Orange County Continuum of Care
Housing Opportunities Committee Meeting
December 13, 2024

Agenda

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

2. **Project-Based Housing Updates**

    a. OC Housing Finance Trust Update – Adam Eliason, OC Housing Finance Trust

    b. Project-Based Voucher Pipeline – Public Housing Authority (PHA) Representatives

3. **Tenant-Based Housing Updates**

    a. Special Purpose Voucher Updates – PHA Representatives

    b. CalAim Update – Mia Arias, CalOptima Health

4. **Funding, Program, and Policy Updates**

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

5. **Continuum of Care (CoC) Updates** – Sarah Jones, Office of Care Coordination

6. **Coordinated Entry System (CES) Updates** – Daniel Garcia, Office of Care Coordination

Next Meeting: To be determined, pending the 2025 CoC Board and Committee Calendar approval.

Public Comments

Housing Opportunities Committee Vision Setting
Sarah Jones, CoC Manager, Office of Care Coordination;
Chair Judson Brown, and Vice Chair January Johnson

Housing Opportunities Committee Vision Setting

- The Housing Opportunities Committee has been a committee of the CoC since 2019.

- Housing Opportunities Committee Purpose, as defined in the Governance Charter:

  - ❖ Coordinate information and resources amongst regional housing providers to reduce homelessness

  - ❖ Implement regional, system wide collaboration that includes the participation of regional affordable housing developers, homeless service providers, cities and Public Housing Authorities.

  - ❖ Identify opportunities to increase housing opportunities for people experiencing homelessness, including sharing information on various funding opportunities and implementing strategies to provide more housing opportunities, including affordable and permanent supportive housing

  - ❖ Track the development and utilization of tenant-based and project-based housing opportunities including permanent supportive housing, rapid rehousing, housing choice vouchers and other affordable housing programs, utilizing readily available data and HMIS, etc.

Business Calendar – Item #1

Housing Opportunities Committee Vision Setting

Discussion

- What information or presentations would the Committee like to see in CY 2025?

- Does the HoC have any actions or recommendations for the Policies, Procedures, and Standards Committee to consider in CY 2025?

- How can we improve the impact of our Committee to increase housing opportunities for people experiencing homelessness?

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 1 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.

Project-Based Housing Updates

OC Housing Finance Trust Update

Adam Eliason,

Orange County Housing Finance Trust

https://ochft.org/developments

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 permanent 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.

- PHAs may also 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 (FUP)/Foster Youth to Independence (FYI) Awards

Business Calendar – Item #2

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 CES for permanent supportive housing (PSH) 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.

Business Calendar – Item #2

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			
The Crossroads at Washington	Santa Ana	20			23			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

Updated 12/02/24

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			
Pelican Harbor formerly HB Senior Housing	Huntington Beach	21			12		10	43	12/23/2024
Orchard View	Buena Park	8					58	66	12/31/2024
Paseo Adelanto	San Juan Capistrano	24		10	6		10	50	1/21/2025

Updated 12/02/24

Business Calendar – Item #2

Project-Based Voucher Pipeline – Anaheim Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units Excluding Manager unit	Estimated Completion
		MHSA Units	NPLH Units	VASH PBV Units	PBV Units	Other PSH Restricted			
Buena Esperanza	Anaheim	35			14			69	July 2021
Center of Hope	Anaheim	14*	14*		36			71	October 2023
Miraflores	Anaheim	8						85	December 2024
Azure Apts. (Studio 6)	Anaheim				87			87	September 2025

*Center of Hope: MHSA/NPLH units overlap

Updated 12/11/24

Business Calendar – Item #2

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			
Crossroads at Washington	Santa Ana						15 PBV	86	Completed September 2024
Estrella Springs	Santa Ana	14		34	37	4 (VHHP)		89	Completed September 2024
Archways	Santa Ana				26 (MVP)			85	Completed August 2024 – Fully Leased
WISEPlace	Santa Ana	14			25			47	Late December 2024
FX Residences	Santa Ana				3	13		16	January 2025

Updated 12/05/24

Business Calendar – Item #2

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 August 2022

No upcoming Projects.

Updated 12/0424

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 2 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.

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.

Business Calendar – Item #3

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.

Business Calendar – Item #3

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 youth 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.

Business Calendar – Item #3

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	
Mainstream Voucher (MS5)	X	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	

Business Calendar – Item #3

Special Purpose Voucher Updates – Orange County Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	251	46	31	170
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	863	34	31	693
Family Unification Program (FUP)	325	11	9	286
Foster Youth Independence (FYI)	25	3	4	18

Updated 12/02/24

Business Calendar – Item #3

Special Purpose Voucher Updates – Anaheim Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	397	131	29	324
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	104	3	6	87

Updated 12/11/24

Business Calendar – Item #3

Special Purpose Voucher Updates – Santa Ana Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5) (Tenant-Based)	231	0	17	181
Veteran Affairs Supportive Housing (VASH – Tenant-Based)	171	4	4	140
Foster Youth Independence (FYI)	100	13	17	70

Updated 12/05/24

Business Calendar – Item #3

Special Purpose Voucher Updates – Garden Grove Housing Authority

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	75	2	2	73

Updated 12/04/24

Business Calendar – Item #3

Special Purpose Voucher Updates – Orange County Totals

Voucher Type	Allocation	In The Pipeline	Vouchers Searching	Leased
Mainstream Voucher (MS5)	954	179	79	748
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	1,138	41	82	920
Family Unification Program (FUP) Voucher	325	11	9	286
Foster Youth Independence (FYI) Voucher	125	16	21	88
TOTALS	**2,542**	**247**	**191**	**2,042 (80%)**

Updated 12/11/24

CalAim Update

Mia Arias, CalOptima Health

Public Comments:

Members of the public may address the Housing Opportunities Committee on Item 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,
The Kennedy Commission

Public Comments:

Members of the public may address the Housing Opportunities Committee on item 4 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.

CoC Updates

Sarah Jones, CoC Manager

Office of Care Coordination

Business Calendar – Item #5

2025 Sheltered Point In Time Count and Housing Inventory Count

- The Orange County CoC's 2025 Sheltered Point In Time (PIT) Count will be taking place the night of **Monday, January 27, 2025**.

- Orange County United Way's 211OC will be facilitating training for agencies that are required to submit data as part of the Sheltered PIT Count and Housing Inventory Count (HIC).

- If your agency is required to participate in the Sheltered PIT and/or HIC, please note email communication from 211OC and the Office of Care Coordination will be forthcoming.

Business Calendar – Item #5

Upcoming Meetings

- **Domestic Violence Committee:** Tuesday, December 17, 2024, from 9:00 a.m. – 10:30 a.m.
  - ❖ <u>Location</u>: The Village at 17th Street Large Community Room, 1505 17th St, Santa Ana, CA 92705
- **CoC Board:** Wednesday, December 18, 2024, from 2:00 p.m. – 5:00 p.m.
  - ❖ <u>Location</u>: County Administration South (CAS) County Conference Center Rooms 104/106, 601 N Ross St, Santa Ana, CA 92701

The Office of Care Coordination is Hiring!

- The Office of Care Coordination is currently recruiting to fill **one (1) Staff Specialist – Extra Help positions** to support with CoC and CES projects and initiatives being led by the Office of Care Coordination.

- Please note, Extra Help or temporary/seasonal positions are estimated to last six months up to one year.

- The Staff Specialist – Extra Help position responsibilities and job duties include, but are not limited to the following:
  - Analyzing, organizing and presenting data through various reporting tools.
  - Knowledge and understanding of the CoC, its structure and policies and procedures.
  - Knowledge and experience using the Homeless Management Information System (HMIS).
  - Knowledge and understanding of the CES.

- If you have any questions pertaining to this recruitment or if you are interested in the employment opportunity, please contact or submit your resume to Aida Lomeli at aida.lomeli@ocgov.com.

Please assist us in sharing this employment opportunity with others!

Business Calendar – Item #5

CoC Board Nomination and Election: Timeline

Date*	Timeline Activity
October 29, 2024	Nomination period opens
November 5, 2024	Nomination period closes
November 13, 2023	Candidate Interest Forms are due; New & updated CoC Board General Membership Forms due
November 15, 2024	CoC Nominating Ad Hoc to recommend candidates for election by CoC General Membership
November 18, 2024	Candidate Meet and Greet; Voting Period Opens
November 27, 2024	Voting period closes at 5:00 p.m.
December 6, 2024	CoC Nominating Ad Hoc to finalize election results; Candidates notified of CoC Board Election results
December 18, 2024	CoC Board Meeting: Selected candidates are presented to the CoC Board for ratification
January 2024	CoC Board seating takes place. Outgoing CoC Board and Board staff will provide training and orientation for incoming CoC Board

Public Comments:

Members of the public may address the Housing Opportunities Committee on item 5 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.

CES Updates

Daniel Garcia, CES Administrator

Office of Care Coordination

By the Numbers

Individual Coordinated Entry System

7,714 Active Households in the CES Project	**277** Households without Assessment	**123** Households Pending (matched)
	1669 Households Assessed, not on Community Queue	**1659** Active in CES, Removed from Community Queue
	3,783 Households on the Community Queue	**61** Enrolled in Housing Project, Pending Permanent Housing

Family Coordinated Entry System

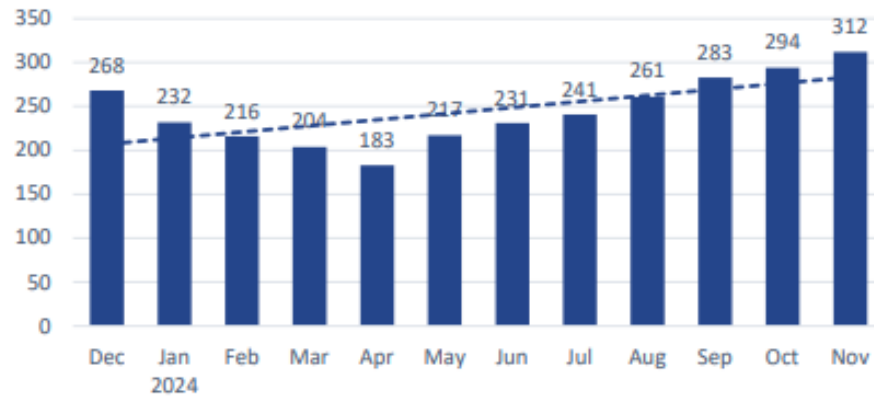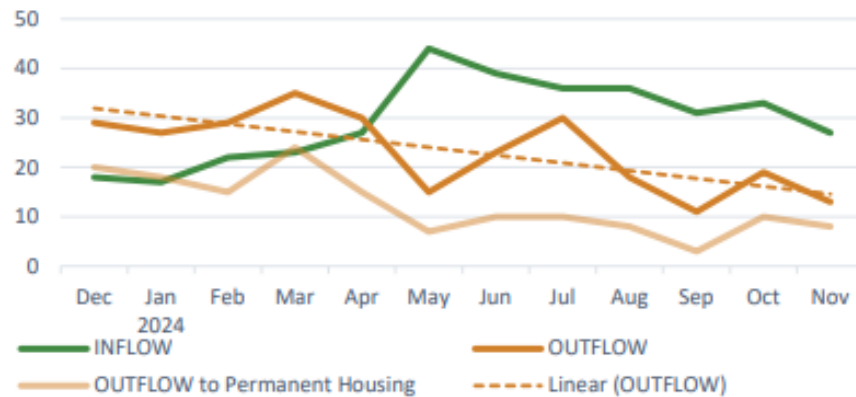|		
437 Active Households in the CES Project	**16** Households without Assessment	**7** Households Pending (matched)
	21 Households Assessed, not on Community Queue	**33** Active in FCES, Removed from Community Queue
	338 Households on the Community Queue	**15** Enrolled in Housing Project, Pending Permanent Housing

Updated 12-3-24

Veteran Registry Dashboard

Homeless Veterans on Veteran Registry

Currently, there are 312 veterans experiencing homelessness on the Veteran Registry. In the previous 12 months, 148 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 16% increase in the number of veterans experiencing homelessness in Orange County.
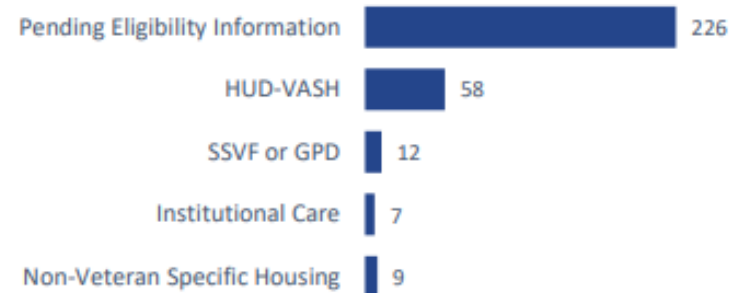
Homeless Veterans	Veterans Housed
312	**148**
	12/1/23-11/30/24

Inflow vs. Outflow by Month

Permanent Housing Plan

Pending Eligibility Information	226
HUD-VASH	58
SSVF or GPD	12
Institutional Care	7
Non-Veteran Specific Housing	9

	Dec	Jan 2024	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Total	
INFLOW	18	17	22	23	27	44	39	36	36	31	33	27	**353**	
OUTFLOW	29	27	29	35	30	15	23	30	18	11	19	13	**279**	
OUTFLOW to Permanent Housing	20	18	15	24	15	7	10	10	8	3	10	8	**148**	
OUTFLOW exceeded INFLOW	✓	✓	✓	✓	✓									
Homeless Veterans on Veteran Registry	268	232	216	204	183	217	231	241	261	283	294	312		

as of 12/2/2024

Public Comments:

Members of the public may address the Housing Opportunities Committee on item 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

To be determined,
pending the 2025 CoC Board and
Committee Calendar approval.

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