

# Housing Opportunities Committee

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**Meeting Date:** December 2, 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, Committee Chairs
  - a. Chair Judson Brown called the meeting to order at 10:05 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:
    - **Homeless Housing, Assistance and Prevention Round 3 (HHAP-3):** On November 3, 2022, the Office of Governor Gavin Newsom announced his intentions of withholding the remaining 80 percent of HHAP-3 funding to jurisdictions due to his dissatisfaction with the Local Homeless Action Plans each jurisdiction submitted through the application process. As of January 2022, the Office of Care Coordination had received the 20 percent allocation of HHAP-3 funds, which represents \$2.05 million for the Orange County Continuum of Care (CoC). On November 29, 2022, the Office of Care Coordination on behalf of the Orange County CoC submitted clarifying answers to questions about the Local Homeless Action Plan included in the HHAP- 3 application and signing of a document in just local jurisdictions noted their commitment to establish more ambitious performance outcomes during the HHAP Round 4 consultation and review process and implement as many of the best practices as possible. On November 30, 2022, the Office of Care Coordination received the Notice of Intent to Award and accompanying State Standard Agreement and forms for the for the HHAP-3 Remainder Disbursement (80%) for the Orange County CoC, which is \$8,213,843.08.
    - **CoC Board Election, Nominating and Selection Process:** The Orange County CoC Board is comprised of 19 seats where approximately half of the board seats are up for election each year, to prevent all seats turning over at the same time. In November 2022, the CoC Board approved the addition of two designated seats

which increased the total number of seats from 17 to 19 seats. The nomination period for CoC Board expiring seats and one seat vacancy opened on Thursday, November 16, 2022, and closed Friday, December 2, 2022. The CoC Nominating Committee, comprised of David Gillanders, Elida Sanchez, Jennifer Friend, Jack Toan, and Becks Heyhoe will be reviewing candidate applications and scheduling candidate interviews from Monday, December 5, through Wednesday, December 7, 2022.

- **Employment Opportunity:** The Office of Care Coordination is seeking qualified applicants for the position of Continuum of Care Manager (Administrative Manager II). The Continuum of Care Manager will serve as the lead staff to the CoC Board and will lead programs and initiatives for the Orange County CoC. This recruitment will close on Wednesday, December 7, 2022, at 11:59 p.m. (PST). Applicants can apply at: <https://www.governmentjobs.com/careers/oc/jobs/3813103/continuumof-care-manager>

4. **Housing and Homelessness Incentive Program (HHIP) Update** – Danielle Cameron, Director of Program Development, Medi-Cal and CalAIM

Danielle Cameron provided information on CalOptima Health’s HHIP. HHIP is a California Department of Health Care Services (DHCS) incentive program for Medi-Cal managed care plans (MCP) to invest and address homelessness in the community and to keep Medi-Cal participants housed. CalOptima Health submitted the letter of intent, Local Homeless Plan (LHP), and investment plan to DHCS by the deadlines. With HHIP, there is an opportunity to allocate approximately \$84 million over the next two years, with CalOptima Health committing an additional \$40 million initiative. On December 15<sup>th</sup>, 2022, CalOptima Health will host the CalOptima Health HHIP Community Forum, those interested in attending the forum can register at: [https://us06web.zoom.us/webinar/register/WN\\_mFx7nRf2QMG5Mk0Hr1VTUg](https://us06web.zoom.us/webinar/register/WN_mFx7nRf2QMG5Mk0Hr1VTUg)

CalOptima Health will also partner with Pulse for Good, which is an organization that installs kiosks in locations to solicit feedback. CalOptima Health plans to install a kiosk to solicit the input and feedback for folks that are being served under CalOptima Health. Additionally, in January 2023, CalOptima Health will release a Notice of Funding Opportunity (NOFO) of approximately \$34 million with a portion of funding being aimed for equity grants, infrastructure projects, and capital projects. The NOFO will have a relatively quick timeline with expected release date of early January 2023, decisions being made a month later, and tentative project start dates of April 1, 2023.

Discussion:

- Curtis Gibbs inquired about information that people access at the kiosk and whether the kiosk will have capacity for multiple languages.
- Mia Arias provided background on the kiosk services and explained that questions can be customized.

## 5. **CalAIM Update** – Mia Arias, CalOptima Health

Mia Arias summarized the current efforts by CalOptima Health related to CalAIM. CalOptima has adopted 14 of the community supports available through Department of Health Care Services (DHCS) CalAIM implementation. The five (5) community supports will be rolled out January 1st, 2023, and will include respite services, nursing facility transitions, community transitions, and home modifications to meet accessibility needs. Regarding Enhanced Case Management (ECM) services there will be a pilot program to open 10 Community Health Centers in order to provide ECM members services starting in July 2023.

Chair Judson Brown gave an update on the Memorandum of Understanding (MOU) between CalOptima Health and the Public Housing Authorities that would allow housing choice voucher holders to be linked to CalAIM ECM services. Legal counsels are currently reviewing the MOU with a tentative implementation date of April 2023.

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

### a. OC Housing Finance Trust Update – Adam Eliason, Manager, Orange County Housing Finance Trust

- Adam Eliason shared that the Orange County Housing Finance Trust (OCHFT) has formally adopted the City of Yorba Linda to join as of last week. OCHFT released a Notice of Funding Availability (NOFA) for the cities of Irvine and Yorba Linda who met criteria that the funding criteria requested.
- The annual NOFA will be released in January 2023 with an approximate amount of \$10 million that developers can apply for in order to maximize funding obtained by Sacramento to bring into Orange County. NOFA will be released and posted at the OCHFT website: <https://ochft.org/>
- OCHFT will work on closing several projects next year, with one of the projects being a Santa Ana development project that includes 17 units.

### b. Project Homekey Update – Michelle Zbeda, OC Community Resources; Nate Robbins, City of Costa Mesa; and Grace Stepter, City of Anaheim

- Michelle Zbeda from OC Community Resources shared that the County of Orange (County) received three awards for three Homekey projects and closed on two projects, Huntington Beach Oasis and Riviera Motel in Stanton, with work being done to close Motel 6 in City of Costa Mesa. OC Community Resources will bring forward the approval of additional funding to the Board of Supervisors on December 6, 2022. The anticipated release date of Homekey Round 3 is the spring of 2023.
- Nate Robbins provided the brief update that the City of Costa Mesa will be closing the Homekey project deal in six days. Additionally, Nate Robbins shared that on November 15, 2022, the City of Costa Mesa awarded Families Forward for The

Bungalows which will provide affordable housing for families at or below 50% Area Median Income (AMI).

- Chair Grace Stepter gave an update that Studio 6 Motel, also called Anaheim North Harbor, in the City of Anaheim met the milestone for the lease up rate of the property. With this milestone, bonus funding from the state will be claimed to go towards supportive services. At this time, Anaheim North Harbor will continue operating as interim housing, but there are plans to apply for funding to convert the site from interim housing to permanent housing
- Chair Judson Brown shared that the City of Santa Ana will apply for Homekey Round 3 and explained that the City of Santa Ana looks forward to learning the process and hearing lessons learned from Homekey recipients.

c. Project-Based Voucher Pipeline – Public Housing Authority Representatives

- Marie Vu provided updates for Orange County Housing Authority (OCHA), outlined in the Exhibit A. Marie Vu shared that she is retiring with her last day being January 12, 2023, and January Johnson will be providing updates on behalf of OCHA moving forward.
- Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A.
- Jasmin Miranda provided updates on behalf of Garden Grove Housing Authority (GGHA), outlined in Exhibit A.
- Lisa Varon with the City of Irvine shared that the City of Irvine received tax credits for a 60-unit building that will start construction by May 2023.

**7. Tenant-Based Housing Updates:**

Chair Judson Brown highlighted the Los Angeles Times article “How San Diego’s achieved surprising success housing homeless people” and applauded the success of a neighboring county. The article can be read at: <https://www.latimes.com/homeless-housing/story/2022-11-04/san-diego-homeless-housing-success>

a. Special Purpose Voucher Updates – Public Housing Authority Representatives

- Marie Vu provided updates for OCHA, outlined in the Exhibit B.
- Chair Grace Stepter provided updates for AHA, outlined in Exhibit B and explained that AHA does have Family Unification Program (FUP) vouchers that are not noted in the metrics. Chair Judson Brown shared that City of Anaheim is currently hiring for a Housing Navigator (Management Assistant II) position. Applicants can apply at: <https://www.governmentjobs.com/careers/anaheim/jobs/3812402-0/housing-navigator-management-assistant-ii>
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B.
- Jasmin Miranda provided updates on behalf of GGHA, outlined in Exhibit B.

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

- Human Options shared that for Emergency Housing Vouchers (EHV) lease up efforts they are currently partnering with Laura's House and Women's Transitional Living Center (WTLC) to serve individuals and families experiencing domestic violence (DV). Human Options also shared that OCHA's updated payment has been of assistance.
- People Assisting the Homeless (PATH) discussed the barriers identified with EHV voucher holders such as not being able to find accessible units.
- Becks Heyhoe provided the following updates on behalf of OC United Way's Welcome Home OC Program. This year to date, a total of 133 households have been housed which include a combination of Veteran Affairs Supportive Housing (VASH) vouchers and homeless set aside vouchers. The total numbers of households housed is over 500 households. As shared by the other providers, OC United Way is also experiencing similar struggles with timeframes and turnarounds with Request for Tenancy Approval (RTA), as well as similar high barriers that clients are experiencing in being able to access housing. United Way is always considering ways to improve the Welcome Home OC Program.

c. Rapid Rehousing Services Update – Service Providers

- PATH provided the update that there are currently 140 households housed in their Rapid Rehousing programs. One of the barriers PATH has identified is the lack of affordable housing units and emphasized needing more access to Permanent Supporting Housing (PSH).

**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 3,966 Active Individual Households enrolled in the CES Project. Of the households enrolled, 2,373 are on the Community Queue.
- There are currently 478 Active Family Households enrolled in the CES Project. Of the households enrolled, 259 are on the Community Queue.
- There are currently 291 veterans on the Veteran Registry, and in the last 12 months, 203 veterans have been housed in permanent, stable housing.
- In regard to program exits, there were a total of 6,378 households enrolled in a program and 3,179 (50.80%) of the households exited to a positive housing destination .
- In regard to housing retention, there were approximately 552 (17%) households that returned to homelessness in 2 years.

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

- Katherine Rodriguez shared the Family Solutions Collaborative (FSC) monthly snapshot report of Family Homelessness in Orange County, posted at [FSC 's Impact Report webpage](#). For the month of October 2022, there were 217 families in shelter, 230 unsheltered families, and 22 families in other living situations. Moving forward Roxana Garcia, FSC's Family Systems Administrator, will be providing updates as FSC has experienced a transition in staff.

Public Comments:

- Maggie Downs inquired on the development of housing opportunities for people at-risk of homelessness because in their experience at the Dayle McIntosh Center, there are many people at-risk of homelessness who have a fixed income of Social Security Income (SSI) and are disabilities and people at-risk of homelessness have limited housing opportunities. Additionally, Maggie Downs advocated that some of the housing opportunities and vouchers should be allocated for people at-risk of homelessness.
- Elizabeth Andrade with Family Assistance Ministries (FAM) shared that FAM was a recipient of the Emergency Rental Assistance (ERA) Program where approximately 1,000 households were helped but now that the ERA Program has sunset, FAM is trying to promote a strategy to continue helping households. Elizabeth commented that FAM has seen an increase of 200% in phone calls of people searching for rental assistance and there is a need to continue highlighting the importance of prevention.

9. **Next Meeting:** Friday, February 10, 2023, 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	04/2022
Altrudy Senior Apartments	Yorba Linda	8						8	06/2022
The Groves	San Juan Capistrano	8						8	10/2022
Casa Paloma	Midway City	24				24		48	10/2022
Ascent	Buena Park	28				29		57	11/2022
Riviera Motel	Stanton	9		10		1		20	03/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	04/2023
Motel 6	Costa Mesa			30		10		40	05/2023
Mountain View	Lake Forest	8						8	07/2023
Huntington Beach Senior Housing	Huntington Beach	21				12		33	09/2023
The Crossroads at Washington	Santa Ana					43		43	10/2023
Villa St. Joseph	Orange	18						18	10/2023
Santa Angelina	Placentia	21						21	12/2023
Stanton Inn and Suites	Stanton	10				60		70	12/2023
Tahiti Motel	Stanton			10		49		59	12/2023

b. Anaheim 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			
Finamore Place	Anaheim				20		82	102	12/2022
Center of Hope	Anaheim	20	34	16	50		2	72	06/2023

Miraflores	Anaheim	8			8		78	86	11/2023
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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

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Stuart Drive Apartments	Garden Grove					8	2	10	PSH units completed 08/2022

**Exhibit B**

a. Orange County Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	201	8	145
Emergency Housing Voucher (EHV)	557	122	347
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	119	760
Family Unification Program (FUP) Voucher	325	31	271

b. Anaheim Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	172	25	140
Emergency Housing Voucher (EHV)	278	43	185
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	14	73

c. Santa Ana Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	231	34	134
Emergency Housing Voucher (EHV)	89	40	65
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	32	92
Foster Youth Independence (FYI) Voucher	70*	0	45

\*SAHA was awarded 25 FYI in September 2022 and expects to issue 10-15 vouchers in early December 2022. These 25 FYI vouchers are part of the allocation of 70, but they have not yet been issued.

d. Garden Grove Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	75	12	55
Emergency Housing Voucher (EHV)	117	21	90