

Housing Opportunities Committee

Meeting Date: October 14, 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

Minutes

1. **Call To Order** – Judson Brown and Grace Stepter, Committee Chairs
 - a. Chair Judson Brown called the meeting to order at 10:04 a.m. and shared the mission of the Housing Opportunities Committee.
2. **Additions / Deletions to Agenda**
 - a. None.
3. **Continuum of Care Updates** – Zulima Lundy, Director of Operations
 - a. Zulima Lundy provided the following CoC updates:
 - **Fiscal Year (FY) 2022 CoC Competition Notice of Funding Opportunity (NOFO)** – The U.S. Department of Housing and Urban Development (HUD) is making approximately \$2.8 billion in competitive funding available through the FY 2022 CoC Program NOFO. This includes at least \$52 million available for Domestic Violence, Dating Violence, Sexual Assault, and Stalking Bonus (DV Bonus) projects. On Thursday, September 29, 2022, the Orange County CoC submitted the final FY 2022 Orange County CoC Consolidated Application and Project Priority Listing to HUD.
 - **Continuum of Care Supplemental to Address Unsheltered and Rural Homelessness Notice of Funding Opportunity (Special NOFO)** – HUD is making approximately \$322 million in funding available through a CoC Supplemental to Address Unsheltered and Rural Homelessness NOFO (CoC Special NOFO). Eligible project types for this funding include permanent housing (rapid rehousing and permanent supportive housing), joint transitional housing and permanent housing – rapid rehousing, supportive services only, and Homeless Management Information Systems (HMIS). The CoC Special NOFO is a three-year grant, and the application is due on October 20, 2022. The Office of Care Coordination, in partnership with Homebase Consulting, facilitated listening sessions to assist in the development of the CoC Plan for serving individuals and families experiencing homelessness with severe service needs (CoC Plan) and allow space for recommendations on specific components of the plan to be developed. Homebase Consulting compiled community feedback received to assist Orange

County CoC with developing the CoC Plan specific to identified needs within Orange County.

4. CalAIM Update – Mia Arias, CalOptima

Mia Arias summarized the current efforts by CalOptima related to CalAIM. CalOptima has adopted 14 of the community supports through Department of Health Care Services (DHCS) CalAIM implementation. The five (5) newest community supports will be coming approximately January 2023 and will include home modifications to meet accessibility needs, respite services, asthma remediation, and nursing facility transition. The safe home program for those with asthma will be launched with Latino Health Access Community Health Workers and Promotores.

Discussion:

- Julia Bidwell inquired on clarification of the CalAIM Housing and Homelessness Incentive Program (HHIP) funding.
 - Danielle Cameron with CalOptima explained that there are two different streams of funding for CalOptima which are both managed by the overall CalAIM team. Danielle offered to come to the next Housing Opportunities Committee meeting to provide an in-depth presentation on the funding.

5. Funding, Program, and Policy Updates:

- a. Federal and State Legislation Updates – Cesar Covarrubias, The Kennedy Commission
 - Item will be presented at next Housing Opportunities Committee meeting.

6. Project-Based Housing Updates:

- a. OC Housing Finance Trust Update – Adam Eliason, Manager of the Orange County Housing Finance Trust
 - Adam Eliason shared that the OC Housing Finance Trust (OCHFT) has formally adopted the City of Irvine to join the trust which brings the total members to 26, including the County of Orange (County) which is representing approximately 86% of the county.
 - OCHFT has been working with Southern California Association of Governments (SCAG) on additional funding for Regional Early Action Planning (REAP) Grant 2.0 which would allow for capital improvements. Additionally, OCHFT is exploring the opportunity of Accessory Dwelling Units (ADUs) financing with goals to reach out to CalOptima and Orange County United Way to bring a holistic approach to get ADUs in their background with a commitment to get those ADUs rented at an affordable rent.
 - In the last 12 months, OCHFT has closed on nine (9) of their projects, with three (3) more expected to close at the end of this year for a total of 12 of 16 projects closed. The remaining four projects have not closed yet as they have been recently approved for funding.

- OCHFT will have a Notice of Funding Availability (NOFA) come out in January with approximately \$10 million dollars. OCHFT will be reaching out to cities and developers regarding the NOFA.
- b. Project Homekey Update – Julia Bidwell, OC Community Resources and Grace Stepter, City of Anaheim
- Julia Bidwell from OC Community Resources shared that Round 1 and 2 of Project Homekey are still being worked on – Round 1 with Stanton Inn and Suites and Tahiti Motel which are in the conversion process of Permanent Supportive Housing (PSH). Round 2 is still experiencing the closing of transitions Riviera Motel to Permanent Housing and Motel 6 in the City of Costa Mesa. Huntington Beach Oasis is currently operating as interim housing and will convert to PSH. The State of California has postponed Project Homekey Round 3 until the Spring of 2023.
 - Chair Grace Stepter gave an update that Studio 6 Motel in the City of Anaheim is getting ready for move in which has been coordinated with all parties in the County and American Family Housing (AFH). The site is projected to have 87 units of interim housing, and an application to convert into Permanent Housing will be done in the future.
- c. Project-Based Voucher Pipeline – Public Housing Authority Representatives
- January Johnson provided updates for Orange County Housing Authority (OCHA), outlined in the Exhibit A. OCHA noted that Marie Vu is retiring, and January Johnson will be providing updates moving forward.
 - Kerrin Cardwell provided updates for Anaheim Housing Authority (AHA), outlined in Exhibit A.
 - Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A.
 - Jasmin Miranda, on behalf of Garden Grove Housing Authority (GGHA) provided the update that the City of Garden Grove and AFH celebrated the grand opening of Stuart Apartments on October 2022 which is the city’s first permanent supportive housing development.

7. Tenant-Based Housing Updates:

- a. Special Purpose Voucher Updates – Public Housing Authority Representatives
- January Johnson provided updates for OCHA, outlined in the Exhibit B.
 - Kerrin Cardwell provided updates for AHA, outlined in Exhibit B. All three projects in the pipeline have some level of units dedicated to homelessness.
 - Chair Judson Brown provided updates for SAHA, outlined in Exhibit B. Crossroads at Washington is in partnership with the County and the OCHFT which is scheduled for completion no later than December 2023.
 - Jasmin Miranda provided updates on behalf of GGHA, outlined in Exhibit B. Jasmin Miranda noted that eight of the ten units at Stuart Apartments have been set aside

for extremely low-income households who are exiting homelessness. Additionally, the units are supported by project-based mainstream vouchers provided by the GGHA.

Discussion:

- Adam Eliason asked if there was any information that can be provided to understand why there are vouchers that are still searching such as vacancy rates etc.

2. Efforts to Lease-Up Special Purpose Vouchers – Service Providers

- Becks Heyhoe provided the following updates on behalf of OC United Way’s Welcome Home OC Program. In 2022, Welcome Home OC has been able to assist eight (8) former foster youth households, with more significant households in the pipeline which include a combination of Veteran Affairs Supportive Housing (VASH) vouchers, Emergency Housing Voucher (EHV) and homeless-set aside vouchers.

3. Rapid Rehousing Services Update – Service Providers

- No updates shared

8. Coordinated Entry System (CES) Updates:

a. County-Wide Performance Metrics – Rebecca Ricketts, CES Manager

Rebecca Ricketts provided the following CES data:

- There are currently 3,670 Active Individual Households enrolled in the CES Project. Of the households enrolled, 2,171 are on the Community Queue.
- There are currently 463 Active Family Households enrolled in the CES Project. Of the households enrolled, 229 are on the Community Queue.

Jasmin Miranda provided the following Individual Bed Reservation System Updates:

- The Shelter Bed Reservation System for individual households has been live and accepting households onto the Bed Reservation Community Queue since September 20, 2022.
- Huntington Beach Oasis move-ins started on October 4th, 2022 and are currently ongoing to fill capacity. Occupancy for Anaheim North Harbor will start with referrals within the next two weeks.

b. Family Solutions Collaborative Impact Report – Katherine Rodriguez, Family Solutions Collaborative

- Katherine Rodriguez shared that the Family Solutions Collaborative has been releasing their monthly snapshot report of Family Homelessness in Orange County, which will come out approximately the 3rd week of the month which can be found at Family Solutions Collaborative [website](#). For the month of August 2022, there were 206 families in shelter, 203 unsheltered families, and 31 families in other living situations.

Public Comments:

- Maura Mikulec asked what the difference is between “households pending (matched)” and “enrolled in housing project pending permanent housing” on the County-Wide Performance Metrics. Maura Mikulec also shared that housing is hard to find, even those with a voucher and inquired if there were any agencies advocating or lobbying to Congress to increase the Fair Market Rent (FMR) on the federal side, because there is not enough affordable housing.
- John Underwood asked for clarification of the County-Wide Performance Metrics category of housing placements.

9. **Next Meeting:** Friday, December 09, 2022, 10:00 a.m. – 12:00 p.m.

Exhibit A

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	4/19/2022
Altrudy Senior Apts.	Yorba Linda	8						8	6/27/2022
The Groves	San Juan Capistrano	8						8	10/12/2022
Casa Paloma	Midway City	24				24		48	10/11/2022
Ascent	Buena Park	28				29		57	10/31/2022
Mountain View	Lake Forest	8						8	7/1/2023
The Crossroads at Washington	Santa Ana					43		43	10/1/2023
Santa Angelina	Placentia	21						21	12/1/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	4/1/2023
Villa St. Joseph	Orange	18						18	10/1/2023
Huntington Beach Senior Housing	Huntington Beach	21				12		33	9/1/2023
Stanton Inn and Suites	Stanton	10				60		70	12/1/2023
Tahiti Motel	Stanton			10		49		59	12/1/2023
Riviera Motel	Stanton	9		10		1		20	3/1/2023
Motel 6	Costa Mesa			30		10		40	5/1/2023

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		2	72	1/2023
Miraflores	Anaheim	8			8		78	86	11/2023

Finamore Place	Anaheim				20		82	102	12/2022
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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	05/2023
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.

Exhibit B

a. Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	201	24	144
Emergency Housing Voucher (EHV)	557	155	303
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	115	646
Family Unification Program (FUP) Voucher	325	23	270

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	32	132
Emergency Housing Voucher (EHV)	278	49	183
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	10	67
Family Unification Program (FUP) Voucher *		0	39

Note: * AHA has an older allocation that did not require to re-lease to FUP-eligible households.

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	25	141
Emergency Housing Voucher (EHV)	89	46	50
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	26	94
Foster Youth Independence (FYI) Voucher	70	0	45

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	30	27	15
Emergency Housing Voucher (EHV)	117	114	82