

Orange County Housing Opportunities Committee Meeting February 9, 2024

Agenda

- 1. Call To Order Judson Brown, Chair and January Johnson, Vice Chair
- 2. Project-Based Housing Updates:
 - a. OC Housing Finance Trust Update Adam Eliason, OC Housing Finance Trust
 - Affordable Housing Amenity Explorer Overview
 - b. Project Homekey Update Nate Robbins, City of Costa Mesa
 - c. Project-Based Voucher Pipeline Public Housing Authority (PHA) Representatives
- 3. Tenant-Based Housing Updates:
 - a. Special Purpose Voucher Updates PHA Representatives
 - b. Whatever It Takes Overview Kristine Peters and Jeff Dronkers, Orange County United Way
 - c. CalAIM Update Mia Arias, CalOptima Health
- 4. Funding, Program, and Policy Updates:
 - a. Federal and State Legislation Updates Cesar Covarrubias and Julian Gutierrez, The Kennedy Commission
- 5. Continuum of Care (CoC) Updates Sarah Jones, Office of Care Coordination
- **6.** Coordinated Entry System (CES) Updates:
 - a. County-Wide Performance Metrics Rebecca Ricketts, Office of Care Coordination

Project-Based Housing Updates

OC Housing Finance Trust Update

Adam Eliason,

Orange County Housing Finance Trust

https://ochft.org/developments

Project Homekey Update

Nate Robbins, City of Costa Mesa

Project-Based Voucher Pipeline

Public Housing Authority (PHA) Representatives

Background

- Four PHAs in Orange County administer the Housing Choice Voucher (HCV) Program (also known as 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 PHA can "project-base" up to 20 percent of the HCVs to develop affordable and permanent supportive housing. However, PHAs may project-base an additional 10 percent of their Annual Contributions Contract (ACC) authorized units above this program limit, provided these units fall into one of the eligible exception categories:
 - Units Made Available to House Individuals and Families Experiencing Homelessness
 - Units Made Available to House Veterans
 - Units Providing Supportive Services
 - Units Located in a Census Tract with a Poverty Rate of 20 percent or less; or
 - Units Made Available to Foster Youth Utilizing Family Unification Program/Foster Youth to Independence Awards

Background

- The Project-Based Voucher (PBV) program is a discretionary component of the HCV program. Under the PBV program, the PHA enters into a long-term Housing Assistance Payments Contract with the owner for a specified number of units for up to a 20-year term, with the option for an additional 20-years.
- Eligible persons are referred from the Coordinated Entry System (CES) for permanent supportive housing units created with PBVs.
- CES will prioritize individuals and families with the longest length of homelessness in the community and highest service needs determined by CES assessment tools and case conferencing.
- Tenants residing in project-based units pay 30 percent of their income for rent and utilities, and the balance of their housing costs are paid by the PHA. Tenants in project-based units are assisted as long as they live in the unit and continue to qualify for the program.

8

Project-Based Voucher Pipeline – Orange County Housing Authority

		PSH Units					Non-	Total	Estimated
Project Name City	MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted	PSH	Units	Completion	
The Crossroads at Washington	Santa Ana					43		86	3/2024
Aurora Vista (formerly Riviera Motel)	Stanton	9		10		1	1	21	3/2024
Santa Angelina	Placentia	21					44	65	3/2024
Valencia Gardens	Orange					8	54	62	3/2024
Pelican Harbor (formerly HB Senior Housing)	Huntington Beach	21				12	10	43	7/2024

Project-Based Voucher Pipeline – Orange County Housing Authority

				PSH Unit	s		Non-	Total	Estimated
Project Name	City	MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted	PSH	Units	Completion
Orchard View	Buena Park	8					58	66	9/2024
Villa St Joseph	Orange	18					32	50	10/2024
Paseo Adelanto	San Juan Capistrano	24		10		6	10	50	10/2024

Project-Based Voucher Pipeline – Anaheim Housing Authority

Busines Nove	C:		PSH Units Non- Total					Estimated	
Project Name	City	MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted	PSH	Units	Completion
Miraflores	Anaheim				8			8	6/2024

Project-Based Voucher Pipeline – Santa Ana Housing Authority

	211		PSH Units				Non-	Total	Estimated
Project Name	City	MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted	PSH	Units	Completion
Estrella Springs	Santa Ana			34	55			89	3/2024
Archways	Santa Ana				26		59	85	3/2024
WISEPlace	Santa Ana				25	22		47	11/2024
FX Residences	Santa Ana				3	13		16	12/2024

Project-Based Voucher Pipeline – Garden Grove Housing Authority

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

No upcoming Projects.

Tenant-Based Housing Updates

Special Purpose Voucher Updates PHA Representatives

Background

PHAs can set aside HCVs to address homelessness.

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

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 four 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 HCVs 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 experiencing homelessness 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.

Voucher Summary Chart

Voucher Type (Tenant-Based)	Orange County Housing Authority	Anaheim Housing Authority	Santa Ana Housing Authority	Garden Grove Housing Authority
Homeless Set-Aside	X	X	X	
Mainstream Voucher (MS5)	Х	X	X	X
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	X	X	X	
Family Unification Program (FUP) Voucher	X			
Foster Youth Independence (FYI) Voucher	X		X	
CoC Tenant Based Rental Assistance (CoC TRA)	X			
Housing Opportunities for People with Aids		X		
Non-Elderly Disabled	X	X	X	

Special Purpose Voucher Updates – Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	53	148
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	853	68	708
Family Unification Program (FUP)	325	9	303
Foster Youth Independence (FYI)	25	0	0

Special Purpose Voucher Updates – Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	1	171
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	94	9	84

Special Purpose Voucher Updates – Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5) (Tenant-Based)	205	25	160
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	171	24	126
Foster Youth Independence (FYI)	91	15	66

Special Purpose Voucher Updates – Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	7	73

Special Purpose Voucher Updates – Orange County Totals*

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	729	159	552
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1,118	101	918
Family Unification Program (FUP) Voucher	325	9	303
Foster Youth Independence (FYI) Voucher	116	15	66
TOTALS	2,288	284	1,839 (~80%)

Whatever It Takes Overview

Kristine Peters and Jeff Dronkers,
Orange County United Way



Continuum of Care

Housing Opportunities Committee

February 9, 2024

Kristine Peters – WelcomeHomeOC Program Director Jeff Dronkers – Senior Manager Evaluation

Orange County United Way





WHAT IT IS



- Serves CalOptima Health members who are experiencing homelessness or housing insecurity
- Developed to complement CalAIM's Housing Transition Navigation & Deposit services and enhance support to CalOptima Health provider agencies
- Program features:
 - 1. Whatever it Takes Fund
 - 2. Training & Technical Assistance
 - 3. Housing Location Services









WIT COMPLETES THE HOUSING PUZZLE







1. WHATEVER IT TAKES FUND



2. TRAINING & TECHNICAL ASSISTANCE



3. HOUSING LOCATION SERVICES









WHATEVER IT TAKES FUND



39

CalAIM Housing Agencies Already Onboarded!

343

Requests for Assistance Already Made!

Top 3 Claim Types

- 1. Transportation
- 2. Furnishings
- 3. Landlord Incentives*



The Whatever it Takes program is helping to remove barriers by providing flexible funding that isn't available anywhere else.

Jetti Outfleet
 Accounting and Compliance
 Assistant, Friendship Shelter









Technical Assistance



Training and Technical Assistance:

Through Whatever it Takes, CalAIM Housing Providers have access to:



Comprehensive trainings led by local and national experts



Peer learning sessions aimed at increasing staff knowledge of homeless services and system processes







Technical Assistance



Training Session	Who Should Attend
Whatever it Takes – Submitting Claims	Case Managers, Housing Navigators & CalAIM Key Staff
Housing Location Services: WelcomeHomeOC	Case Managers, Staff that interact with Property Owners/Landlords & Housing Navigators
Landlord Incentives & Engagement	Staff that interact with Property Owners/Landlords
Utilizing Landlord Incentives	Staff that interact with Property Owners/Landlords
Housing Opportunities and CES Overview	Case Managers, Supervisors & Housing Navigators
Continuum of Care 101	Case Managers & Supervisors
Public Housing Authority & Voucher 101	Case Managers, Supervisors & Housing Navigators
Peer Learning Session	Case Managers & Housing Navigators







Housing Location Services



Housing Location Services:



WelcomeHomeOC staff source housing inventory and partner with CalAIM Housing Providers for successful lease-ups



Nationally recognized housing navigation program endorsed by local and state apartment associations







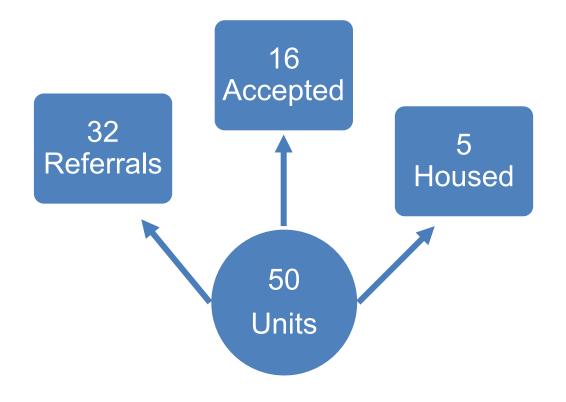
Housing Location Services





WelcomeHomeOC

Source up to 50 units for CalAIM clients with active tenant-based housing choice vouchers











QUESTIONS?

Kristine Peters
KristineP@UnitedWayOC.org
949.263.6139

Jeff Dronkers
JeffD@UnitedWayOC.org
949.263.6193







CalAim Update

Mia Arias, CalOptima Health

Public Comments:

Members of the public may address the Housing Opportunities Committee on items 2 and 3 within this agenda 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.

Federal and State Legislation Updates

Cesar Covarrubias and Julian Gutierrez,
The Kennedy Commission



State and Federal Housing Updates

February 9, 2024

March 2024 Ballot Measures

- Prop 1 Behavioral Health Services Program and Bond Measure A collective of two bills intended to reform the Mental Health Services Act and ensure housing for California's most vulnerable communities.
 - SB 326 The Behavioral Health Services Act (Eggman) Proposed reforms to The Mental Health Services Act by including veterans to the eligible population and expanding services; counties can use the funds for including 30% set aside for housing.
 - AB 531 The Behavioral Health Infrastructure Bond Act (Irwin) The Behavioral Health
 Infrastructure Bond which will place a \$6.38 billion bond that will be distributed in this way:
 - \$4.4 Billion for the creation/construction of treatment beds for patients with behavioral health needs
 - \$2 Billion to fund the construction, rehabilitation, or conversion of supportive housing for veterans and homeless individuals experiencing behavioral health conditions
 - \$1.065 billion will be set aside for Veteran-specific housing.

November 2024 Ballot Measures

- ACA 1 (Aguiar Curry) Will propose to voters a constitutional amendment to lower the necessary vote threshold from a two-thirds supermajority to 55 percent to approve local general obligation (GO) bonds and special taxes for affordable housing and public infrastructure projects.
- <u>ACA 13 (Ward)</u> Initiatives that change vote thresholds to supermajority votes would have to pass by the same vote requirement as is being proposed. Would ensure local governments can always ask voters for their opinion on issues.
 - i.e if an initiative requires a two-thirds (66.67%) vote for new taxes, the initiative would also have to pass by a two-thirds vote.

Orange County Homelessness Prevention and Stabilization Pilot Program

- Orange County pilot program initiated by Supervisors Sarmiento passed with unanimous approval from the Board of Supervisors.
- Sets aside \$3 million to help at-risk residents through a variety of resources such as: workforce development, financial literacy education, and food pantry services combined with direct payments, wrap-around services, and a robust case management system.
 - Designed to proactively address homelessness, promote housing stability, and target immediate needs such as healthcare and housing
- The program utilizes \$1.5 million from Second District discretionary funding and \$1.5 million repurposed from residual American Rescue Plan Act (ARPA) funding.

Emergency Rental Assistance Program (ERAP)

- A preventative measure by Supervisor Chafee to provide short-term rental assistance to eligible residents for up to 3 months with case management services provided by The Friendly Center.
- Eligibility for the ERAP program requires:
 - Residency in the Fourth District (Brea, Buena Park, Fullerton, La Habra, Placenta, Stanton, and some portions of Anaheim).
 - Be at risk of losing housing due to unpaid rent
 - Be in a low-income household based on Federal HUD guidelines
 - Experience a sudden change in income due to one of the following: sudden medical emergency, loss of employment, loss of a partner/family member on the rental lease, or being unhoused but earning sufficient income.
 - Committed to case management.
- The Friendly Center will collect survey information from participants in three-month, six-month, and one year intervals to measure the success of the initiative.
- The Program will allocate \$500,000 from District Four discretionary funds.

Governor's Proposed FY 2024-25 Budget Updates

- Proposes to cut \$1.2 billion of the \$5.2 billion from General Fund investments since 2019
 - Regional Early Action Planning Grants 2.0 Reverts \$300 million General Fund
 - Multifamily Housing Program Revert \$250 million, leaving \$75 million in 2023-24
 - Foreclosure Intervention Housing Preservation Program Reduces \$247.5 million
 General Fund over the next three years.
 - Infill Infrastructure Grant Program Reverts \$200 million leaving \$25 million in 2023-2024
 - CalHOME Program Reverts \$152.5 million
 - Veterans Housing and Homelessness Prevention Program Reverts \$50 million
 - Housing Navigators Reduced by \$13.7 million

Governor's Proposed FY 2024-25 Budget Updates (Cont.)

- Budget cuts do not include:
 - An additional \$500 million for the Low Income Housing Tax for 2024-25
 - Any General Fund Investments for 2024-2025
 - 2018 Bond dollars

Governor's Proposed Budget on Homelessness

- Proposes the following budget solutions for the Homelessness Housing, Assistance and Prevention Program (HHAP) Program
 - Maintains a total of \$1.1 billion General fund for the HHAP Round 5 across 2023-24 and 2024-25, with nuances such as:
 - Delays \$260 million in bonus round funding from 2023-24 to 2025-26
 - Reverts \$100.6 million in administrative savings, leaving \$51.1 million for program administration
 - No HHAP Round 6 Proposed, though it is open to discussion
 - Budget Summer ("A pages") do not specify amount or program
 - Makes further support contingent on recipients making progress on commitments from earlier HHAP rounds
 - No cuts to the Encampment program proposed
 - No delays related to Health and Human Services programs.

California Affordable Housing Budget Overview

- No New General Fund Funding.
- The gap created by the lack of State funding prevents housing from being built.
 - California is estimated to reduce the production of affordable homes, by a third.
 A loss of 6,400 homes.
 - California will be leaving \$1.6 billion of federal resources on the table

Programs being reverted affecting Affordable Housing:

- Multifamily Housing Program: Budget reverting to \$250 million from \$325 million.
 Leaving \$75 million in the 2024 budget for that purpose.
- Infill Infrastructure Grant Program: Budget reverting to \$200 million from \$225 million. Leaving \$25 million.
- Veteran Housing and Homelessness Prevention Program: Reverting \$50 million, eliminating the program.

New Proposal in the Legislature to fund Affordable Housing: AB 1657 - The Affordable Housing Bond of 2024

- Authorizes the issuance of bonds in the amount of \$10 Billion, the sales of which will be used to finance programs to expand and rehabilitate affordable housing and homeownership programs.
 - California needs an additional 180,000 new units of housing a year in order to keep up with demand.
 - The previous iteration of a multi-family affordable housing program, the Multi-family Housing Program (MHP) was oversubscribed ten-to-one.
- Currently held in submission in Senate Committee on Appropriations; will be worked on for it's reintroduction in the current 2024 Legislative Cycle as a two-year bill.

AB 1657 - The Affordable Housing Bond of 2024 (Cont.)

- AB 1657 is a \$10 billion housing bond will be allocated in this way:
 - \$7 billion for the Multifamily Housing Program
 - \$1.5 billion for preservation programs
 - \$1 billion for homeownership programs
 - \$500 million for Tribal and Farmworker program
- The reintroduction and passing of AB 1657 is an effective solution to the Governor's proposed cuts to the Multifamily Housing Program

Federal Budget Outlook: FY 2024-25

House FY24 THUD Spending Bill

- Overall HUD Funding: \$68.2 billion
 - \$6.4 billion (approx. 10%) increase from FY23
- Proposes deep cuts or eliminations of some programs.

Senate FY24 THUD Spending Bill

- Overall HUD funding: \$70.06 billion
 \$8.26 (approx. 13%) increase from FY23
- Few funding cuts under Senate draft, although Public Housing Capital Funds included in proposed cuts

At current levels, neither bill is expected to provide sufficient funding for Housing Choice Vouchers

Federal Budget Outlook for FY 2024-25 (Cont.)

- Both chambers of Congress must reconcile differences between the House and Senate draft bills by March 1st.
 - Housing Voucher costs are still catching up to steep rent increases.
 - The Kennedy Commission believes that any funding measure should fully fund voucher renewals and prevent cuts to a program that helps millions of people pay rent each month and keep a roof over their head.
- Both Proposed funding levels come up short
 - House: 112,000 vouchers lost upon turnover
 - Senate: 80,000 vouchers lost upon turnover
- The Kennedy Commission is steadfast in advocating for a healthy THUD budget to Orange County Representatives.

Continuum of Care (CoC) Updates

Sarah Jones, CoC Manager Office of Care Coordination

Business Calendar – Item #5

FY 2024 CoC Program Registration

- The FY 2024 CoC Program Registration process officially opened on Tuesday, January 9, 2024, as announced by HUD, with a submission deadline of 5:00 PM EST on March 7, 2024.
- CoC Program registration typically marks the start of the CoC Program Notice of Funding Opportunity (NOFO) process for the year.
- The Office of Care Coordination, as the Collaborative Applicant for the Orange County CoC, will complete and submit the registration by the deadline.

Business Calendar – Item #5

FY 2023 CoC Program Award Announcement

- On, January 29, 2024, HUD announced \$3.2 billion in Fiscal Year (FY) 2023 CoC Competition Awards to approximately 7,000 local homeless housing and service programs across the United States and its territories.
- The Orange County CoC has been awarded \$34,301,133 for FY 2023.
- The funding represents
 - 24 renewal projects, including the Homeless Management Information System (HMIS) and CES components
 - One new project awarded to Families Forward in the amount of \$615,485 created through reallocation
 - CoC Planning Grant
- The FY 2023 Orange County CoC Competition Award summary can be viewed <u>here</u>.

Business Calendar – Item #5

Youth Homelessness System Improvement (YHSI) Grant Notice of Funding Opportunity (NOFO)

- Funding available: \$50,000,000
- Per project award amount available: \$200,000 -\$2,000,000
- **Grant term**: 30 months (funding estimated to be awarded in April 2024)
- Orange County Applicant: The CoC Board approved
 Orange County United Way as the Lead Applicant for the
 Orange County CoC
- Submission Deadline: February 15, 2024

Funding Category	Maximum Award*
Planning and Partnerships	\$400,000
Data	\$300,000
Coordinated Entry	\$200,000
Racial and Gender Equity	\$200,000

^{*}Maximum amounts doubled applications that cover geographic areas in two or more CoCs or the entire state.

County-Wide Performance Metrics Update

Rebecca Rickets, CES Manager,
Office of Care Coordination

By the Numbers



Individual Coordinated Entry System

6,519

Active Households in the CES Project

737

Households without Assessment

699

Households Assessed, not on Community Queue

3,206

Households on the Community Queue

329

Households Pending (matched)

1500

Active in CES, Removed from Community Queue

69

Enrolled in Housing Project, Pending Permanent Housing

Family Coordinated Entry System

499

Active Households in the CES Project

52

Households without Assessment

1

Households Assessed, not on Community Queue

343

Households on the Community Queue

22

Households Pending (matched)

60

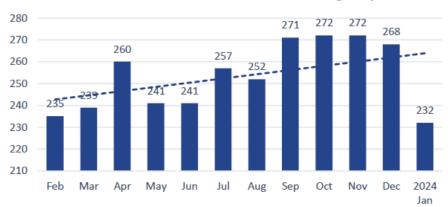
Active in FCES, Removed from Community Queue

28

Enrolled in Housing Project, Pending Permanent Housing

Veteran Registry Dashboard

Homeless Veterans on Veteran Registry



Currently, there are 232 veterans on the Veteran Registry. In the previous 12 months, 205 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 a 1% decrease in the number of veterans experiencing homelesness in Orange County.

Homeless Veterans

232

Veterans Housed

205

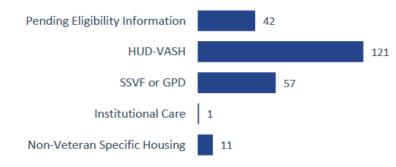
2/1/23-1/31/24

2024

Inflow vs. Outflow by Month



Permanent Housing Plan



										2024				
	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Total	
INFLOW	23	33	38	34	30	30	20	28	33	25	18	17	329	
OUTFLOW	40	32	38	39	43	29	33	16	25	26	27	17	365 lillli	
OUTFLOW to Permanent Housing	26	24	19	21	28	16	17	5	11	9	19	10	205 liilii	
OUTFLOW exceeded INFLOW	V			4	V		4			4	4		✓	
Homeless Veterans on Veteran Registry	235	239	260	241	241	257	252	271	272	272	268	232		

Public Comments:

Members of the public may address the Housing Opportunities Committee on items 4, 5, and 6 within this agenda 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, April 5, 2024, 10:00 a.m. – 12:00 p.m.

CoC Board and CoC Committee Materials can be found on the CoC webpage located at:

https://ceo.ocgov.com/continuum-care

For other inquiries, please contact the Office of Care Coordination at CareCoordination@ocgov.com

