

Housing Opportunities Committee

Meeting Date: August 12, 2022

Meeting Time: 10:00 a.m. – 12:00 p.m.

Meeting Link: <https://us06web.zoom.us/j/82729714171?pwd=VExndC9lUjEvQ3M2bk5DOWxFRmZWZz09>

Meeting ID: 827 2971 4171

Passcode: 129021

MINUTES

1. Call To Order – Judson Brown and Grace Stepter, Committee Chairs

- a. Chair Judson Brown called the meeting to order at 10:03 a.m. Chair Judson Brown began the meeting by sharing the mission of the Housing Opportunities Committee.

2. Additions / Deletions to Agenda

- a. None.

3. Continuum of Care (CoC) Updates – Zulima Lundy, Director of Operations, Office of Care Coordination

- a. Zulima Lundy provided the following CoC updates:
 - **Fiscal Year 2022 Continuum of Care Competition Notice of Funding Opportunity** – The U.S. Department of Housing and Urban Development (HUD) is making approximately \$2.8 billion in competitive funding available through the Fiscal Year (FY) 2022 CoC Program Notice of Funding Opportunity (NOFO). This includes at least \$52 million available for Domestic Violence, Dating Violence, Sexual Assault, and Stalking Bonus (DV Bonus) projects. CoCs will have the opportunity to renew existing projects, apply for new or bonus projects, and to reallocate resources from lower performing projects to better serve people at risk of or experiencing homelessness. The CoC Program NOFO application is due on September 30, 2022.
 - **Continuum of Care Supplemental to Address Unsheltered and Rural Homelessness Notice of Funding Opportunity (Special NOFO)** – HUD is making approximately \$322 million in funding available through a CoC Supplemental to Address Unsheltered and Rural Homelessness NOFO (CoC Special NOFO). Eligible project types for this funding include permanent housing (rapid rehousing and permanent supportive housing), joint transitional housing and permanent housing – rapid rehousing, supportive services only, and Homeless Management Information Systems (HMIS). The CoC Special NOFO is a three-year grant and the application is due on October 20, 2022. The County of Orange's Office of Care Coordination as the Collaborative Applicant for the Orange County CoC has identified this funding opportunity as important to support the ongoing efforts to address unsheltered homelessness.

- **Continuum of Care Committee Charter Update:** In June 2022, each Chair and/or Co-Chair was asked to review and provide feedback for the charter for the CoC Committees that they lead. Chairs and Co-Chairs were asked to provide feedback in the areas of related to committee membership, the advising and information sharing process between other CoC Committees and the CoC Board, committee responsibilities and other notable items.

4. OC Affordable Housing Impact Study – Dr. Emily Owens and Dr. George Tita, Livable Cities Lab and the University of California, Irvine (UCI) School of Social Ecology

Dr. Emily Owens and Dr. George Tita provided an overview on the study of the impact of affordable housing on housing and crime in Orange County that was produced by the Livable Cities Lab at UCI. The Livable Cities Lab researchers collected and analyzed years of data to address the research question of whether affordable housing impacts housing prices after it opens and how affordable housing impact crime and safety in the community.

The results of the study showed that data does not support concern that affordable housing lowers home values and shows that homes located closest to affordable housing have largest gains in value. For the analysis on crime, researchers reviewed crime in six categories: homicide, aggravated assault, robbery, burglary, motor vehicle theft, and larceny. For the majority of the six categories of crime, the data showed either effectively no difference or a decrease in areas of crime except for motor vehicle thefts.

The Impact of Affordable Housing on Housing & Crime in Orange County study can be found at:

https://cpb-us-e2.wpmucdn.com/sites.uci.edu/dist/5/4337/files/2021/03/LCL-22-Impact-Study.pdf?sm_au=iVVZ6N70n5PZjP5s7qBfJK0CNRBH2

Public Comments:

- Curtis Gibbs inquired whether the affordable housing numbers in the study reflect what is deed restricted.
- Callie Rutter inquired whether the data has been impacted by stereotyping and on ways to eliminate the stigma.

5. CalAIM Update – Mia Arias, Michael Herman, and Kelly Bruno-Nelson, CalOptima

Mia Arias summarized the current efforts by CalOptima related to CalAIM. To date, a number of the community supports have been implemented, including housing transition navigation services, housing deposits, housing tenancy, and sustaining services, recuperative care, short term post hospitalization, and sobering services. Additionally, Mia wanted to encourage community partners to sign up and emphasize the outreach to various stakeholders regarding the CalAIM program being available to eligible members.

Mia Arias shared CalOptima recently rolled out a Community Liaison position to provide necessary support to providers. Additionally, CalOptima is currently working with twelve

health networks to provide enhanced care management and is also meeting with them on an on-going basis to ensure the health networks have the support necessary.

Mia Arias shared metrics on enhanced care management (ECM) services being provided. Mia Arias emphasized that these metrics are the beginning of the program rollout, and there are plans to increase these metrics for enhanced care management.

Kelly Bruno-Nelson provided an update on the Housing and Homelessness Incentive Program (HHIP) Investment Plan listening sessions. The HHIP Investment Plan should be finalized in September 2022. There was a SurveyMonkey link in order for providers and stakeholders to provide feedback on the plan. CalOptima will also be presenting the draft Investment Plan for HHIP at the Orange County Continuum of Care (CoC) Board Meeting in August 2022.

Public Comments:

- Paula Neal Reza inquired as to when these weekly meetings begin.
- Helen Cameron asked whether CalAIM will be tracking success of housing unhoused individuals.

6. Project-Based Housing Updates:

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

Adam Eliason shared that the OCHFT has committed funds to 16 projects and has closed nine (9) of the projects.

OCHFT has been looking at ways to obtain additional funding from the state and federal government. OCHFT has made an effort to work with all the legislators in Orange County to receive a unanimous funding request from the state. Unfortunately, the OCHFT funding request was not included in the state's budget. However, OCHFT is still working on the budget allocation and there may be some slight chance of getting some additional funding from the state. On the federal side, the OCHFT has been working with Congressman Correa's office. OCHFT is getting a \$3 million funding allocation working its way through the federal budget which should be finalized by the end of the year.

OCHFT is currently working on its annual strategic plan update as well as working with the new advisory board.

OCHFT is exploring additional funding for a new forgivable loan program for the financing of the construction of Accessory Dwelling Units (ADUs) in Orange County. Starting off with a request of a \$10 million for the construction of approximately 200 ADUs. More information will be provided on this process once it advances.

b. Project Homekey Update – Grace Stepter, City of Anaheim, Nate Robbins, City of Costa Mesa, and Julia Bidwell, OC Community Resources

- Chair Grace Stepter shared that the City of Anaheim secured Homekey funding from the state in the amount of \$24 million which was used to acquire the Anaheim Studio 6, a site with 117 units. The current plan is for 87 units to be used as emergency housing. The property is currently undergoing light construction to address Americans with Disabilities Act (ADA) concerns which will support serving individuals with various needs. Linc Housing and American Family Housing are the partners for the construction and operations of the Homekey site. The estimated project launch is late November or early December.
- Chair Grace Stepter also noted that the City of Anaheim received \$5.4 million set aside from the state budget for a project similar to Homekey. That allocation allowed the City of Anaheim to acquire another motel, Tampico Motel, and the city hopes to bring the project online shortly. The City of Anaheim is hoping that the Tampico Motel will be the second project dedicated to seniors experiencing homelessness.
- Nate Robbins from the City of Costa Mesa provided a brief background on how the Homekey Project noting it is a collaboration between multiple organizations. The total development cost for the project is \$32.7 million which will provide 88 total units, the project will be completed in two phases. The first phase will be 40 Homekey units of permanent housing, including 30 units supported by Veterans Affairs Supportive Housing (VASH) and 10 units will be supported by Mental Health Services Act (MHSA). The first phase hopes to finish construction by April 2023. The second phase will be 48 units of affordable housing for seniors with an income at or below 50 percent Annual Median Income (AMI). Phase two construction is contingent upon the funding award date. This project is the biggest affordable housing project in the history in the City of Costa Mesa and the City is very excited for this program to come online in the coming years.
- Julia Bidwell from OC Community Resources gave an update on the conversion of the Riviera Motel to permanent housing. The Riviera Motel was funded during Round 2 of Homekey. There are currently three (3) different sites being converted to permanent housing simultaneously in the City of Stanton using Homekey funds. The Huntington Beach Motel also has slight construction ongoing to create ADA units but should be up and running as interim shelter. Homekey Round is still in the works.

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

- Due to time constraints, Chair Judson Brown provided a brief update for Orange County Housing Authority (OCHA), Anaheim Housing Authority (AHA), and Santa Ana Housing Authority (AHA), as outlined in Exhibit A.

Public Comments:

- Maura Mikulec inquired as to why Anaheim Studio 6 will have emergency housing units rather than permanent housing units.
- Pat Davis noted that Anaheim Studio 6 will have a non-congregate shelter, which should be a model.

- Nishtha Mohendra thanked everyone involved with the Homekey developments and inquired if any of the Homekey sites would have any family units or capacity to house families in these projects. Nishtha Mohendra stated trying to get an understanding of the unit compositions and get a sense of the pipeline.

7. Tenant-Based Housing Updates:

a. Special Purpose Voucher Updates – Public Housing Authority Representatives

- Due to time constraints, Chair Judson Brown provided a brief update for OCHA, AHA, SAHA, and Garden Grove Housing Authority (GGHA) as outlined in Exhibit B.

b. Efforts to Lease-Up Special Purpose Vouchers – Service Providers

- Due to time constraints, an update will be provided at next Housing Opportunities Committee meeting.

c. Rapid Rehousing Services Update – Service Providers

- Due to time constraints, an update will be provided at next Housing Opportunities Committee meeting.

8. Coordinated Entry System (CES) Update

a. Presentation on Match Meetings and Case Conferencing – CES Administrators

Katherine Rodriguez and Connor Stephenson presented on the Orange County CES Match Meeting and Case Conferencing. CES Match Meetings are attended by CES Administrators, Access Points, and Housing providers in order to work together to match households to the available housing opportunities, by following a standard prioritization process and ensuring collaboration between the CES partners. The CES Match Meetings follow Housing First principles.

b. CES Metrics

- Family CES Metrics – Katherine Rodriguez, Family Solutions Collaborative
 - There are currently 434 Family Households enrolled in the CES. Of the households enrolled, 197 are on the Community Queue.
 - The Family Solutions Collaborative will be releasing monthly snapshot report of Family Homelessness in Orange County, which can be viewed [here](#).
- Individual CES Metrics – Connor Stephenson, Friendship Shelter
 - There are currently 3,163 Individual Households enrolled in the CES. Of the households enrolled, 1,632 are on the Community Queue.
- Veteran Registry – Rebecca Ricketts, CES Manager
 - There are currently 223 veterans experiencing homelessness enrolled in the CES. The majority of veterans are eligible and interested in

applying for HUD-VASH. The CES works closely with Veteran Affairs, veteran service providers and the Housing Authorities to assist veterans in achieving a successful housing outcome. The inflow of veterans experiencing homelessness has been slightly increasing the past year which may be due to pandemic related factors, in addition to a slight decrease of housing opportunities dedicated to the Veteran Registry through the CES.

Public Comments:

- Callie Rutter inquired the reasons why someone would be removed from the CES community queue.
- Maura Mikulec asked how the shelter priority impact those who are on the street because it seems that there are very few opportunities as those individuals are not under consideration.
- John Underwood inquired on CES metrics and asked if there is data on how many individuals have been dropped from the community queue of the individual cases to date.
- Helen Cameron asked if the number housed include families, regarding the Veteran Registry.

9. Funding, Program, and Policy Updates

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

Cesar Covarrubias provided an update on the following items:

- In Orange County, most of the jurisdictions have the Housing Elements draft under review by the State Department of Housing and Community Development (HCD). Cesar Covarrubias noted the October 22, 2022, deadline for approval of housing elements.
- For the State Budget Process, there was a \$97.5 billion surplus. There was some significant investment in the state budget such as \$250 million investment in the housing accelerated program and \$500 million investment for the state low-income tax credit program. More projects will be placed in pipeline such as \$325 million investments over two-years into the multifamily housing program development, \$425 million infrastructure grant investment over the next couple of years. There was also significant investment of \$1.5 billion for the behavioral health in bridge housing program. Cesar Covarrubias emphasized on the \$150 million investments for Homekey, as well as the \$100 million for the Veterans Housing and Homeless Prevention program, and \$30 million for legal aid and eviction prevention programs.

Chair Grace Stepter stated that the City of Anaheim is in the process of finalizing the Emergency Rental Assistance and Prevention (ERAP). A final report will be sent on the

performance of ERAP overall to the city council in September 2022 for recommendations on how to proceed with the remaining balance of ERAP, which is definitely geared towards stabilization and programs like what was offered under ERAP.

10. Next Meeting: October 14, 2022, at 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			
Prado	Fountain Valley			8				8	4/19/2022
Altrudy Senior Apts.	Yorba Linda	8						8	6/27/2022
The Groves	San Juan Capistrano	8						8	9/1/2022
Casa Paloma	Midway City	24				24		48	8/23/2022
Ascent	Buena Park	28				29		57	10/31/2022
Mountain View	Lake Forest	12						12	7/1/2023
The Crossroads at Washington	Santa Ana					43		43	10/1/2023
Santa Angelina	Placentia	21						21	12/1/2023
The Salvation Army Anaheim Center of Hope	Anaheim	16						16	4/1/2023
Villa St. Joseph	Orange	18						18	12/1/2023
Huntington Beach Senior Housing	Huntington Beach	21				12		33	8/1/2023
Stanton Inn and Suites	Stanton	10				60		70	12/1/2023
Tahiti Motel	Stanton			10		49		59	12/1/2023
Riviera Motel	Stanton	9		10		1		20	3/1/2023

b. Anaheim Housing Authority

Project Name	City	PSH Units					Non-PSH	Total Units	Estimated Completion
		MHSA Units	NPLH Units	(County) PBV Units	PBV Units	Other PSH Restricted			
Center of Hope	Anaheim	20	34	16	50		2	72	1/2023

Miraflores	Anaheim	8			8		78	86	11/2023
Finamore Place	Anaheim				20		82	102	9/2022

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			
North Harbor Village	Santa Ana			34	55			89	02/2023
Westview House	Santa Ana				26		59	85	12/2023
Legacy Square	Santa Ana	25			8		59	92	02/2023
FX Residences	Santa Ana				3	13		16	12/2023
Crossroads at Washington	Santa Ana				43		42	85	12/2023

d. Garden Grove Housing Authority – No projects to report at this time.

Exhibit B

a. Orange County Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	201	18	146
Emergency Housing Voucher (EHV)	557	188	254
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	853	104	642
Family Unification Program (FUP) Voucher	325	20	273

b. Anaheim Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	172	24	131
Emergency Housing Voucher (EHV)	278	80	142
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	94	6	71

c. Santa Ana Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	231	36	131
Emergency Housing Voucher (EHV)	89	56	38
Veteran Affairs Supportive Housing Voucher (VASH – Tenant-Based)	171	29	93
Foster Youth Independence (FYI) Voucher	45	1	43

d. Garden Grove Housing Authority

Voucher Type	Allocation	Vouchers Searching	Leased
Mainstream Voucher (MS5)	30	27	14

Emergency Housing Voucher (EHV)	117	112	73
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