

## Housing Opportunities Committee

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**Meeting Date:** June 17, 2022

**Meeting Time:** 10:00 a.m. – 12:00 p.m.

**Meeting**

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

**Meeting ID:** 827 2971 4171

**Passcode:** 129021

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### Minutes

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

- a. Judson Brown called the meeting to order at 10:04 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:
- **2022 Point in Time Count** – The County of Orange and Orange County CoC conducted the sheltered and unsheltered count on the days of Monday, February 21, 2022, to Thursday, February 24, 2022. The Orange County 2022 Point in Time Data Summary can be found at [2022 PIT Data Infographic - 5.10.2022 Final.pdf \(ohealthinfo.com\)](#). A [2022 Point In Time press conference recording](#) can also be referenced for viewing.
  - **Emergency Solutions Grant (ESG) Written Standards** – The ESG Minimum Written Standards was created in 2016 and updated in 2019, and due to the available COVID-19 pandemic and changes the Office of Care Coordination is facilitating a review of these with the four entitlement cities in Orange County Anaheim, Santa Ana, Irvine, and Garden Grove. Once an updated ESG Written Standards draft is finalized, it will be presented to the Policies, Procedures and Standards Committee and the Housing Opportunity Committee.

Public Comments:

- Ugochi Anaebere-Nicholson inquired regarding 2022 Point In Time Count data points availability and if data is available by race, ethnicity, and special populations.

**4. County-Wide Performance Metrics Update**

**a. Zulima Lundy provided the following Coordinated Entry System (CES) data:**

- There are currently 3,066 Active Individual Households enrolled in the CES Project. Of the households enrolled, 1,406 are on the Community Queue.
- There are currently 476 Active Family Households enrolled in the CES Project. Of the households enrolled, 180 are on the Community Queue.

Public Comments:

- Grace Stepter inquired about the progress to ending veteran homelessness and how the Orange County Continuum of Care is making progress on the metrics of reaching functional zero for veteran homelessness.

- Ugochi Anaebere-Nicholson inquired on what it means to be on the "community queue".
- Connor Stephenson clarified that being on the community queue means that someone is eligible to receive a match to a housing opportunity. Connor Stephenson also provided additional information on the CES community queue.

## 5. Tenant-Based Housing Updates:

### a. Efforts to Lease-Up Special Purpose Vouchers

- Becks Heyhoe provided the following updates on behalf of OC United Way's Welcome Home OC Program:
  - Welcome Home OC has helped house 66 households (96 individuals total), including 18 veteran households and 5 former foster youth households.
  - For the contracts through the Continuum of Care (CoC), the California Emergency Solutions and Housing (CESH) contract has supported 27 households. OC United Way has assisted 10 households in being housed and have 4 households in the referral and navigation stages.
  - For Project C in South Service Planning Area (SPA), OC United Way has assisted 7 households in being housed and have 3 households in the referral and navigation stages.
  - For Orange County Housing Authority (OCHA) Emergency Housing Vouchers (EHV), OC United Way has assisted 43 households in being housed and have 78 households in the referral and navigation stages.
  - Welcome Home OC has been working on increasing their inventory and owners in network. In 2022, OC United Way has brought 16 new property owners into the network to provide units and inventory. Increasing new property owners came from efforts using private funds to experiment utilizing bonuses of up to \$5,000 to secure rental units for people with EHV.
  - There were two different bonus experiments, one using \$5,000 and other with \$2,500 and United Way ultimately learned to experiment with \$1,000 after that funding ran out. Welcome Home OC is still working with the \$1,000 bonuses. Results of pilot experiment brought in 6 new property owners, 67 units being submitted, and 45 of those units were successfully held. Out of the 45 units, 27 households have moved in with a number of unit lease-ups planned for the upcoming weeks.
- Allison Davenport provided the following updates on behalf of Mercy House:
  - Mercy House works with Welcome Home OC to provide supportive services to Participants with OCHA EHV. Mercy housed also housed 48 OCHA EHV holders in addition to OC United Way's efforts.
  - Mercy House has been contracted with the City of Santa Ana to provide housing navigation support and landlord engagement to the Santa Ana Housing Authority (SAHA) EHV program. Though the program recently started, two households have already been housed. Mercy House encouraged providers on the call that are working with SAHA EHV to connect with Mercy House to assist in finding housing.
- Judson Brown provided the following updates on behalf of City of Santa Ana:
  - Judson Brown recently did an interview with ABT Associates on behalf of the California Interagency Council on Homelessness (Cal ICH). Judson shared an emphasis on the need for funding sources to assist in leasing up vouchers as there is a gap that can be seen locally and across the state.

### b. Special Purpose Voucher Updates – Public Housing Authority Representatives

- Marie Vu provided updates for OCHA, outlined in the Exhibit A.
- Jasmin Miranda explained that Anaheim Housing Authority (AHA) will provide updated metrics next meeting and the metrics on Exhibit A were from last meeting. Grace Stepter explained that AHA is exploring in modifying their landlord incentive to make any improvements to increase numbers.
- Judson Brown provided updates for the SAHA, outlined in Exhibit A. With Jamboree Housing, the Heroes Landing project, there are 75 Veteran's Affairs Supportive Housing (VASH) Project Based Vouchers that are not shown in the metrics. Additionally, there is motel conversion project with 34 VASH vouchers with that project that is under construction.
- Jasmin Miranda, on behalf of Garden Grove Housing Authority (GGHA), provided updates for GGHA, outlined in Exhibit A.

c. Rapid Rehousing Services Update – Service Providers

- Allison Davenport provided the following updates on behalf of Mercy House:
  - Mercy House has housed 131 households comprised of 140 individuals with their Rapid Rehousing program.
  - Mercy House noted that Emergency Solutions Grant (ESG) Rapid Rehousing funding is limited to Fair Market Rent (FMR) and explained how the environment for housing is starting to far exceed what the FMR can provide. Mercy House shared that they hope the U.S. Department of Housing and Urban Development (HUD) can make adjustments to increase FMR in October 2022 or there will continue to be a shortage of housing that is affordable, even with the housing subsidies attached to an individual. Mercy House noted that it is important to acknowledge the trend in FMR because it can impact the rate of housing placements in the future.
- Nishtha Mohendra provider the following updates on behalf of Families Forward:
  - Families Forward is working with 60 families (households with at least one minor child) that have EHV and has housed 31 households comprised of 110 people.
  - Families Forward is working with the City of Irvine to roll out a landlord incentive program directed around EHV holders specifically. The recent increase by OCHA in Higher Payment Standard has allowed them to further the conversation with property owners.
  - Families Forward has faced challenges with informing landlords of rapid rehousing program because of similar programs like EHV that have landlord incentive packages and other benefits. Families Forward note that it is important to balance both but have seen a need of longer-term subsidy than what rapid rehousing typically provides.
- Lisa Varon provider the following updates on behalf of City of Irvine:
  - City of Irvine notes that landlord incentives for EHV is an allowable use with ESG-CV but modifications on contracts need to be made to allow for that. City of Irvine has dedicated a portion of ESG-CV funds for the of a landlord incentive program for EHV vouchers that Families Forward has.

d. CalAIM Update – Andrew Kilgust, CalOptima

- Andrew Kilgust provided an update on the leadership of CalOptima and introduced Kelly Bruno, Executive Director of Medi-Cal and Mia Arias, Director of CalAIM Operations.
- Andrew Kilgust provided an update on the number of individuals being served through CalAIM implementation with the enhanced care management benefit and the community support services (recuperative care, housing navigation, housing deposits, housing tenancy services). 1,500 people are receiving one of the three housing services, 190 people have

authorizations for Recuperative Care. Overall, there are 3,000 unique members who are receiving either Enhanced Care Management or one of the Community Support Services.

- The housing authorities and CalOptima are working together to ensure they are coordinating members who are either receiving CalAim services or have a voucher to ensure those two are connected, as appropriate.

Public Comments:

- Grace Stepter asked for clarification regarding the City of Irvine's update noting the City of Irvine does not have their own Housing Authority. Grace Stepter noted that AHA has done similar movements such as providing \$10 million in ESG funds to augment other supportive services.
- Ugochi Anaebere-Nicholson commented that there should be information available to property owners informing that it is against state law to reject housing choice vouchers or charge higher amount to renters with housing choice vouchers than renters who are not voucher holders. Ugochi Anaebere-Nicholson noted that the law against source of income discrimination has been active since 2019, but they are still seeing landlords reject voucher holders or advertise that they are not accepting Section 8 vouchers.
- Becks Heyhoe inquired on the data for the Special Purpose Vouchers and asked how far back the data goes.
- Marie Vu explained that the Special Purpose Vouchers programs have been active for a while with VASH being in 2009, Family Unification Program (FUP) more than 20 years, and some programs being more recent. The total allocation that Public Housing Authorities provided are up to date as of last week and not everyone has had allocations since the same time.
- Becks Heyhoe recommended to specify the timeframes for each housing authority to understand how many vouchers have been in the system historically, especially because there has been an influx of vouchers in the last couple of years.
- Curtis Gibbs clarified that Community Action Partnership of Orange County is a member of the Housing Opportunities Committee that provides community support under the CalAim program. Curtis Gibbs noted that there are other organizations on the call that are also CalOptima contractors that provide CalAIM services.
- Judson Brown inquired on the CalAim gap in services and asked if there was a maximum of individuals that can receive housing services or if there was funding for more. Andrew Kilgust clarified that there was not a maximum.

**6. Project-Based Housing Updates:**

- a. OC Housing Finance Trust (OCHFT) Update – Adam Eliason, OCHFT

Adam Eliason provided an update on the following:

- OCHFT have been working developers to close projects and are in the processing of closing 9 projects.
- OCHFT has submitted an application for local housing trust fund dollars from the state. There was a challenge in that the program required that all cities have compliant housing elements which has been a challenge with the Southern California Association of Governments (SCAG) region. OCHFT is currently working with SCAG, another housing trust, and local legislators to pursue urgency legislation to make changes to allow OCHFT to still apply for that funding.

- The first advisory board meeting will take place at the end of this month. The meeting will include city managers, police chiefs, and the County of Orange to help with policy and brainstorming ideas.
  - The City of Seal Beach unanimously supported in joining the trust and the membership now includes 24 cities and the County of Orange. The OCHFT is a government entity that finances the development of affordable housing in Orange County and applies for funding in state, federal, and local levels to help bring the subsidy gap down for the developers to build more.
  - OCHFT is still pending on the state funding request for \$30 million. There was unanimous support from every legislator from the senate and assembly.
  - OCHFT received approval from Congressman Correa's office to be one of the 15 projects being submitted to the federal government for funding. The total funding allocation would be \$3 million.
  - OCHFT is working with SCAG and the Orange County Council of Governments on additional grant funding called the Regional Early Action Planning (REAP) Grants. SCAG is getting REAP 2.0 and working on brainstorming ideas of spending that with \$240 million coming into the region. REAP 2.0 allows for capital funding and SCAG has prioritized trust funds to receive REAP funding to help with capital funding.
  - At the OCHFT Board meeting in May 2022, the OCHFT had their had annual notice of funding where they recommended funding and 4 projects were awarded funding - the Cities of Costa Mesa, Buena Park, Lake Forest, and Santa Ana. There will be \$70 million awarded to develop 253 affordable and permanent supportive housing units.
- b. Project Homekey Update – Julia Bidwell, OC Community Resources (OCCR)
- Julia Bidwell provided an update on Project Homekey Round 2 funding. The County of Orange (County) noted that there were 4 applications from Orange County with Anaheim having their won application. All 4 applications were awarded from Homekey funds. Anaheim is working on closing on the Homekey funds, as well as OCCR.
  - There will be a Round 3 Notice of Funding Availability (NOFA) of Homekey from California Department of Housing and Community Development that will come out in October 2022. OCCR will update with more information as it becomes available.
- c. Project-Based Voucher Pipeline – Public Housing Authority Representatives
- Marie Vu provided updates for OCHA, outlined in Exhibit B.
  - Jasmin Miranda reiterated that the metrics from AHA in Exhibit B were from last meeting and AHA would provide updated metrics next meeting.
  - Judson Brown provided updates for the SAHA, outlined in Exhibit B.
  - GGHA does not have any projects to report at this time.
- 7. 2022 Housing Inventory Count – Erin DeRycke, Director, CoC Data and Operations, 2-1-1 Orange County**

Erin DeRycke provided information on Orange County Housing Inventory Count (HIC) results from 2022. 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. All CoCs are required to conduct a HIC count every year and must be conducted during the last ten days in January.

In 2022, the Housing Inventory Count had a total of 8,894 beds which was 1,966 bed increase from the total of 2021. Erin DeRycke verbally noted a discrepancy in the infographic for bed utilization section and clarified that Transitional Housing and Other Permanent Housing should be switched - Transitional Housing should be 63% while Other Permanent Housing should be 39%. The reasoning

for low occupancy on Other Permanent Housing is because of Emergency Housing Voucher (EHV) and trying to get clients filled in those beds.

Public Comments:

- George Searcy inquired about the capturing of transitional housing beds, including location, household type, programmatic requirements and services. George Searcy inquired on the funding of the transitional beds and asked if City of Santa Ana funds transitional beds.
  - Erin DeRycke clarified that it is between emergency shelter and permanent supportive housing. For transitional housing, there is typically a two-year stay with a goal of exiting into permanent housing. Bed count for transitional housing has decreased overtime which is causing the decrease in participation.
  - Judson Brown clarified that SAHA does not funding transitional housing beds.
  - Erin DeRycke stated that transitional bed funding usually comes from private funding, like Children and Families Commission or general funds from an agency.
  - George Searcy expressed interested in getting more clarity on system flow and to identify where the units are located and whether the units are sustainable.
8. Funding, Program, and Policy Updates
- a. Federal and State Legislation Updates
    - Item will be updated at the next meeting of the Housing Opportunities Committee.
  - b. Orange County Housing Advocacy Collaborative Update – Michael Shepherd, Orange County United Way
    - Michael Shepherds recently joined OC United Way as Housing Advocacy Program Manager and the Housing Advocacy Collaborative is part of his portfolio, along with other aspects of the Housing Opportunities Committee.

Public Comments:

- Ugochi Anaebere-Nicholson commented on a lack of housing opportunities for seniors and people without dependents. There is a lot of resources for those with dependents but there is a lack of resources for people without dependents. Additionally, Ugochi Anaebere-Nicholson noted that they are still seeing of violations of the government code by individuals rejecting people with housing choice vouchers. Ugochi Anaebere-Nicholson recommended taking a more robust stance to enforce the state law and inform property managers as well as owners that they cannot violate state law with the provision of federal housing vouchers.
9. **Adjournment to:** Regular meeting on August 12, 2022, 10:00 a.m. – 12:00 p.m.

**Exhibit A**

a. Orange County Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	201	36	147
Emergency Housing Voucher (EHV)	557	398	224
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	103	653
Family Unification Program (FUP) Voucher	325	10	275

b. Anaheim Housing Authority\* (\*updated 4-8-2022)

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	397	27	305
Emergency Housing Voucher (EHV)	278	179	69
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	13	71

c. Santa Ana Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	231	34	130
Emergency Housing Voucher (EHV)	89	45	30
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	37	92
Foster Youth Independence (FYI) Voucher	46	3	42

c. Garden Grove Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	30	25	9
Emergency Housing Voucher (EHV)	117	112	58

**Exhibit B**

a. 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				8	4/2022
Altrudy Senior Apts.	Yorba Linda	8						8	6/2022
The Groves	San Juan Capistrano	8						8	7/2022
Casa Paloma	Midway City	24				24		48	7/2022
Ascent	Buena Park	28				27		55	9/2022

b. 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

\*Updated 4-8-22

c. 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	01/2023
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

d. Garden Grove Housing Authority – No projects to report at this time.