

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

Friday, December 13, 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 10:00 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. 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.

Public Comment:

- Melody L. Lark submitted public comment via email in advance of the Housing Opportunities Committee meeting. Melody L. Lark provided the Housing Opportunities Committee with an attachment of their recent investigation, *Evicting from Uninhabitable to Unsheltered Homes: 10 Legal Pits*. It explores critical gaps in tenant protections, including issues with uninhabitable conditions, eviction processes, and legal barriers. Melody L. Lark expressed hoping this contributes to a shared goal of promoting health and well-being.
- Maura Mikulec submitted public comment via email in advance of the Housing Opportunities Committee meeting and expressed wishing to combat false narratives about homelessness, urging to make Coordinated Entry System (CES) results public in a dashboard format. Maura Mikulec included monthly data on voucher matches, housing placements, and timelines by city or Service Planning Area (SPA), noting that transparency of homeless system data can educate the public and address misconceptions like “everyone has been offered housing.”
- Alan Achterberg shared being new to the Housing Opportunities Committee, with a background in finance and public planning, and expressed interest in expanding understanding of the housing inventory.

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

Sarah Jones, CoC Manager, explained the Housing Opportunities Committee, formed in 2019, coordinates resources to increase housing opportunities, and supports people experiencing homelessness. Chair Judson Brown shared the committee’s evolution, emphasizing the need for

vision setting discussion and a focus on impactful topics to drive purposeful outcomes for the upcoming year.

Committee Discussion:

- Elizabeth Hansburg noted that the Housing Opportunities Committee provides a platform for the four Public Housing Authorities (PHAs) to meet and share information, emphasizing the need for more public interaction between these entities to reduce government fragmentation and inquired about the differences between the Commission to End Homelessness and the CoC Board, as well as how many CoC Board members are on the Commission. Elizabeth Hansburg emphasized the inequity in housing resources across Orange County, highlighting the need for consistent, sustainable programs that ensure equal access regardless of the city of residence.
- Curtis Gibbs emphasized the importance of non-profits collaborating to create long-term housing solutions for the homeless, including utilizing Section 8 vouchers, highlighting CAP OC's housing projects and partnership with Orange County Housing and Community Development (OCHCD), and suggested the committee work to better understand what providers are doing to address low-income housing needs.
- Cesar Covarrubias highlighted the value of the Housing Opportunities Committee in bridging cities and the County, noting the importance of intentional information-sharing, and emphasized the need for more focus on specific projects and collaboration with housing authorities. While acknowledging construction delays, Cesar Covarrubias stressed the committee's role in fostering regional solutions and advocating for greater resource collaboration and noted potential changes with the new federal administration.
- Michael Shepherd suggested conducting a landscape analysis to map developments, system gaps, and growth opportunities, as well as, advocated for a hybrid meeting format to enhance accessibility and collaboration among housing stakeholders. Michael Shepherd emphasized celebrating successes, exploring development funding opportunities, aligning with regional strategies, addressing disparities in housing development, and revisiting the Housing Opportunities Committee Charter to identify areas for improvement.
- Mia Arias emphasized the fragmented nature of Orange County's housing system, where varying providers and cities create inconsistent outcomes for clients and highlighted the need for improved information sharing and a unified approach to housing development and client placement. With over 122 contracted providers and additional unit contracts, CalOptima's funding could better align with a regional mission to address housing challenges effectively.
- Adam Eliason suggested that the Housing Opportunities Committee serve as a platform to address affordable housing needs by developing a blueprint and funding strategy. Additionally, Adam Eliason proposed leveraging meetings to identify opportunities, delegate tasks, and share resources that support countywide efforts to expand affordable housing and achieve collective goals effectively.
- Chair Judson Brown emphasized the importance of having all four PHAs in a centralized space to collaborate, noting the need to improve participation amongst all PHAs. Chair Judson Brown also discussed fostering partnerships with developers and outlined the

differences between the CoC Board and the Commission to End Homelessness. Further, Chair Judson Brown encouraged awareness of the 2018 Housing Strategy and its 2022 Amendment for updates.

Public Comment:

- Scott Simpson, a private developer with experience building over 2,000 units, emphasized the need for collaboration to address housing challenges effectively and advocated for focusing on permanent housing solutions over transitional projects, reducing development costs, and integrating supportive services like career training. Highlighting the unsustainable cost of living for many clients, Scott Simpson, stressed the importance of collective efforts and shared perspectives to create lasting solutions. Drawing from personal experience, Scott Simpson reaffirmed the system's potential to succeed when stakeholders work together to provide housing and meaningful support.
- Michelle Zdeba, OCHCD Manager, highlighted several challenges and strategies regarding housing development and homelessness in Orange County. Approximately 800,000 units seek community development funds, but barriers such as land, utility connections, and high development costs limit progress. Utility delays, like 16-week waits for switch gears, create extended project timelines, impacting project-based vouchers and budgets. Delays that were previously 2–3 months now stretch to 1–2 years, worsening system shortfalls. Collaborative efforts with entities like Southern California Edison (SCE) and Caltrans are underway to address these issues, but significant supply chain and utility hurdles persist. Michelle Zdeba noted past efforts, such as Developer Round Tables, which provided forums for feedback but often lacked inclusivity. Additionally, OCHCD produces annual public reports, shared with the Board of Supervisors and City advisory meetings, outlining strategies and resources based on the PIT Homeless Count. The County needs 200,000 units over seven years, but rising costs and homelessness exacerbate challenges in meeting these goals.
- Alan Achterberg suggested involving the education sector, utilizing student participation and innovative real estate solutions like Accessory Dwelling Units (ADUs), to foster connections and support housing efforts.
- Rebecca Kovacs-Stein highlighted concerns raised during a county meeting, questioning whether the County is prepared to invest \$800,000 per unit for Tiny Home projects to meet its housing goals.

2. Project-Based Housing Updates

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

Adam Eliason, OC Housing Finance Trust, expressed happiness about the successful collaboration of FX Residence and its partners in bringing the project to fruition.

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

Chair Judson Brown gave a brief background on the Project Based Voucher (PBV) Program latest update with the Orange County Housing Authority (OCHA), Anaheim Housing Authority (AHA), Santa Ana Housing Authority (SAHA), and Garden Grove Housing Authority (GGHA).

3. Tenant-Based Housing Updates

a. Special Purpose Voucher Updates – PHA Representatives

Chair Judson Brown provided a brief overview of the PBV Program, highlighting updates with OCHA, AHA, SAHA, and GGHA and emphasized upcoming efforts to secure additional Foster Youth to Independence (FYI) Vouchers, addressing missed opportunities from housing authorities that either have not applied or are underutilizing the resources.

b. CalAIM Update – Mia Arias, CalOptima Health

Mia Arias, CalOptima Health, reflected on year four of transforming medical services, highlighting progress in housing services, challenges with waitlists, and provider knowledge gaps. New initiatives include medically tailored meals, enhanced assessments, a training academy launching in March 2025, and the expansion of street medicine. The "Whatever it Takes" program showcased impactful community partnerships.

Public Comment:

- Rebecca Kovacs-Stein raised an inquiry regarding a client who is a CalOptima member, to understand whether funds could cover repair costs for a damaged unit.

4. Funding, Program, and Policy Updates

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

Cesar Covarrubias, The Kennedy Commission, provided federal, state, and local housing updates highlighting funding challenges, affordable housing priorities, and barriers like supply chain issues, labor shortages, and regulatory complexities. Opportunities include public lands, tax credits, and repurposing federal buildings for affordable housing. Cesar Covarrubias elaborated on advocates' emphasis on tenant services, holistic approaches, and sustainability to reduce homelessness. Limited new funding requires preserving existing allocations while addressing accountability and investment effectiveness. Discussions around legislation center on balancing housing construction with services to ensure long-term stability for tenants. Advocacy efforts also focus on engaging local governments, streamlining processes, and leveraging public land for development.

Public Comments:

- Scott Simpson explained that construction provides great career opportunities for low-income communities. These life-changing jobs do not require formal education or clean records, and efforts are growing to promote this pathway and build a strong workforce.

Committee Discussion:

- Elizabeth Hansburg asked if the new administration will bring changes, especially regarding the "Build America" requirements.

CoC Updates – Sarah Jones, Office of Care Coordination

Sarah Jones shared updates regarding the Orange County CoC, including the upcoming Housing Inventory Count (HIC), upcoming CoC meetings, recruitment of a Coordinated Entry System (CES) Extra Help position within the Office of Care Coordination, and details on the CoC Board nomination and election process.

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

Daniel Garcia, CES Administrator, provided updates on households enrolled in CES, including data related to households enrolled, matched to housing, or housed. Additionally, Daniel Garcia shared that the Veteran Registry has seen a slight increase in both veterans enrolled in and exiting CES. Additionally, Daniel Garcia noted that a new development will soon provide veteran-specific housing options.

Committee Discussion:

- Chair, Judson Brown emphasized the need for consistent slide presentations to better assess progress, using the Veterans Homelessness Dashboard as an example of effective tracking.

Chair, Judson Brown adjourned the meeting at 12:01 p.m.

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