

Housing Opportunities Committee

Meeting Date: April 8, 2022

Meeting Time: 10:00 a.m. – 12:00 p.m.

Meeting Link: <https://us06web.zoom.us/j/89870425736?pwd=ZFdDREIHOUF5RnpHOHFLdjRZYmw2UT09>

Meeting ID: 898 7042 5736

Passcode: 390147

Minutes

1. Call To Order – Judson Brown and Grace Stepter, Housing Opportunities Committee Chairs

- a. Judson Brown called the meeting to order at 10:02 a.m.

2. Additions / Deletions to Agenda

- a. None.

3. 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 Office of Care Coordination has successfully hosted a number of CoC Consultations for HOME grantees, the most recent being City of Costa Mesa and City of Westminster. The Office of Care Coordination will be sending information on how to participate in the upcoming HOME-ARP consultations for the City of Garden Grove and the City of Fullerton via email.
 - **Homelessness Action Plan** – The Office of Care Coordination has contracted with Homebase Consulting Group to develop a local Homelessness Action Plan for Orange County. The Homelessness Action Plan is a requirement of the Homeless Housing, Assistance and Prevention Program Round 3 (HHAP-3) grant application. The Office of Care Coordination will present the final Homelessness Action Plan for approval at the April meeting of the Orange County CoC Board.
 - **Funding Opportunities** – Zulima Lundy reviewed the details of the Rapid Rehousing Services Request for Proposals, which is currently open to the public. The primary goal of this Program is to help individuals experiencing homelessness in each Service Planning Area (SPA) – North, Central, and South – and transitional aged youth and families experiencing homelessness countywide obtain secure permanent affordable housing quickly, increase self-sufficiency, and achieve long-term housing stability. More information about this funding opportunity can be found [here](#).
 - **Emergency Solutions Grant (ESG) Written Standards** – The ESG regulations, the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act, and the CoC Program Interim Rules state that the CoC, in consultation with recipients of ESG program funds within the geographic area, must establish and consistently follow written standards for providing eligible services and assistance that aligns with CoC policies; establish performance targets appropriate for population and program type; and monitor recipient

and subrecipient performance. The Office of Care Coordination will be coordinating with ESG eligible jurisdictions in efforts to update the current ESG Written Standards. Future updates on the ESG Written Standards will be provided to the Housing Opportunities Committee.

4. Funding, Program, and Policy Updates

a. Orange County Housing Advocacy Collaborative Leadership Vision – Tim Shaw

- Tim Shaw provided an update on the Orange County Housing Advocacy Collaborative Leadership Vision, including strategies to maximize state resources, change public perception, engage advocates, and raise sustainable support.

Public Comments:

- Grace Stepter raised a concern about equity in the pace that other cities are developing housing, noting that elected officials are questioning if all cities are doing their part in the production of affordable housing.
- Tim Shaw commented that an objective of the collaborative is to help all cities get to a point of contributing to the shared vision.
- Elizabeth Hansburg commented that the goals outlined by the Orange County Housing Advocacy Collaborative Leadership Vision align with helping cities to meet their Regional Housing Needs Allocation (RHNA) goal.
- Cesar Covarrubias commented that expanding on the regional solutions is a key goal of the Collaborative.
- Pat Davis expressed appreciation for the collaborative’s vision and goals.
- Judson Brown commented that the goal of completing construction and occupation of 2,700 new permanent supportive housing units was broadly accepted at the City of Santa Ana. Judson Brown recommended expanding on Element 1 – maximizing state resources to include federal resources as well.
- Jana Lu inquired about what is considered permanent supportive housing in Orange County and commented that supportive services for individuals to be successful in housing need to be stronger.

b. Federal and State Legislation Updates – Cesar Covarrubias, The Kennedy Commission

- Cesar Covarrubias provided an update on the following legislative items:
 - AB 1288 (Quirk-Silva) maximizes the number of new affordable homes that can be produced with state Low-Income Housing Tax Credits.
 - AB 1486 (Ting, 2019) aims to connect developers who are interested in building more affordable homes on surplus local public land that is both available and suitable for housing development.
 - ACA 1 (Curry) will lower the necessary voter threshold from a two-thirds supermajority to 55 percent to approve local general obligation bonds and special taxes for affordable housing and public infrastructure projects.
 - SB 1457 (Hertzberg) would authorize the issuance of bonds in the amount of \$25,000,000,000 pursuant to the State General Obligation Bond Law to finance to finance the California Family Home Construction and Homeownership Program, established as part of the bond act.

Public Comments:

- Grace Stepter provided information about SB 1335 (Eggman), which would include a person's credit history as a prohibited basis of housing discrimination if the person receives federal, state, or local housing subsidies.
- Judson Brown provided information about AB 2179 which extends eviction protections until June 30, 2022, for rental assistance applications that were submitted by March 31, 2022.

5. Project-Based Housing Updates:

- a. Project Homekey Update – Julia Bidwell, OC Community Resources (OCCR) and Grace Stepter, City of Anaheim
 - 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 were submitted for the bonus award and geographic pools. The state informed OCCR about delays on the review of these applications.
 - 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 that will support the conversion of Studio 6 Motel to operate as interim housing. This project was awarded \$26 million by the state.
- b. OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust
 - Adam Eliason provided an update on the following:
 - The 2021 Notice of Funding Availability (NOFA) has closed. The OC Housing Finance Trust is facing a challenge, as the California Department of Housing and Community Development (HCD) has required that subgrantees must have a compliant Housing Element with HCD. Funding allocations will be awarded in May 2022.
 - Assembly Member Daily has requested \$30 million of the state budget go towards housing development.
 - The OC Housing Finance Trust has committed funds to 13 projects since inception and has closed on 10 projects in the past year.

Public Comments:

- Jana Lu inquired about permanent supportive housing, including what it entails and how to access it.
 - Judson Brown provided information about a workshop being hosted by HCD and the City of Santa Ana on May 10, 2022, that will include information on AB 434 Multifamily Finance Super NOFA.
- c. Project-Based Voucher Pipeline – Public Housing Authority Representatives
 - Kerrin Cardwell provided updates for the Anaheim Housing Authority (AHA), outlined in Exhibit A.
 - Sara Court, on behalf of GGHA, updates for Garden Grove Housing Authority (GGHA), outlined in Exhibit A.
 - Marie Vu provided updates for Orange County Housing Authority (OCHA), outlined in Exhibit A.
 - Judson Brown provided updates for the Santa Ana Housing Authority, outlined in Exhibit A.

Public Comments:

- Elizabeth Hansburg inquired about why certain cities have Public Housing Authorities (PHAs).
- Grace Stepter noted that cities that have PHAs have opted in to providing this service.
- Nikki Buckstead inquired about adding information to distinguish how many units are dedicated to families, households with at least one minor children.
- Lisa Varon commented on a challenge with ESG-CV funding, as federal money has restricted from using ESG-CV unless there is an eviction notice or people are experiencing homelessness and inquired if there can be a legislative or creative fix to this issue.

6. Tenant-Based Housing Updates:

a. Special Purpose Voucher Updates – Public Housing Authority Representatives

- Kerrin Cardwell provided updates for the Anaheim Housing Authority (AHA), outlined in Exhibit B.
- Sara Court, on behalf of Garden Grove Housing Authority (GGHA), provided updates for GGHA, outlined in Exhibit B.
- Marie Vu provided updates for Orange County Housing Authority (OCHA), outlined in Exhibit B.
- Judson Brown provided updates for the Santa Ana Housing Authority (SAHA), outlined in Exhibit B.

b. Housing Navigation and Housing Identification Update

- Becks Heyhoe provided the following updates on behalf of OC United Way's Welcome Home OC Program:
 - Welcome Home OC has assisted 31 households in being housed. There are currently 207 households in pipeline of which 37 of those households are matched to an Emergency Housing Voucher (EHV).
 - Welcome Home OC has implemented blitzes as a way to identify communities with over 16 units available. Staff visited 30 cities over a three-month period and made contact with 196 communities.
 - Welcome Home OC has implemented a pilot program to increase landlord incentives and have experienced a 200% increase in units being referred. Although the pilot program has expended all of its funding, it was instrumental in securing units.
- Amanda Sanchez provided the following updates on behalf of the Family Solutions Collaborative (FSC):
 - FSC has provided housing navigation supportive services for families issued OCHA EHV. They currently have 43 active family referrals, of which all have been vouchered and 29 have been housed.

c. Rapid Rehousing Services Update – Service Providers

- Nancy Gonzalez provided the following updates on behalf of Mercy House:
 - Mercy House has housed 104 households through the rapid rehousing program, and 34 clients with OCHA EHV's.
- Howard Creighton provided the following updates on behalf of Pathways of Hope (POH):
 - POH has housed 27 households through the rapid rehousing program, and 17 clients with EHV's.

- FSC reported helping 92 families move into permanent supportive housing through rapid rehousing program and working with additional families that have been match and enrolled for housing navigation.
- Johnny Estrada provided the following updates on behalf of PATH:
 - PATH has housed 76 households through the rapid rehousing program, and 44 households with OCHA EHV's.
- d. CalAIM Update – Michael Herman and Andrew Kilgust, CalOptima
 - Michael Herman provided an update on the number of individuals being served through CalAIM and the recent CalOptima Board-approved expansion of community supportive services, such as short-term housing after hospitalization.

7. County-Wide Performance Metrics Update – Zulima Lundy

Item was continued to the next meeting of the Housing Opportunities Committee.

- 8. Adjournment to:** Regular meeting on June 10, 2022, 10:00 a.m. – 12:00 p.m.

Exhibit A

a. Anaheim Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	(County) PBV Units	PBV Units	Other PSH Restricted			
Center of Hope	Anaheim	20	34	16	50	0	2	72	1/2023
Finamore Place	Anaheim	0	0	0	20	0	82	102	6/2022
Miraflores Apartments	Anaheim	8	0	0	8	0	78	86	11/2023

b. Garden Grove Housing Authority

No projects to report at this time.

c. Orange County Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Prado	Fountain Valley			8				50	3/2022
Altrudy Senior Apts.	Yorba Linda	8						48	5/2022
The Groves	San Juan Capistrano	8						75	6/2022
Casa Paloma	Midway City	24			9	15		71	6/2022
Ascent	Buena Park	28			29		1	58	9/2022

d. Santa Ana Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
North Harbor Village	Santa Ana			34	55			89	11/2022
Westview House	Santa Ana				26		59	85	12/2023
Legacy Square	Santa Ana	25			8		59	92	02/2023
FX Residences	Santa Ana				3	13		16	12/2023
Crossroads at Washington	Santa Ana				43		42	85	12/2023

Exhibit B

a. Anaheim Housing Authority

Voucher Type	Allocation	Referrals	Vouchers Issued	Leased
Mainstream Voucher (MS5)	397	17	27	305
Emergency Housing Voucher (EHV)	278	270	179	69
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	3	13	71

b. Garden Grove Housing Authority

Voucher Type	Allocation	Referrals	Vouchers Issued	Leased
Mainstream Voucher (MS5)	75	73	69	39
Emergency Housing Voucher (EHV)	117	113	108	38

c. Orange County Housing Authority

Voucher Type	Allocation	Referrals	Vouchers Issued	Leased
Mainstream Voucher (MS5)	201	14	14	148
Emergency Housing Voucher (EHV)	557	0	214	140
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1019	38	100	764
Family Unification Program (FUP) Voucher	325	4	13	277

d. Santa Ana Housing Authority

Voucher Type	Allocation	Referrals	Vouchers Issued	Leased
Mainstream Voucher (MS5)	231	8	34	127
Emergency Housing Voucher (EHV)	89	13	54	16
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	12	35	84
Foster Youth Independence (FYI) Voucher	46	1	3	42