Orange County
Housing Opportunities Committee
April 7, 2023

Agenda

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

2. **Additions / Deletions to Agenda**

3. **Continuum of Care Updates – Sarah Jones, Continuum of Care Manager, Office of Care Coordination**

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

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

   b. **Project Homekey Update – Julia Bidwell, OC Community Resources and Grace Stepter, City of Anaheim**

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

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

   a. **Special Purpose Voucher Updates – Public Housing Authority Representatives**

6. **Funding, Program, and Policy Updates:**

   a. **Federal and State Legislation Updates – Cesar Covarrubias and Courtney Widerman, The Kennedy Commission**

7. **Coordinated Entry System (CES) Updates:**

   a. **County-Wide Performance Metrics – Rebecca Ricketts, Office of Care Coordination**

   b. **New Referral Standards – Rebecca Ricketts, Office of Care Coordination**

   c. **Family Solutions Collaborative Impact Report – Roxana Garcia, Family Solutions Collaborative**

8. **Next Meeting: Friday, June 2, 2023, 10:00 a.m. – 12:00 p.m.**

Continuum of Care Updates

Sarah Jones, Continuum of Care Manager, Office of Care Coordination

Orange County CoC Program Award for FY2022

- On August 1, 2022, the U.S. Department of Housing and Urban Development (HUD) issued the Notice of Funding Opportunity (NOFO) for the FY 2022 CoC NOFO Competition.

- On March 28, 2023, HUD announced an award of $31,453,663 to Orange County's CoC Program for FY2022.
    - 24 renewal projects
    - 2 bonus projects

- This represents a $663,758 increase in CoC Program funding for Orange County. The new funding represents an increase in the CoC Planning grant, as well as the award of a new Coordinated Entry System (CES) Domestic Violence (DV) Bonus Project in the amount of $250,000 to the County of Orange as the CES lead agency and a new Rapid Rehousing Bonus Project in the amount of $362,421 to Friendship Shelter, Inc.

Business Calendar – Item #3

FY 2023 CoC Program Notice of Funding Opportunity (NOFO)

- The U.S. Department of Housing and Urban Development (HUD) releases the CoC Program NOFO annually, which invites CoC's from across the nation to apply for competitive funding.

- It is anticipated that the FY 2023 CoC Program NOFO will be released in Spring of 2023, which is earlier than previous years.

- The Office of Care Coordination and CoC Board are preparing for the upcoming FY 2023 Program NOFO and will provide ongoing communication via the CoC email distribution list as updates arise.

Business Calendar – Item #3

You're Invited - County Procurement Office Vendor Outreach Event

- The County Procurement Office is hosting an annual Vendor Outreach Day to provide interested vendors and service providers knowledge on County of Orange procurement and contracting processes
- **Date**: May 11, 2023
- **Time**: 10:00 a.m. – 2:00 p.m.
- **Location**: Mile Square Park, Freedom Hall
- If you are interested in attending, please RSVP at the Eventbrite link, accessible through the QR code

OC Procurement

VENDOR OUTREACH EVENT

MAY 11, 2023

10 am - 2 pm

MILE SQUARE PARK, FREEDOM HALL

PARTNER WITH THE COUNTY TO SERVE THE COMMUNITY

- Over 4,800 County contracts worth almost $13.3 Billion
- Over 22 County Departments, 34 Cities/Special Districts and Neighboring Agencies
- Learn how to successfully secure a contract with the County and better understand procurement and contracting processes
- Learn how to leverage the County's Preference Policies

LIMITED SUPPLY OF VENDOR TABLES AVAILABLE

Scan QR Code to RSVP

Park Entrance   Edinger Avenue

Freedom Hall
Mile Square Park
16801 Euclid St.
Fountain Valley, CA 92708

Project-Based Housing Updates

OC Housing Finance Trust Update

Adam Eliason, Manager

Orange County Housing Finance Trust

https://ochft.org/developments

Project Homekey Update

Julia Bidwell, OC Community Resources and
Grace Stepter, City of Anaheim

Project-Based Voucher Pipeline

Public Housing Authority Representatives

Business Calendar – Item #4

Background

- Four Housing Authorities in Orange County administer the Housing Choice Voucher Program (Section 8) to help qualified tenants afford healthy and safe housing in the private market:

    - Orange County Housing Authority (OCHA)

    - Anaheim Housing Authority (AHA)

    - Santa Ana Housing Authority (SAHA)

    - Garden Grove Housing Authority (GGHA)

- Each Housing Authority can *"project-base"* up to 20% of their housing choice vouchers to develop affordable and permanent supportive housing

Business Calendar – Item #4

Project-Based Voucher Pipeline – 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			
Casa Paloma	Midway City	24				24		48	10/2022
Ascent	Buena Park	28				29		57	11/2022
Riviera Motel	Stanton	9		10		1		20	05/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	05/2023
Motel 6	Costa Mesa			30		10		40	05/2023
Mountain View	Lake Forest	8						8	07/2023

Updated 4-5-23

Business Calendar – Item #4

Project-Based Voucher Pipeline – 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			
Huntington Beach Senior Housing	Huntington Beach	21				12		33	09/2023
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
Crossroads at Washington	Santa Ana				43			85	12/2023

Updated 4-5-23

Business Calendar – Item #4

Project-Based Voucher Pipeline – 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
Salvation Army Anaheim Center of Hope	Anaheim				50			72	06/2023
Miraflores	Anaheim				8			86	12/2023

Updated 4-7-23

Business Calendar – Item #4

Project-Based Voucher Pipeline – 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			
Legacy Square	Santa Ana	25			8		59	92	04/2023
North Harbor Village	Santa Ana			34	55			89	07/2023
FX Residences	Santa Ana				3	13		16	12/2023
Westview House	Santa Ana				26		59	85	02/2024

Updated 3-31-23

Business Calendar – Item #4

Project-Based Voucher Pipeline – 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

Updated 3-31-23

Tenant-Based Housing Updates

Special Purpose Voucher Updates
Public Housing Authority Representatives

Background

The four Public Housing Authorities (PHAs) in Orange County apply for and receive Special Purpose Vouchers from the U.S. Department of Housing and Urban Development (HUD) to serve people experiencing homelessness including:

- **Emergency Housing Vouchers**
  - The Emergency Housing Voucher (EHV) program was made possible through the American Rescue Plan Act (ARPA). Through EHV, HUD provided 70,000 housing choice vouchers to local PHAs in order to assist individuals and families who are homeless, at-risk of homelessness, and victims of domestic violence.
  - Referrals come through the Coordinated Entry System.

- **Mainstream Vouchers**
  - Mainstream Vouchers (MS5) assist non-elderly persons with disabilities. Aside from serving a special population, Mainstream Vouchers are administered using the same rules as other housing choice vouchers.
  - The 2017, 2018, and 2019 Appropriations Acts provided funded for new Mainstream vouchers. Since 2018, HUD has awarded over $500 million in funding to PHAs to support 50,000 new Mainstream Vouchers.

Background

The four PHAs in Orange County apply for and receive Special Purpose Vouchers from HUD to serve people experiencing homelessness including:

- **Veteran Affairs Supportive Housing Vouchers**
  - The HUD-Veterans Affairs Supportive Housing (HUD-VASH) program combines HUD's Housing Choice Voucher rental assistance for homeless Veterans with case management and clinical services provided by the Department of Veterans Affairs (VA).
  - Referrals come from the VA Medical Center of Long Beach.

Background

The PHAs in Orange County apply for and receive Special Purpose Vouchers from HUD to serve people experiencing homelessness including:

- **Family Unification Program and Foster Youth to Independence Vouchers**
  - The Family Unification Program (FUP) is a program under which Housing Choice Vouchers are provided to two different populations:
    1. Families for whom the lack of adequate housing is a primary factor in:
       a. The imminent placement of the family's child or children in out-of-home care, or
       b. The delay in the discharge of the child or children to the family from out-of-home care.
    2. Eligible youths who have attained at least 18 years and not more than 24 years of age and who have left foster care, or will leave foster care within 90 days, in accordance with a transition plan and is homeless or is at risk of becoming homeless at age 16 or older.
  - PHAs administer the FUP and/or Foster Youth to Independence (FYI) vouchers in partnership with Public Child Welfare Agencies (PCWAs) who are responsible for referring FUP families and youths to the PHA for determination of eligibility for rental assistance.
  - Referrals come from the Orange County Social Services Agency.

Business Calendar – Item #5

New Foster Youth to Independence (FYI) Initiative PIH Notice

- On March 15, 2023, HUD issued [Notice PIH 2023-04: Foster Youth to Independence (FYI) Initiative](#). This notice amends Notice PIH 2021-26 and announces the availability of $30 Million in new Foster Youth to Independence (FYI) funds made available on a noncompetitive, rolling basis.

- The FYI initiative was created in 2019 to invest in local, cross-system collaborative efforts to prevent and end homelessness among youth with a current or prior history of child welfare involvement.

- Under FYI, PHAs provide housing assistance on behalf of youth at least 18 years and not more than 24 years of age who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act and are homeless or are at risk of becoming homeless at age 16 or older. In addition to providing rental assistance, youth must be provided supportive services to assist the young person on their path to self-sufficiency.

Business Calendar – Item #5

Special Purpose Voucher Updates – Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	11	158
Emergency Housing Voucher (EHV)	557	95	419
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	853	74	709
Family Unification Program (FUP)	325	31	278

Updated 4-5-23

Business Calendar – Item #5

Special Purpose Voucher Updates – Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	7	169
Emergency Housing Voucher (EHV)	278	26	240
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	94	13	77

Updated 3-31-23

Business Calendar – Item #5

Special Purpose Voucher Updates – Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	30	147
Emergency Housing Voucher (EHV)	89	21	76
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	171	41	100
Foster Youth Independence (FYI)	65	6	42

Updated 3-31-23

Business Calendar – Item #5

Special Purpose Voucher Updates – Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	8	60
Emergency Housing Voucher (EHV)	117	6	107

Updated 3-31-23

Business Calendar – Item #5

Special Purpose Voucher Updates – Orange County Totals

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	729	56	534
Emergency Housing Voucher (EHV)	1,041	148	842
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1,118	128	886
Family Unification Program (FUP) Voucher	325	31	278
Foster Youth Independence (FYI) Voucher	65	6	42
TOTALS	**3,278**	**369**	**2,582 (~78%)**

Updated 4-5-23

Federal and State Legislation Updates
Cesar Covarrubias and Courtney Widerman,
The Kennedy Commission

State and Federal Housing Policy Updates

April 7, 2023

By Courtney Widerman

State Updates: Housing Stability and Homelessness

SB 225 (Caballero) Community Anti-Displacement & Preservation Program (CAPP): Funds the acquisition and preservation of affordable housing units to prevent the displacement of current residents.

SB 567 (Durazo) Homeless Prevention Act of 2023: Expands protections adopted under the Tenant Protection Act of 2019 to close loopholes in no-fault just cause evictions; increases the population of protected tenants; lower the cap for allowable rent increases; and strengthens accountability and enforcement.

Amendment to California Constitution (ACA 10) (Haney) Fundamental Human Right to Housing: Places amendment on the ballot stating the fundamental right to adequate housing for all Californians and the shared responsibility of the state and local governments to protect it.

AB 920 (Haney) Housing Status Anti-Discrimination Protection: Adds "housing status" to the list of protected categories under CA anti-discrimination law.

AB 919 (Kalra) Stable Homes Act: Would grant tenants, local public agencies, and mission-driven nonprofits the first opportunity to purchase rental housing properties (right of first refusal) when owners put those properties up for sale, and a right to match an offer on these properties made by a third party.

State Updates: Affordable Housing Production

AB 309 (Lee, Carillo, Kalra) Social Housing and SB 555 (Wahab) Social Housing Act: Increases state production of social housing (publicly backed, self-sustaining, mixed income housing).

SB 20 (Rubio) Joint Powers Agreement: Regional Housing Trusts: Authorizes 2 or more cities, by entering into a joint powers agreement, to create regional housing trusts to fund housing to assist the unhoused and low income in their jurisdictions.

AB 653 (Reyes) Housing Voucher Utilization Program: Would provide resources to increase voucher utilizations, including housing navigation, landlord incentives, and security deposits.

AB 1657 (Wicks) The Affordable Housing Bond Act of 2024: Places an affordable housing bond on the 2024 ballot.

AB 49 (Soria) Affordable Housing: Would state the intent of the legislature to enact legislation that would increase the supply of affordable housing and reduce homelessness.

ACA 1 (Aguiar-Curry) Lower Voter Threshold for bond and tax approval for affordable housing development: Lowers the necessary voter threshold from a two-thirds supermajority to 55% to approve bonds and taxes for affordable housing and public infrastructure projects.

California Budget Updates

- Projected $22.5 billion budget shortfall triggering cuts, delays or deferrals of spending previously authorized
- Maintains 2022-2023 budget agreement for affordable housing development for 2023-2024
- Zero new affordable housing funding
- No new funding to replace Prop. 1 bond funds (support the development of affordable multi-family housing) that are expected to be exhausted in spring 2023
- Budget also lacks any new substantial funding to increase targeted funds for rental assistance or permanent housing development

Federal Update: Fair Housing

U.S. Department of Housing and Urban Development (HUD) 2023 Proposed Affirmatively Furthering Fair Housing (AFFH) Rule:

- Builds on the 2015 AFFH Rule
- Implements the Fair Housing Act's AFFH mandate by requiring state and local communities—as well as public housing agencies—to identify and address fair housing issues
- Program participants would identify fair housing issues, prioritize the fair housing issues they would focus on overcoming in the next three to five years, and develop the goals they would implement to overcome those fair housing issues
  - Requirements: Program participants would submit to HUD for review and acceptance an Equity Plan every 5 years that is developed following community engagement and contains the fair housing analysis, goals, and strategies.
  - Would require program participants to incorporate fair housing goals from their Equity Plans into subsequent planning documents (e.g., Consolidated Plans, Annual Action Plans, and Public Housing Agency (PHA) Plans).

Federal Updates

U.S. Department of Housing and Urban Development (HUD) announced $2.8 billion on March 28, 2023, in Continuum of Care (CoC) Competition Award for homeless service and housing providers. Includes:

- $80 million for non-competitive Youth Homeless Demonstration Program renewal and replacement grants
- $52 million for new projects that support housing and service needs for survivors of domestic violence, dating violence, sexual assault, and stalking

Sources

- *HUD Fact Sheet and Frequently Asked Questions: Affirmatively Furthering Fair Housing, Notice of Proposed Rulemaking.* U.S. Department of Housing and Urban Development. 2023.
- *HUD Announces $2.8 Billion in Annual Funding to Help People Experiencing Homelessness. U.S. Department of Housing and Urban Development.* U.S. Department of Housing and Urban Development. March 28, 2023.
- *2023 Policy Agenda*. Housing California. 2023.
- *SB 567 (Durazo) Homelessness Prevention Act*. Western Center on Law and Poverty. 2023.
- *Bill to Pursue Social Housing in California Introduced*. Assemblymember Alex Lee, 24th District. January 26, 2023.
- *First Look: Understanding the Governor's Proposed 2023-2024 Budget.* California Budget and Policy Center. January 2023.

County-Wide Performance Metrics Update and New Referral Standards

Rebecca Rickets, Coordinated Entry System Manager

By the Numbers

Individual Coordinated Entry System

4,908
Active Households in the CES Project

222
Households without Assessment

294
Households Assessed, not on Community Queue

2,942
Households on the Community Queue

384
Households Pending (matched)

802
Active in CES, Removed from Community Queue

146
Enrolled in Housing Project, Pending Permanent Housing

Family Coordinated Entry System

471
Active Households in the CES Project

40
Households without Assessment

0
Households Assessed, not on Community Queue

281
Households on the Community Queue
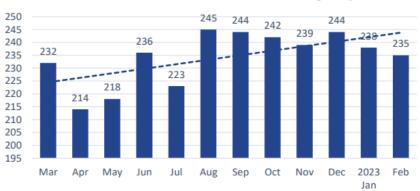
48
Households Pending (matched)

58
Active in FCES, Removed from Community Queue

47
Enrolled in Housing Project, Pending Permanent Housing

Veteran Registry Dashboard

Homeless Veterans on Veteran Registry

Currently, there are 254 veterans on the Veteran Registry including 235 veterans experiencing homelessness. In the previous 12 months, 242 veterans have been housed in permanent, stable housing. Over 30 agencies, including the VA Community Resource and Referral Center, outreach providers, and shelter providers, continue to meet weekly to coordinate housing and services for veterans experiencing homelessness in Orange County. In the past 12 months, there has been an 1% increase in the number of veterans experiencing homelesness in Orange County.

Homeless Veterans	Veterans Housed
235	**242**
	3/1/22-2/28/23

Inflow vs. Outflow by Month

INFLOW · OUTFLOW · OUTFLOW to Permanent Housing · Linear (OUTFLOW)

Permanent Housing Plan

Pending Eligibility Information	52
HUD-VASH	143
SSVF or GPD	20
Institutional Care	1
Non-Veteran Specific Housing	19

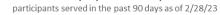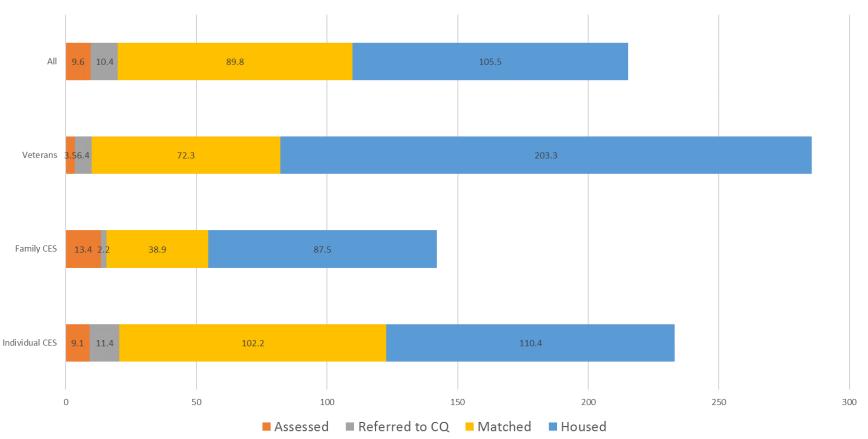|	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	2023 Jan	Feb	Total	
INFLOW	54	39	46	46	30	54	35	52	28	21	15	23	**443**	
OUTFLOW	42	55	46	50	48	40	36	43	41	15	38	23	**477**	
OUTFLOW to Permanent Housing	28	25	26	28	23	21	15	19	16	5	22	14	**242**	
OUTFLOW exceeded INFLOW		✓		✓	✓		✓		✓		✓	✓		
Homeless Veterans on Veteran Registry	232	214	218	236	223	245	244	242	239	244	238	235		

CES Referral Standards

Background

- In February 2022, the Orange County CoC applied to participate in the **Coordinated Entry: Referral Best Practices Community Workshop** to receive technical assistance from HUD over 12-weeks.

- The goal was to make data-informed system refinements with an equity lens to ensure that people moved quickly through the CES referral process to permanent housing.

- Three participants were selected from Orange County:
  - Rebecca Ricketts, CES Manager
  - Connor Stephenson, Individual CES Manager
  - Jackie Martinez, Director of Supportive Housing

Quantitative Data

Coordinated Entry System: Days to Milestones
participants served in the past 90 days as of 2/28/23

Category	Assessed	Referred to CQ	Matched	Housed
All	9.6	10.4	89.8	105.5
Veterans	3.5	6.4	72.3	203.3
Family CES	13.4	2.2	38.9	87.5
Individual CES	9.1	11.4	102.2	110.4

Legend: ■ Assessed ■ Referred to CQ ■ Matched ■ Housed

Components of CES

Individuals

Adult Only Households

Families

Households with Minor Children

Veterans

Veterans of any discharge status

Transitional Age Youth

Head of Household is 18-24 years old

CES Roles

In CES, there are three key roles to ensuring the success of the system:

Access Points

Connect participants to CES and offers additional services

Matchmakers

Facilitate referrals to appropriate services, shelter and housing
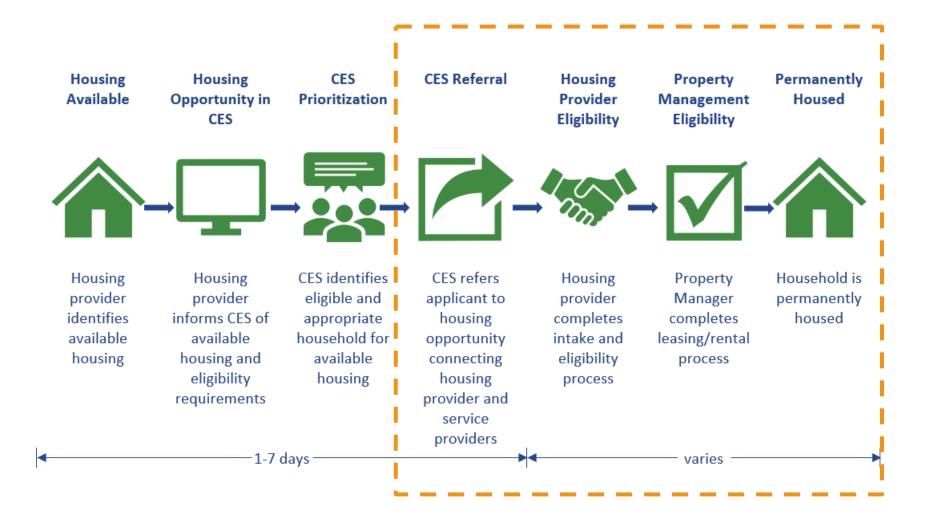
CES Matchmaker Agencies:

- Family Solutions Collaborative
- Friendship Shelter
- County of Orange

Providers

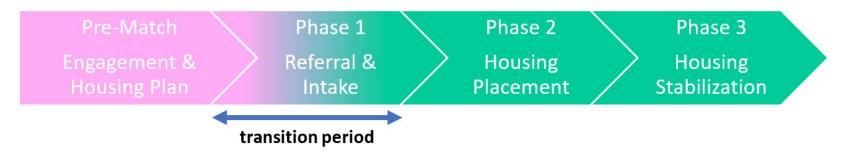Provide services, shelter and housing resources for participants in CES

CES Workflow

Housing Available	Housing Opportunity in CES	CES Prioritization	CES Referral	Housing Provider Eligibility	Property Management Eligibility	Permanently Housed
Housing provider identifies available housing	Housing provider informs CES of available housing and eligibility requirements	CES identifies eligible and appropriate household for available housing	CES refers applicant to housing opportunity connecting housing provider and service providers	Housing provider completes intake and eligibility process	Property Manager completes leasing/rental process	Household is permanently housed

1-7 days — varies

Outcome and Goal

- **Workshop Outcome:**
  - CES Referral Standards were developed to clarify roles and responsibilities of CES partners.
  - The CES Referral Standards are available online at https://ceo.ocgov.com/page/ces-partner-documents-and-resources

Pre-Match	Phase 1	Phase 2	Phase 3
Engagement & Housing Plan	Referral & Intake	Housing Placement	Housing Stabilization

transition period

- **Goals:**
  - Increase the rate of CES matches successfully enrolled into the permanent housing programs
  - Decrease the length of time between match date and housing move in date

Family Solutions Collaborative Impact Report –
Roxana Garcia, Family Solutions Collaborative

FAMILYSOLUTIONS COLLABORATIVE

Family Homelessness in OC, CA – February 2023

Families Currently Experiencing Homelessness

679
Homeless adults

273
Homeless children age 0-5

579
Homeless children age 6-17

208
Families in Shelters*

245
Unsheltered Families*

25
Families in Other* Living Situations

478 Total Families Receiving Family CES Services

Data as of February 28th

721
Family Service Request
Forms Received

38
Families Waiting
for Shelter

20
Families Reconnected
to Support System to
Resolve Homelessness

19
Families Who Moved
into Housing

*Shelters: emergency shelter, motel paid by third party, etc. *Unsheltered: not meant for habitation including car, tenant, street *Other living situations: institutional settings, at-risk of homelessness, etc.

https://www.familysolutionscollaborative.org/help/

Public Comments:

Members of the public may address the Housing Opportunities Committee on items listed within this agenda or matters not appearing on the agenda so long as the subject matter is within the jurisdiction of the Housing Opportunities Committee. Comments will be limited to three minutes. If there are more than five public speakers, this time will be reduced to two minutes.

Next Meeting

Friday, June 2, 2023, 10:00 a.m. – 12:00 p.m.