

**ORANGE COUNTY CONTINUUM OF CARE  
HOUSING OPPORTUNITIES COMMITTEE**

Friday, October 11, 2024  
10:00 a.m. – 12:00 p.m.

**Location:**  
**County Administration South (CAS)**  
**Multipurpose Rooms 103/105**  
**601 N Ross St, Santa Ana, CA 92701**  
**[Click Here](#) for parking information.**

**Virtual Meeting Option\*:**  
**Zoom Meeting Link: [Click here for meeting link](#)**  
**Join by phone: +1 669 444 9171, 91562691190#**  
**Webinar ID: 915 6269 1190**

***\*Listen-in option only***

**Committee Chair:** Judson Brown, City of Santa Ana

**Committee Vice-Chair:** January Johnson, Orange County Housing Authority

**Committee Members**

- Orange County 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) funded entitlement jurisdictions

**Purpose:** The Housing Opportunities Committee will function as an advisory group to the Continuum of Care (CoC) Board and the Policies, Procedures and Standards (PPS) Committee. The Housing Opportunities Committee assists in the overall coordination of efforts and information sharing to foster the development of housing opportunities for people experiencing homelessness. The Housing Opportunities 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 Housing Opportunities Committee will align its efforts with the Orange County CoC Board Vision.

## MINUTES

**Welcome and Call to Order** – Judson Brown, Chair and January Johnson, Vice Chair

Chair Judson Brown called the meeting to order at 10:05 a.m.

**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.

To address the Housing Opportunities Committee, members of the public are to complete a Request to Address the Committee form prior to the beginning of each agenda item and submit it to CoC staff. Staff will call your name in the order received.

Members of the public may also submit public comment by emailing [CareCoordination@ocgov.com](mailto:CareCoordination@ocgov.com). All comments submitted via email at least 24 hours before the start of the meeting will be distributed to the Housing Opportunities Committee members and all comments will be added to the administrative records of the meeting. Please include “Housing Opportunities Committee Meeting Comment” in the email subject line.

- No public comments.

**1. Orange County 2024 Point In Time Count** – Sarah Jones, Office of Care Coordination; Chair Judson Brown and Vice Chair January Johnson

Sarah Jones provided a brief overview of the 2024 Point In Time Count results.

Committee Discussion:

- Adam Eliason inquired as to why there was a large discrepancy in veterans who are unsheltered and sheltered veterans. Adam Eliason asked if there are any efforts being done by non-profits or other agencies in regard to transitioning individuals from permanent supportive housing (PSH) to a graduated market rate type of housing.
- Curtis Gibbs shared that CalOptima Health is tracking their own data regarding people who are experiencing homelessness and noted the number of housing navigator organizations that are contracted with CalOptima Health.
- Elizabeth Hansburg asked for clarification on the role of the BellWell campuses being shown as prevention services. Elizabeth Hansburg asked if there was data on the numbers of families experiencing homelessness for the first time. Elizabeth Hansburg advocated for the need of a housing bond.
- Chair Judson Brown inquired if the “1,533 traditional Housing Choice vouchers issued” metric included Emergency Housing Vouchers (EHVs) and asked if there was a breakdown of supportive units for the “1,364 affordable and supportive housing units” metric. Chair Judson Brown shared information related to City of Santa Ana and the Point In Time Count results.
- Cesar Covarrubias stated that the current housing market is a different situation and advocated for a need of preventing homelessness today. Cesar Covarrubias shared that common stories being shared are regarding family housing instability, sharing apartments, renting out garages, and noted that many are one situation away from being on the streets.
- Vice Chair January Johnson explained that individuals can graduate from PSH to another type of vouchers which ultimately fees up a PSH unit. Vice Chair January Johnson shared that there needs to be different approaches depending on the populations. Vice Chair January Johnson noted Santa

Ana's Family Self-Sufficiency (FSS) programs and the intent of wanting to see families succeed and move on.

- Michelle Zdeba shared previous experience of service providers emphasizing on having people graduate from the program but noted that there is limited funding and a lack of resources for all parts. Michelle Zdeba posed a question for the group and asked how resources can be used to address issues on the back end and address homelessness on the front end.

## **2. Community Needs Assessment – Curtis Gibbs, Community Action Partnership of Orange County**

Every two years, Community Action Partnership of Orange County (CAP OC) conducts a Community Needs Assessment (CNA), which aims to understand the emerging and ongoing needs. This helps to guide CAP OC's efforts and strategies for the upcoming years and create actionable plans to support individuals and families affected by poverty. To participate, please complete the survey at [bit.ly/2025cna](https://bit.ly/2025cna).

## **3. Project-Based Housing Updates**

- a. OC Housing Finance Trust (OCHFT) Update – Adam Eliason, OCHFT
  - Adam Eliason announced that there have been development grand openings in Santa Ana, California. Regarding OCHFT funded projects, OCHFT has funded 27 projects since its formation, including 13 projects in pre-development, 7 projects under construction, and 7 projects completed. OCHFT is expecting to release a Notice of Funding Opportunity (NOFO) for capital funding as OCHFT is expecting an allocation of funding next year.

Due to time restrictions, Business Calendar Item #3. b and 3.c was not presented.

## **4. Tenant-Based Housing Updates**

- a. Special Purpose Voucher Updates – PHA Representatives

Due to time restrictions, Business Calendar Item #4 was not presented.

## **5. Federal and State Legislation Updates – Cesar Covarrubias, The Kennedy Commission**

Due to time restrictions, Business Calendar Item #5 was prioritized. Cesar Covarrubias presented updates on Federal and State Legislations

### Committee Discussion:

- Adam Eliason shared that San Gabriel Valley Trust has some developments that utilized a pallet model.
- Nishtha Mohendra provided the example of one of American Family Housing's project that used pallets and shipping containers and shared some of the learning such as the cost intensiveness, the permitting process, and the cost of air conditioning the units.
- Regarding Senate Bill 1211, Elizabeth Hansburg inquired if there was concern about garages turning into housing and the possibility of people losing access to their garage, especially in areas that are heavily parking impacted.
- Marisol Johnson shared that there is a lack of public transportation in some areas and developments.
- Regarding Assembly Bill 1788, Rebecca Kovacs-Stein shared their view of what the bill is addressing.

## **6. CoC and Coordinated Entry System (CES) Updates – Sarah Jones, Office of Care Coordination**

Due to time restrictions, Business Calendar Item #6 was not presented.

**7. Housing Opportunities Committee Vision Setting** – Sarah Jones, Office of Care Coordination; Chair Judson Brown and Vice Chair January Johnson

Due to time restrictions, Business Calendar Item #7 was not presented.

**Next Meeting:** Friday, December 13, 2024, from 10:00 a.m. – 12:00 p.m. at County Administration South (CAS) Multipurpose Rooms 103/105 located at 601 N Ross St, Santa Ana, CA 92701

**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			
The Crossroads at Washington	Santa Ana					43		86	9/9/2024
Aurora Vista formerly Riviera Motel	Stanton	9		10		1	1	21	3/21/2024
Santa Angelina	Placentia	21					44	65	4/26/2024
Valencia Gardens	Orange					8	54	62	3/22/2024
Villa St Joseph	Orange	18					32	50	10/15/2024
Pelican Harbor formerly HB Senior Housing	Huntington Beach	21				12	10	43	12/1/2024
Orchard View	Buena Park	8					58	66	12/1/2024
Paseo Adelanto	San Juan Capistrano	24		10		6	10	50	1/15/2025

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			
Buena Esperanza	Anaheim	35			14			69	JUL 2021
Center of Hope	Anaheim	14*	14*		36			71	OCT 2023
Miraflores	Anaheim	8						85	NOV 2024
Azure Apts (Studio 6)					87			87	SEPT 2025

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			
Crossroads at Washington	Santa Ana						15	86	Completed September 2024

									Move ins have begun
Estrella Springs	Santa Ana	14		34	37	4 (VHHP)		89	Completed August/September 2024 Move ins have begun
Archways	Santa Ana				26 (MVP)			85	Completed August 2024 Move ins have begun
WISEPlace	Santa Ana	14			25			47	November 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	Completed 08/2022

No upcoming projects.

**Exhibit B**

a. Orange County Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	251	41	38
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	863	10	48
Family Unification Program (FUP) Voucher	325	2	11
Foster Youth Independence (FYI)	25	3	5

b. Anaheim Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	397	5	48
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	104	2	10

c. Santa Ana Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	231	1	20
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	0	10
Foster Youth Independence (FYI) Voucher	100	27	5

d. Garden Grove Housing Authority

<b>Voucher Type</b>	<b>Allocation</b>	<b>Vouchers Searching</b>	<b>Leased</b>
Mainstream Voucher (MS5)	75	0	1