 MHSA units to seniors.
 - Airport Inn Apartments will be opening in May 2022 and will include 28 MHSA units.
 - There are currently 16 projects in the pipeline with a total of 312 MHSA units.
- b. Project Homekey Update – Julia Bidwell, OC Community Resources (OCCR) and Grace Stepter, City of Anaheim
 - Marie Vu, on behalf of Julia Bidwell, provided an update on Project Homekey Round 2 funding. The County of Orange (County), including OCCR and Office of Care Coordination, identified three project proposals for Homekey Program Round 2 in the Cities of Stanton, Costa Mesa, and Huntington Beach. These Homekey Program proposals submitted an application for the bonus award and geographic pools.
 - Grace Stepter provided an update that OCCR and the Orange County CoC has partnered with the City of Anaheim in support of a Homekey Program Round 2 project application, if

awarded by the California Department of Housing & Community Development (HCD), that will support the conversion of Studio 6 Motel to operate as interim housing.

- c. OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust
 - Judson Brown, on behalf of Adam Eliason, provided information about the Orange County Housing Finance Trust 2022 Notice of Funding Availability. More information about this opportunity can be found by [clicking here](#).
- d. Public Housing Authority (PHA) Project-Based Vouchers Updates and Projections – Kerrin Cardwell, Julia Bidwell, Judson Brown, and Nate Robbins
 - Kerrin Cardwell provided the following updates for the Anaheim Housing Authority (AHA):
 - Two housing projects are in the pipeline that will create new units of affordable workforce housing.
 - Finamore Place will be opening soon, offering 20 Project-based vouchers (PVBs).
 - A property on Anaheim Blvd. and Midway Dr. will offer 8 PVBs.
 - Center of Hope Salvation Army will offer 50 PVBs.
 - Marie Vu, on behalf of Julia Bidwell, provided the following updates for Orange County Housing Authority (OCHA):
 - Fountain Valley Housing project offers 50 units, including 8 units for Veterans Affairs Supportive Housing (VASH) eligible individuals.
 - Altrudy Senior Apartments offers 48 units, including 10 units for MHSA eligible individuals.
 - The Groves Senior Apartments offers 75 units, including 10 units for MHSA eligible individuals.
 - Airport Inn Buena Park offers 57 permanent supportive housing (PSH) units.
 - Casa Paloma is estimated to be completed in June 2022 and will offer a total of 48 PSH units.
 - Judson Brown provided the following updates for the SAHA:
 - North Harbor Village will offer 89 PVBs, 51 of which are allocated to chronically homeless individuals, and 38 of which are allocated to homeless veterans.
 - 33 units at Legacy Square will be set aside for PSH with 8 PBV-assisted units.
 - FX Residents will offer 17 PSH units with 3 PBV-assisted units.
 - The City of Santa Ana and SAHA Affordable Housing Development RFP has a deadline of February 18, 2022, and includes 25 PBV.
 - The Westview Housing project will be groundbreaking soon.
 - Sara Court, on behalf of Nate Robbins, provided the following updates for Garden Grove Housing Authority (GGHA):
 - The 8-unit American Family Housing project at 11742 Stuart Drive is currently leasing-up and scheduled to conclude construction at the end of February 2022.
 - The City of Garden Grove is contemplating a 56-unit new construction project along Garden Grove Blvd. that would have 20 units of PSH. This project is still in the entitlement phase.

7. Tenant-Based Housing Updates:

- a. Welcome Home OC Update – Becks Heyhoe, OC United Way
 - Becks Heyhoe provided the following updates:
 - Welcome Home OC housed 184 households (269 people) in 2021 and have housed 11 households in 2022 so far.

- OC United way is experiencing difficulties finding units that are affordable and are working creatively to find units by deploying into the community and working with communities who have reached high level of lease-ups.

Committee Member Comments:

- Grace Stepter suggested that the collective housing community come together to request a tax credit for landlords from the State level.
- b. PHA Special Purpose Vouchers (SPV) and Emergency Housing Vouchers (EHV) Updates – Kerrin Cardwell, Julia Bidwell, Judson Brown, Nate Robbins
- Kerrin Cardwell, provided the following updates for the AHA:
 - AHA received an allocation of 278 EHV. Of the total vouchers, 165 have been issued and 41 have been leased. The AHA is experiencing issues with a lack of affordable units and rent reasonableness.
 - AHA has received an allocation of 172 Mainstream Vouchers. Of the total vouchers, 122 have been leased and 22 are searching.
 - AHA has received an allocation of 90 VASH vouchers. Of the total vouchers, 70 have been leased and 13 are searching.
 - Marie Vu, on behalf of Julia Bidwell, provided the following updates for OCHA:
 - OCHA received a new allocation of 30 additional VASH vouchers, bringing the total to 1,019. Of the total vouchers, 742 have been leased up and 96 are searching for units.
 - OCHA received an allocation of 325 Family Unification Program (FUP) vouchers. Of the total vouchers, 85% have been leased up and the rest are searching. There are no vouchers currently available.
 - OCHA received an allocation of 201 Mainstream Vouchers. Of the total vouchers, 147 have been leased up and 15 are set aside for project-based units.
 - OCCR received an allocation of 557 EHV. Of the total vouchers, 421 have been referred, 71 have been leased up, and 25 are searching for units.
 - Judson Brown provided the following updates for the SAHA:
 - SAHA received an allocation of 89 EHV. Of the total vouchers, 5 have been leased up, 47 are searching, 22 are pending issuance, and 8 are remaining for referral.
 - SAHA received an allocation of 231 Mainstream Vouchers. Of the total vouchers, 137 are leased up, 26 are committed to the Westview project, 31 are searching, 5 are pending issuance. Judson Brown noted referrals are being accepted for the remainder.
 - SAHA received an allocation of 46 Foster Youth Independence (FY) vouchers. Of the total vouchers, 41 are leased up, 4 are searching and 1 is pending issuance.
 - SAHA received an allocation of 280 VASH vouchers. Of the total vouchers, 75 are leased up at the Hero's Landing project, 34 are committed to PVBs for North Harbor Village, and the remaining 171 are HCVs.
 - Sara Court, on behalf of Nate Robbins, provided the following updates for GGHA:
 - GGHA received an allocation of 117 EHV. Of the total vouchers, 116 have been matched, 96 have been issued, and 23 have been leased up.
 - GGHA received an allocation of 75 Mainstream Vouchers. Of the total vouchers, 73 have been matched, 64 clients have been issued, and 47 have been leased up.
- c. Rapid Rehousing Services Update – Zulima Lundy, CoC Manager
- Zulima Lundy provided information about Rapid Rehousing (RRH) services. An update from RRH providers will be added as a recurring business item at the Housing Opportunities Committee to highlight RRH programs and best practices.

Public Comments:

- Ugochi Anaebere-Nicholson for OC Public Law Center expressed concern about landlords intentionally inflating their prices to discourage voucher use, inquired about HUD guidance for increasing payment standards, provided an update on California legislation regarding source of income discrimination, and inquired about small area fair market rents (FMR).
- Jacky Trani inquired about the percentage of voucher holders who are able to rent if the payment standards are not increased, expressed concern about individuals who have local ties to South County, and inquired about the process for getting more funding from Congress.
- Rona Henry inquired about where to find the information being reported at this Committee. Copies of the CoC Board and Committee presentations can be found by [clicking here](#).

8. Funding, Program, and Policy Updates:

- a. Emergency Solutions Grant (ESG) Minimum Standards – Zulima Lundy, CoC Manager
 - Zulima Lundy provided a background on the existing ESG minimum standards and best practices for all eligible activities under ESG. The Office of Care Coordination is interested in convening a working group to review the existing standards and propose recommended changes specific to the RRH eligible activities of the ESG program.
- b. Federal and State Legislation – Cesar Covarrubias, The Kennedy Commission
 - Cesar Covarrubias provided an update on Governor Gavin Newsom’s proposed 2022-2023 State budget as it relates to homelessness and affordable housing. In total, the Governor’s 2022-2023 budget dedicates \$9 billion for housing and \$8 billion for homelessness.

Public Comments:

- Curtis Gibbs requested clarification on changes to the ESG minimum standards and inquired about creating a comparison report.
 - Curtis Gibbs provided information about a policy training on low-income housing and the Policy Leadership Committees upcoming schedule.
9. **Adjournment to:** Regular meeting on April 8, 2022, 10:00 a.m. – 12:00 p.m.