ORANGE COUNTY CONTINUUM OF CARE
HOUSING OPPORTUNITIES COMMITTEE

Friday, August 11, 2023

10:00 a.m. – 12:00 p.m.

> **Location:**
> **Virtually on Zoom**
> **Meeting Link: Click Here**
> **Meeting ID: 827 2971 4171**
> **Passcode: 129021**

Committee Chair: Judson Brown, City of Santa Ana
Committee Vice-Chair: Grace Stepter, City of Anaheim

Committee Members

- Orange Housing Authority
- Anaheim Housing Authority
- Santa Ana Housing Authority
- Garden Grove Housing Authority
- CalOptima Health
- Orange County Housing Finance Trust

- Orange County United Way
- Kennedy Commission
- Orange County Housing Advocacy Collaborative
- Emergency Solutions Grant (ESG) entitlement jurisdictions

Purpose: The Housing Opportunities Committee (Committee) will function as an advisory group to the Continuum of Care (CoC) Board and the Policies, Procedures and Standards (PPS) Committee. The Committee assists in the overall coordination of efforts and information sharing to foster the development of housing opportunities for people experiencing homelessness. The Committee will facilitate regional and systemwide collaboration in the development and implementation of affordable housing programs and opportunities that provide permanent housing solutions, such as housing choice vouchers, short-term rental assistance and/or permanent supportive housing, to reduce homelessness and to increase the supply of affordable and permanent supportive housing in Orange County. In addition to the facilitation and regional collaboration of housing opportunities in Orange County, the Committee will align its efforts with the Orange County CoC Board's Vision.

MINUTES

Welcome and Introductions – Judson Brown, Chair and Grace Stepter, Vice Chair

Public Comments – Members of the public may address the 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 Committee. Comments will be limited to three minutes. If there are more than five public speakers, this time will be reduced to two minutes. In order to address the Committee,

members of the public are to enter their name and agenda item number in the chat box to be placed in a queue. Staff will call your name in the order listed in the chat box.

1. **Call To Order** – Judson Brown, Chair and Grace Stepter, Vice Chair

    a. Chair Judson Brown called the meeting to order at 10:03a.m. and shared the mission of the Housing Opportunities Committee.

2. **Additions / Deletions to Agenda**

    a. None.

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

    a. Sarah Jones provided the following CoC updates:
    - **FY2023 CoC Program Notice of Funding Opportunity (NOFO)**: Sarah Jones provided an overview of the FY2023 CoC Program NOFO, noting that the U.S. Department of Housing and Urban Development (HUD) is making approximately $2.7 billion in competitive funding available, including at least $52 million available for Domestic Violence, Dating Violence, Sexual Assault, and Stalking Bonus (DV Bonus) projects. The submission deadline for the FY2023 CoC Program NOFO is September 28, 2023, at 5:00 p.m. Pacific Daylight Time (PDT).
        o **Renewal Project Application**: FY2023 CoC Renewal Project Application made available on the FY 2023 CoC NOFO webpage starting on August 1, 2023, and is due by August 16, 2023, at 12:00 p.m. (PDT).
        o Request for Proposals for CoC Bonus, DV Bonus, and Reallocation Projects made available on the FY 2023 CoC NOFO webpage starting on August 4, 2023, and due by August 24, 2023, at 12:00 p.m. (PDT).
    - **California Interagency Council on Homelessness (Cal ICH) Lived Experience Advisory Board (LEAB) Recruitment**: The Cal ICH has announced recruitment for Cal ICH's LEAB. The Cal ICH's LEAB will begin to meet monthly via Zoom in September 2023 and members will be compensated for their participation. To apply, please click here.
    - **Training Opportunity: National Standards for the Physical Inspection of Real Estate (NSPIRE)**: The Office of Care Coordination will be hosting a training on the NSPIRE on Thursday, September 14, 2023, from 1:00 p.m. – 2:00 p.m. This training will provide an overview of the NSPIRE and important guidance for CoC and ESG grant recipients that have housing obligations.
    - **Service Provider Forum**: The Office of Care Coordination hosts the Service Provider Forum on a quarterly basis. The upcoming Service Provider Forum meeting is scheduled for Thursday, August 17, 2023, and will be hosted in-person. Providers and community partners are invited to bring relevant resource flyers and program brochures to share with Service Provider Forum attendees. A dedicated time to share announcements on upcoming events or program updates will also be provided.

4. **CalAIM Update** – Kelly Bruno-Nelson, CalOptima Health

    a. Agenda item not presented.

5. **Project-Based Housing Updates**

a. **OC Housing Finance Trust Update** – Adam Eliason, Orange County Housing Finance Trust (OCHFT)

- Adam Eliason provided project updates and shared that there are 13 affordable housing projects that are under construction that OCHFT has funded since it was formed over four years ago.
- There have been several project groundbreakings and grand openings. most recently WisePlace and FX Residences in Santa Ana, and the Meadow Senior Apartments in Lake Forest. In the following week, there will be a groundbreaking at Orchard View Gardens in Buena Park. Additionally, The Salvation Army will have a project opening but there has not been an established opening date yet. The project will be in Anaheim at The Salvation Army's Center of Hope. For more information on the permanent supportive housing units, please visit: https://ochft.org/developments.
- Adam Eliason shared the OCHFT have made significant progress to provide a map that identifies sites that will be eligible and score well for tax credit applications and benefit developers and city planners. OCHFT will be promoting that map as a tool to help the commercial brokerage community and utilize that to identify sites that would be a good fit for affordable housing. The map is set to be completed within the next month.
- Adam Eliason shared the Gateway Cities Council of Governments accrued a grant for OCHFT to be able to develop a new comprehensive affordable housing database to be implemented countywide that will track trust funding and eventually expand that scope to tracking affordable housing, populations, funding, contact information, and status.
- For the new Accessory Dwelling Units (ADU) loan program, the OCHFT is looking to start accepting applications at the end of August 2023. For more information on the development and application process, visit: https://ochft.org/affordable-adu-loan-program. Additionally, for those interested in applying for the ADU Loan, an Interest List form is available to complete at this site: https://airtable.com/shrxMXy57rLgV0Ojt.

b. **Project Homekey Update** – Michelle Zdeba, OC Community Resources; Nate Robbins, City of Costa Mesa; and Alma Huerta, Anaheim Housing Authority

- Michelle Zdeba shared that the City of Costa Mesa partnered with American Family Housing and applied to the Homekey Program Round 3 Notice of Funding Availability (NOFA). The proposal submitted was a conversion of an existing Travel Lodge that currently has 120 rooms, to be converted to 76 supportive housing with two managers units. Of those units, the County will be providing 48 project-based vouchers. The non-project-based voucher units will be supported by the City of Costa Mesa and the City of Newport Beach. The project will serve people at risk of homelessness, experiencing homelessness and chronic homelessness populations. 24 of the units will be for Mental Health Services Act (MHSA) eligible clients.
- Nate Robbins, from the City of Costa Mesa, shared that this is the first ever joint housing development between the Cities of Costa Mesa and Newport Beach. 48 project-based voucher units will be prioritized through Coordinated Entry System (CES), 28 units will be subsidized and shared between the Cities of Costa Mesa and Newport. Motel 6 is on track for the first phase with 40 units, of which 30 units will be Veterans Affairs Supportive Housing (VASH) and 10 units of MHSA opening in October

2023. Phase two will be general affordable and likely have a City of Costa Mesa preference.

- Alma Huerta, from the City of Anaheim, shared that Studio 6, will be a conversion from a Homekey interim housing project into permanent supportive housing (PSH). The Tax Credit Allocation Committee (TCAC) approved the tax credit funding for phase two which will create 87 project-based voucher units and two manager units scheduled to be completed in a year and a half.

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

- January Johnson provided project-based voucher pipeline update for Orange County Housing Authority (OCHA) and shared a brief update regarding projects that are set to be completed in the last quarter of 2023. Stanton Inn should be ready for move-in by the end of August 2023, and there are three projects working towards lease-up and ready for move-in by October 2023.
- Alma Huerta provided project-based voucher pipeline update for Anaheim Housing Authority (AHA), outlined in Exhibit A.
- Chair Judson Brown provided updates for Santa Ana Housing Authority (SAHA), outlined in Exhibit A.

Public Comments:

- Curtis Gibbs requested the registration link for the NSPIRE training.
- Rebecca Kovacs-Stein inquired if there was any way to get current Housing Choice Vouchers (HCV) available numbers for all four Public Housing Authorities (PHAs) as Emergency Housing Vouchers are phasing out.

6. **Tenant-Based Housing Updates**

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

- Chair Judson Brown provided background on the special purpose vouchers; Emergency Housing Voucher (EHV), Mainstream Vouchers (MS5VP), VASH, Family Unification Program (FUP), and Foster Youth to Independence (FYI) vouchers. Chair Judson Brown shared another voucher called Regular Tenant Based Vouchers (set-aside vouchers) that are allocated for people experiencing homelessness and are based on a homeless preference established by the PHA under their regular waiting list.
- Chair Judson Brown provided an update on the EHV Office of Public and Indian Housing (PIH) Notice which provides guidance on termination of vouchers upon turnover after September 30, 2023, and EHV shortfalls due to per-unit cost increases or over leasing.
- Chair Judson Brown provided an update on Notice PIH 2023-13: Guidance on housing individuals and families experiencing homelessness through the Public Housing and Housing Choice Voucher Programs, which addresses waiting list management, homeless admission preferences, admission and termination policies related to criminal activity and substance use, moving on strategies, and project-based vouchers.

- January Johnson provided updates for OCHA, outlined in Exhibit B. January Johnson also shared that concerning EHV voucher issuance with CES and explained that HUD allowed them to overissue a certain percentage based on turnover and success rate. Additionally, HUD has approved applications to FYI vouchers, if a 90% threshold is reached for FUP vouchers.
- Miriam Zepeda provided updates for AHA, outlined in Exhibit B.
- Chair Judson Brown provided updates for SAHA, outlined in Exhibit B.
- Chair Judson Brown provided updates on behalf of Garden Grove Housing Authority (GGHA), outlined in Exhibit B.

Public Comments:

- Curtis Gibbs shared that Community Action Partnership of Orange County are under contract to CalOptima Health and are providing housing navigation services. Curtis Gibbs commented that without a housing choice voucher it is difficult to house many individuals. Curtis Gibbs also stated that there seems to be a gap between housing choice vouchers and inquired if more housing choice vouchers can be provided.
- Nate Robbins, from City of Costa Mesa, inquired if all MS5VP are matched through CES and inquired if there are different referral methods to access those vouchers.
- Jessica Kelley inquired if there is any data regarding the percentage of people who have lost their housing choice vouchers due to not being able to secure a unit.
- Samantha Banuelos, from Illumination Foundation, inquired if the MS5VP that the AHA and SAHA has required city ties.
- Rebecca Kovacs-Stein inquired when more vouchers for the homeless population will be available.

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

   a. **Federal and State Legislation Updates** – Cesar Covarrubias, The Kennedy Commission
      - Cesar Covarrubias shared that The Kennedy Commission website has a housing element tracker: https://www.kennedycommission.org/housing-element-tracker. The Housing Element Tracker will display the status of cities regarding compliance with their housing elements.
      - Cesar Covarrubias provided the following Federal and State Housing Policy updates:
        o For State updates regarding Housing Stability and Homelessness, there are five different bills – Senate Bill (SB) 225, SB 567, Assembly Constitutional Amendment 10, Assembly Bill (AB) 920, and AB 919 – that are addressing housing in a different way by focusing on housing stability and affordable housing.
        o For State updates regarding Affordable Housing Production, there are seven different bills – SB 555, SB 20, AB 309, AB 653, AB 1657, AB 49, and Assembly Constitutional Amendment 1 – that are increasing the supply of affordable housing production.
        o For California Budget updates, the 2022-2023 budget agreement will be maintained for affordable housing development for the 2023-2024 Budget and will include a housing package of $14.7 billion. The budget will provide resources for key programs that assist low-income housing, multi-family housing, veterans, Homeless Housing, Assistance and Prevention (HHAP), and Foreclosure Intervention Housing Preservation Program (FIHPP). It will also

retain $82.5 million for the 2023-2024 fiscal year and defer $345 million previously allocated to the program to subsequent years.

- o For Federal updates regarding Fair Housing, HUD proposed Affirmatively Furthering Fair Housing (AFFH) Rule, which will require state and local communities, as well as public housing agencies, to identify and address fair housing issues and develop and implement goals to overcome those issues.
- o For Federal updates regarding the CoC, HUD announced $2.8 billion on March 28, 2023, in CoC Competition Award for homeless service and housing providers.
- o For Federal updates regarding HUD Pathways to Removing Obstacle to Housing (PRO Housing) Program, $85 million was provided to the program to provide communities funding to identify and remove barriers to affordable housing production and preservation. Additionally, it grants up to $10 million to jurisdictions that have an acute demand for affordable housing.
- o For an update on the Senate THUD Appropriations Bill, $70.06 billion is provided for funding to HUD to maintain all existing rental assistance and the bill also proposes $1.5 billion for the HOME Investment Partnership Program to increase the supply of affordable housing and ensure the construction of approximately 10,000 new rental and homebuyer units.
- o For Federal updates regarding H.R. 3238 – Affordable Housing Credit Improvement Act of 2023, it will amend the Internal Revenue Code of 1986 to expand and strengthen low-income housing credit.
- Chair Judson Brown shared that the SAHA strongly supports the housing choice voucher utilization state legislation.

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

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

- There are currently 6,105 Active Individual Households enrolled in the CES Project. Of the households enrolled, 3,082 are on the Community Queue.
- There are currently 454 Active Family Households enrolled in the CES Project. Of the households enrolled, 314 are on the Community Queue.
- There are 270 veterans on the Veteran Registry as of June 2, 2023, including 257 experiencing homelessness. In the last 12 months, 172 veterans have been housed in permanent, stable housing.

b. **Family Solutions Collaborative Impact Report** – Roxana Garcia, Family Solutions Collaborative
- Roxana Garcia 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 May 2023, there were 182 sheltered families, 277 unsheltered families, and 28 families in other living situations.
- There are 487 families receiving Family CES Services, including 57 families waiting for shelter, 16 families reconnected to support system to resolve homelessness, and 13 families who moved into housing.

c. **System Gaps Analysis** – Rebecca Ricketts, Office of Care Coordination

- During the 2022-2023 program year, CES served 7,369 households, and of the households served, 973 were referred to housing, creating an 87% (6,396) gap in available housing opportunities.
- CES served 6,535 Individual Households and referred 780 households to housing creating an 88% gap in available housing opportunities.
- CES served 834 Family Households and referred 193 households to housing creating a 77% gap in available housing opportunities.

Public Comments:

- Becks Heyhoe shared appreciation for the systems gap analysis and inquired what would be the best way to share information to the public in order to better clarify any misperceptions and misunderstandings the public has in regard to how the homeless service system works.
- Rebecca Kovacs-Stein inquired what the process is for those on CES in Bridge housing, navigation centers, etcetera, to find out where they are in the Community Queue.

9. **Next Meeting:** Friday, October 6, 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			
Stanton Apartments	Stanton	10				60		70	07/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	08/2023
Mountain View	Lake Forest	8						8	9/2023
Motel 6	Costa Mesa			30		10		40	10/2023
Villa St. Joseph	Orange	18						18	10/2023
Tahiti Motel	Stanton			10		49		59	12/2023
Riviera Motel	Stanton	9		10		1		20	12/2023
Santa Angelina	Placentia	21						21	12/2023
Crossroads at Washington	Santa Ana				43			85	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			
Center of Hope	Anaheim	20	34		50		6	72	08/2023
Miraflores	Anaheim				8		78	86	04/2024

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			
Legacy Square	Santa Ana	25			8		59	92	05/2023
Estrella Springs	Santa Ana			34	55			89	12/2023
FX Residences	Santa Ana				3	13		16	12/2023
Westview House	Santa Ana				26		59	85	02/2024
WISEPlace	Santa Ana				25	22		47	11/2024

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

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	11	150
Emergency Housing Voucher (EHV)	557	62	470
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	74	677
Family Unification Program (FUP) Voucher	325	25	286

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	3	169
Emergency Housing Voucher (EHV)	278	16	260
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	6	86

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	14	153
Emergency Housing Voucher (EHV)	89	9	88
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	29	121
Foster Youth Independence (FYI) Voucher	67	13	54

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	5	64
Emergency Housing Voucher (EHV)	117	5	110