



# OC Community Resources

## M E M O R A N D U M

### H&CD COMMISSION - REGULAR MEETING AGENDA

Thursday, December 5, 2024 – 10:00 a.m.

**County Administration South  
Conference Room 103/105  
601 North Ross Santa Ana, Ca.**

**An Nguyen, 1st District  
Tracy La, 2nd District  
Mike Alvarez, 3rd District  
Carrie Buck, 4th District  
Stephanie Oddo, 5th District**

**James Mai, At-Large  
Wayne Carvalho, Vice Chair, At-Large  
Carla Wilkerson, Tenant Representative  
Helen Smith-Gardner, Tenant Representative  
Mike Frost, City Selection Representative  
Cecilia Hupp, Chair, City Selection Representative**

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
DIRECTOR  
OC ANIMAL CARE

JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAMELA PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

The Housing and Community Development (H&CD) Commission has been established to perform two functions. (1) As to Orange County Housing Authority matters, the H&CD Commission is to review and make recommendations on those Agenda items, which will be presented to the Orange County Board of Supervisors, sitting as the Board of Commissioners of the Orange County Housing Authority. These items are noted on this Agenda by the designation "OCHA". (2) As to other matters, the H&CD Commission is to provide advice to the Housing & Community Development Department of the County of Orange. These items are noted on this Agenda by the designation "H&CD".

This Agenda contains a brief general description of each item to be considered. Except as otherwise provided by law, no action shall be taken on any item not appearing on the agenda.

**In compliance with the Americans with Disabilities Act, those requiring accommodation for this meeting should notify the Orange County Housing & Community Development Commission Clerk 72 hours prior to the meeting at (714) 480-2920 or via email at: [ochcdcommission@occr.ocgov.com](mailto:ochcdcommission@occr.ocgov.com)**

Members of the public may address the H&CD Commission regarding any item in the following ways:

**1. Written Comment** – You may submit comments to the H&CD Commission by emailing them to [ochcdcommission@occr.ocgov.com](mailto:ochcdcommission@occr.ocgov.com). The comments will be made available to the H&CD Commission members. If you wish to comment on a specific agenda item, please identify the item in your email. General public comments will be addressed during the general public comment item on the agenda. In order to ensure that staff has the ability to provide comments to the Commission members in a timely manner, please submit your comments by 9:00 a.m. the Tuesday prior to the meeting.  
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All supporting documentation is available for public review in the Orange County Housing Authority office located at 1501 E. St. Andrew Pl., Santa Ana, CA 92705 during regular building hours, 8:00 a.m. – 5:00 p.m., Monday through Thursday.

**I. CALL TO ORDER:** Chair or Vice-Chair

**II. PLEDGE OF ALLEGIANCE:** Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**IV. APPROVAL OF MINUTES:**

**Recommended Action:**

Approve the Summary of Minutes of the meeting held on September 26, 2024

**V. PRESENTATIONS/INTRODUCTIONS: (None)**

**VI. PUBLIC COMMENTS: *At this time, members of the public may address the H&CD Commission regarding any items within the subject matter jurisdiction of the Commission, provided that NO action shall be taken on off-agenda items unless authorized by law.***

**VII. CONSENT CALENDAR: (3)**

**1. 2024-2025 Payment Standards for Housing Choice Voucher Program**

January Johnson, Manager Housing Assistance Division

**Recommended Action:**

Receive and file the attached 2024 -2025 Payment Standards for Housing Choice Voucher Program effective November 1, 2024

**2. 2024-2025 Payment Standards for Emergency Housing Voucher Program  
January Johnson, Manager Housing Assistance Division**

**Recommended Action:**

Receive and file the attached 2024 -2025 Payment Standards for Housing Choice Voucher Program effective November 1, 2024

**3. Proposed 2025 H&CD Commission Meeting Schedule**

Julia Bidwell, Executive Director/Secretary

**Recommended Action:**

1. Adopt the 2025 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

**VIII. DISCUSSION CALENDAR: (3)**

**1. Ad Hoc Selection Committee Recommendations for At Large Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments**

Julia Bidwell, Executive Director/Secretary

**Recommended Actions:**

a) Receive report from Ad Hoc Selection Committee for At-Large Members regarding interviews of applicants for At-Large Member position on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two "At-Large" H&CD Commission Members, pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2026:

- Wayne Carvalho
- Dr. Tiffany Mitchell

b) Approve recommendations of Ad Hoc Selection Committee for At-Large Members and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two "At-Large" H&CD Commission Members:

- Wayne Carvalho
- Dr. Tiffany Mitchell

**2. Ad Hoc Selection Committee Recommendations for Tenant Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments**

Julia Bidwell, Executive Director/Secretary

**Recommended Actions:**

a) Receive report from Ad Hoc Selection Committee for Tenant Member regarding interviews of applicants for Tenant Member positions on H&CD Commission and/or review of applicants' written submissions provided by applicants.

Background: As a result of the interviews and/or written submissions provided by the applicants, the Ad Hoc Selection Committee recommends the following candidates for appointment as the two Tenant H&CD Commission Members pending approval by the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority, for the remaining two-year term ending June 30, 2026:

- Helen Smith-Gardner
- Carla Wilkerson

b) Approve recommendations of Ad Hoc Selection Committee for Tenant Member and recommend to the Board of Supervisors acting as the Board of Commissioners of the Orange County Housing Authority and to the Chair of the Board of Supervisors the following candidates for appointment as the two Tenant H&CD Commission Members:

- Helen Smith-Gardner
- Carla Wilkerson

**3. Election of Officers**

Cecilia Hupp, Chair, H&CD Commission

Wayne Carvalho, Vice-Chair, H&CD Commission

**Recommended Action:**

The Bylaws state that the Members shall nominate and elect Chair and Vice-Chair from its Membership

1. Election of Chair
2. Election of Vice-Chair

**IX. PUBLIC HEARINGS: (None)**

**X. REPORTS OF STAFF:**

**A. Orange County Housing Authority Update:**

January Johnson, Housing Manager

**B. Community Development:**

Craig Fee, Community Development Manager

**C. Housing Development:**

Michelle Zdeba, Housing Development Manager

**D. Executive Director/Secretary's Report:**

Julia Bidwell, Executive Director/Secretary

**XI. MEMBER COMMENTS:** *At this time, Members of the H&CD Commission may comment on agenda or non-agenda matters and ask questions of or give directions to staff; provided that **NO** action shall be taken on non-agenda items unless authorized by law.*

**XII. ADJOURNMENT**

**XIII. NEXT SCHEDULED MEETING:**

January 23, 2024

County Administration South

601 North Ross, First Floor, Room 103/105

Santa Ana, California 92701

Item IV:  
**MINUTES**



# OC Community Resources

## M E M O R A N D U M

### H&CD COMMISSION - REGULAR MEETING AGENDA DRAFT MINUTES

Thursday, September 26th, 2024 – 10:00 a.m.

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Tracy La, 2nd District  
Mike Alvarez, 3rd District  
Carrie Buck, 4th District  
Stephanie Oddo, 5th District**

**James Mai, At-Large  
Wayne Carvalho, Vice Chair, At-Large  
Carla Wilkerson, Tenant Representative  
Helen Smith-Gardner, Tenant Representative  
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Cecilia Hupp, Chair, City Selection Representative**

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**I. CALL TO ORDER:** Chair or Vice-Chair  
Meeting called to order at 10:04 A.M.

**II. PLEDGE OF ALLEGIANCE:** Chair or Vice-Chair

**III. ROLL CALL:** Commission Clerk

**Present:** J. Mai, W. Carvalho, M. Frost, S. Oddo, C. Wilkerson, C. Hupp, M. Alvarez, H. Smith-Gardner

**Excused Absence:** C. Buck

**Unexcused Absence:** A. Nguyen, T. La

**IV. APPROVAL OF MINUTES:**

**RECOMMENDED ACTION:**

Approve the Summary of Minutes of the meeting held on June 27, 2024

**Motion to approve minutes:** M. Alvarez

**Motion was seconded:** M. Frost

**V. PRESENTATIONS/INTRODUCTIONS: (None)**

**VI. PUBLIC COMMENTS: (None)**

**VII. CONSENT CALENDAR: (1)**

**1. 2024-2025 Proposed Utility Allowance Schedule for Housing Choice Voucher Program**

January Johnson, Manager Housing Assistance Division

**Recommended Action:**

Direct staff to receive and file the attached 2025 Utility Allowance Schedule effective October 1, 2024

- Gave an update on the HUD rule that the Housing Authority must check their utility allowance schedule. If any allowance changes by 10% or more, OCHA must adjust it.
- Mentioned the findings by The Nelrod Company contracted to conduct the annual review.

**VIII. DISCUSSION CALENDAR: (None)**

**IX. PUBLIC HEARINGS: (None)**

**X. REPORTS OF STAFF:**

**A. Community Development:**

Craig Fee, Community Development Manager

- Discussed and provided an update on the FY 2023 -24 Consolidated Annual Performance and Evaluation Report
- Discussed and provided an update on the FY 2025-26 Funding Allocation Policy and Process including proposed changes
  - ❖ The 2025-2026 funding policy outlines how the county plans to use funds, with changes available for public comment until October 31st on the county's website
  - ❖ New requirement: Subrecipients must have used 80% of their awarded funds over the last three years by the time they submit a new application among other changes presented as part of this item.
- **J. Bidwell** – *Provided additional information and mentioned the non-contiguous list of participating cities*
- There was much discussion
- Discussed and provided an update on the Five-Year Consolidated Plan
- **J. Bidwell** – *Mentioned that the drafted ConPlan and outreach material will be provided to the Commission*
- There was much discussion

**B. Housing Development:**

Michelle Zdeba, Housing Development Manager

- Provided updates on the last Project Review Advisory Panel (PRAP) meetings.
- Discussed projects WISEPlace and Altrudy II
- Discussed and provided updates on the 2023 Supportive Housing Notice of Funding Availability First Amendment (NOFA) and upcoming NOFA for next year

- Provided information on the Homekey+ Roundtable that was held on September 23, 2024 and next steps, including a release of a Request for Information (RFI) and Homekey+ NOFA
- Next PRAP meeting scheduled for October 17, 2024

**C. Orange County Housing Authority Update:**

January Johnson, Housing Manager

- Discussed updates to the Housing Opportunity through Modernization Act of 2016 (HOTMA)
- Discussed and provided updates on Veterans Affairs Supportive Housing (VASH) and Mainstream Vouchers
- There was much discussion

**D. Executive Director/Secretary's Report:**

Julia Bidwell, Executive Director/Secretary

- Mentioned OCHA was awarded a little over \$330,000 in additional administrative fees for the HUD-VASH program. This funding will be used for additional staff to support the HUD-VASH program. This is a one-time award and not ongoing
- Updated Commissioners on the revised Policy, AB1234 Ethics Training and County Ethics Training policy that has been updated to require training within 1 year of appointment and every 2 years thereafter (previously was every even year thereafter)
- Presented the PowerPoint for the 53rd Annual Apartment Association of Orange County Trade Show that took place in April and that OCHA attended

**XI. MEMBER COMMENTS:**

- **M. Alvarez** – Inquired on the date of the At-Large Ad Hoc interviews
- **J. Bidwell** – Gave an update that Tenant Commission position interviews were conducted and as soon the At-Large Ad Hoc Committee responds we will notify them of the interview dates
- **H. Smith-Gardner** – Expressed her interest in volunteering at the next Annual Apartment Association Trade Show
- **W. Carvalho** – Inquired about awarded grants and proposed adding a status update section on the website for public viewing
- **J. Bidwell** – Confirmed how the Annual Action Plan provides that information and will discuss this further, but first steps involve reviewing the metrics that are now available. If these recommendations are adopted by the Board of Supervisors, we will have a concrete basis for reporting and moving forward

**XII. ADJOURNMENT**

**XIII. NEXT SCHEDULED MEETING:** October 24, 2024



## Item VII:

# **CONSENT CALENDAR**

1. 2024-2025 Payment Standards for Housing Choice Voucher Program
2. 2024-2025 Payment Standards for Emergency Housing Voucher Program
3. Proposed 2025 H&CD Commission Meeting Schedule



**M E M O R A N D U M**

**Consent Item # 1**

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
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JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** December 5, 2024

**TO:** H&CD Commission

**FROM:** January Johnson, Housing Manager



**SUBJECT: 2024-2025 Payment Standards for Housing Choice Voucher Program**

The following Payment Standards will be used by OCHA for administration of the Housing Choice Voucher Program effective November 1, 2024. These amounts are based on the Fair Market Rents (FMRs) published by HUD on the HUD User Website at: <https://www.huduser.gov/portal/datasets/fmr.html>

TRADITIONAL RENTAL HOUSING UNITS					
Number of Bedrooms (BR):	<u>0BR</u>	<u>1BR</u>	<u>2BR</u>	<u>3BR</u>	<u>4BR*</u>
<b>Basic Payment Standards:</b>	\$2,150	\$2,250	\$2,625	\$3,550	\$4,225
<b>Central Payment Standards:</b> (For selected cities - see below)	<b>\$2,200</b>	<b>\$2,300</b>	<b>\$2,725</b>	<b>\$3,695</b>	<b>\$4,380</b>
<b>Restricted Payment Standards:</b> (For selected cities - see below)	\$2,250	\$2,440	\$2,900	\$3,900	\$4,560

*\*Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each additional bedroom.*

SPECIAL HOUSING UNITS	
<b>Single-Room Occupancy (SRO) and Shared Housing</b>	
<b>Payment Standard:</b>	\$1,613

*\* SRO and shared housing units are 0.75 times the Basic 0 bedroom Payment Standard*

**Central Payment Standards:** The following "central coast" cities within the county qualify for Central Payment Standards: Costa Mesa, Fountain Valley and Huntington Beach.

**Restricted Payment Standards:** The following "high rent areas" of the county qualify for Restricted Payments Standards: Aliso Viejo, Dana Point, Irvine, Laguna Beach, Laguna Hills, Laguna Niguel, Lake Forest, Mission Viejo, Newport Beach, Rancho Santa Margarita, San Juan Capistrano (including Capistrano Beach), San Clemente, Tustin, and unincorporated areas south of the 55 Freeway.

**Recommended Action:**

Receive and file: 2024-2025 Payment Standard for Housing Choice Voucher Program effective November 1, 2024



## M E M O R A N D U M

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
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
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### Consent Item # 2

**DATE:** December 5, 2024

**TO:** H&CD Commission 

**FROM:** January Johnson, Housing Manager

### SUBJECT: 2024-2025 Emergency Housing Voucher Payment Standard

24 CFR § 982.503(a)(3) states that a PHA voucher payment standard shall establish a single payment standard for each unit size and that the PHA may establish a single payment standard amount for the whole Fair Market Area (FMR) or may establish a separate payment standard amount for each designated part of the FMR area. 24 CFR § 982.503(b)(i) states that a PHA may establish a payment standard amount for a unit size at any level between 90 percent and 110 percent of the published FMR for that unit size.

The Orange County Housing Authority (OCHA) has established a separate payment standard amount for three (3) designated areas of the FMR area, known as the Basic payment standard, the Central payment standard, and the Restricted payment standard. OCHA recently updated our payment standard between 90 percent and 110 percent of the FMR by unit size with an effective date of November 1, 2024. These payment standards are applied to all OCHA Housing Choice Voucher (HCV) programs.

Housing and Urban Development (HUD) has acknowledged that many rental markets with a high need for Emergency Housing Vouchers (EHVs), such as Orange County, are facing a market driven by high renter demand compounded by a severe shortage of affordable rental units. Additionally, in Orange County, EHV applicants are referred by the Coordinated Entry System (CES), based on CES's established prioritization. This means that most EHV applicants are currently homeless with generally lower incomes than regular HCV applicants limiting their ability to rent units with asking rents above the payment standard. These applicants may face additional challenges of limited or poor credit history, a limited rental history, and/or background check findings.

Due to the above factors and the emergency nature of the EHV, HUD waived 24 CFR § 982.503(a)(3) and established an alternative requirement which permitted OCHA to establish a separate higher payment standard for the EHV program only. The separate payment standard must comply with all other HCV requirements under 24 CFR § 982.503, except those waived by PIH Notice 2021-15, which included § 982.503(b)(i) and § 982.503(b)(iii).

With the adoption of the waiver, OCHA has established a separate payment standard amount for the EHV program. OCHA's EHV payment standard, effective November 1, 2024 is attached.

### **Recommended Action:**

Receive and file: 2024-2025 Emergency Housing Voucher Payment Standard effective November 1, 2024



**Consent Item # 2**

**2025 Emergency Housing Voucher (EHV) Payment Standards**

The following Payment Standards will be used by OCHA for administration of the EHV program **ONLY** effective November 1, 2024. These amounts are based on the Fair Market Rents (FMRs) published by HUD on the HUD User Website at:

<https://www.huduser.gov/portal/datasets/fmr.html>

<b>EHV RENTAL HOUSING UNITS</b>					
<b>Number of Bedrooms (BR):</b>	<b><u>0BR</u></b>	<b><u>1BR</u></b>	<b><u>2BR</u></b>	<b><u>3BR</u></b>	<b><u>4BR*</u></b>
<b><u>Payment Standards:</u></b>	\$2,352	\$2,461	\$2,922	\$3,965	\$4,690
<p><i>*Payment Standards for unit sizes larger than 4 bedrooms are calculated by adding 15 percent to the 4 bedroom Payment Standard for each additional bedroom.</i></p>					
<b>SPECIAL HOUSING UNITS</b>					
<b><u>Single-Room Occupancy (SRO) and Shared Housing</u></b>					
<b><u>Payment Standard:</u></b>	\$1,764				
<p><i>* SRO and shared housing units are 0.75 times the 0 bedroom Payment Standard</i></p>					

The above payment standards are for the **Emergency Housing Voucher holders only**. For Housing Choice Voucher payment standards, please visit <https://ochousing.org/documents-forms> for the 2025 Payment Standards.



**Consent Item # 3**

**2025 H&CD Commission Meeting Schedule**

H&CD Commission meetings are held on the fourth Thursday of each month at 10:00 a.m. (except as noted below; meetings are subject to change and will be held according to the date, time and location as stated in the individual meeting agenda). Meetings will be held at: 1501 E. St. Andrew Pl., Santa Ana, CA 92705, Conference Room A (or as otherwise stated in the meeting agenda)

<b>Date</b>	<b>Address</b>
January 23, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
February 27, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
March 27, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
April 24, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
May 22, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
June 26, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
July 24, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
August 28, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
September 25, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
October 23, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705
November – <b>DARK</b>	
December 4, 2025	1501 E. St. Andrew Pl., Santa Ana, CA. 92705

Please note that the Chair of the H&CD Commission has the option to cancel meetings if there are no agenda items for approval consideration.

**RECOMMENDED ACTION:**

1. Adopt the 2025 H&CD Commission Meeting Schedule as outlined; and
2. Direct the H&CD Commission Clerk to publish public notices as required

# Item VIII:

## **DISCUSSION CALENDAR**

1. Ad Hoc Selection Committee Recommendations for At Large Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments
2. Ad Hoc Selection Committee Recommendations for Tenant Member;  
Receive Ad Hoc Report and Vote to Recommend Appointments
3. Election of Officers

# Item X:

## **REPORTS OF STAFF**

- A. Orange County Housing Authority Update
- B. Community Development
- C. Housing Development
- D. Executive Director/Secretary's Report



# OC Community Resources

## MEMORANDUM

DYLAN WRIGHT  
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December 05, 2024

**TO:** H&CD Commission

**FROM:** <sup>DS</sup>  
*JB* Julia Bidwell, Director, Housing & Community Development/Executive Director  
of OCHA

**SUBJECT:** Executive Director’s Summary for October / November 2024

Individual activity reports are attached from the Managers of Housing Assistance, Housing and Community Development and Accounting:

- I. HOUSING ASSISTANCE DIVISION**  
**January Johnson, Housing Assistance Manager**
  - A. Housing Choice Voucher Program Status and Activities
  - B. Special Housing Programs Section
  - C. Occupancy Section
  - D. Leasing Section
  - E. Administrative Section
  - F. VMS Data Collection Report-Monthly Activity
  - G. Operation Reserves Sources and Uses, Fund 117
  
- II. HOUSING & COMMUNITY DEVELOPMENT DIVISION**  
**Craig Fee, Community Development Manager**  
**Michelle Zdeba, Housing Development Manager**
  - A. Community Development
  - B. Housing Development
  
- III. ACCOUNTING DIVISION**  
**Bill Malohn, Manager**
  - A. Orange County Housing Assistance (OCHA)
  - B. Housing and Community Development (H&CD)
  - C. Orange County Development Agency (OCDA) Successor
  
- IV. ADMINISTRATION**

November 5, 2024	FY 2025-26 Funding Allocation Policy and Process
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# OC Community Resources

## M E M O R A N D U M

DYLAN WRIGHT  
DIRECTOR  
OC COMMUNITY RESOURCES

CYMANTHA ATKINSON  
ASSISTANT DIRECTOR  
OC COMMUNITY RESOURCES

JOANNE VEEDOR  
DIRECTOR  
ADMINISTRATIVE SERVICES

MONICA SCHMIDT  
DIRECTOR  
OC ANIMAL CARE

JULIA BIDWELL  
DIRECTOR  
OC HOUSING &  
COMMUNITY DEVELOPMENT

RENEE RAMIREZ  
DIRECTOR  
OC COMMUNITY SERVICES

PAMELA PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** December 05, 2024  
**TO:** H&CD Commission  
**FROM:** January Johnson, Manager, Housing Assistance Division  
**SUBJECT:** OCHA Status Report for October 2024



### HOUSING CHOICE VOUCHER PROGRAM STATUS AND ACTIVITIES:

The Lease-up rate for October 2024 was 90.3% with 10,490 households receiving Voucher program rental assistance. VASH veterans represent 838 of the assisted tenants, 36 were in the Non-Elderly Disabled (NED) program, and 166 are in the Mainstream Program. Detailed statistics for the Housing Choice Voucher Program are shown on the attached chart. Additional highlights of October activities are as follows:

### SPECIAL HOUSING PROGRAMS (SHP) SECTION:

#### Staffing

SHP currently has vacancies for one (1) Senior Housing Specialist and one (1) Housing Specialist III.

#### Family Self-Sufficiency (FSS):

##### Monthly activity:

Current number of active clients with FSS contracts: 151  
Clients currently earning escrow credits: 96  
New Enrollees: 5

##### Cumulative Status

HUD-mandated Initial Contracts: 465  
Cumulative FSS Graduates: 366  
HUD-mandated remaining Contracts: 99  
Clients graduating in October: 0

#### Mainstream Program:

In partnership with the Orange County Health Care Agency (HCA), the OCHA was awarded funding for 44 Mainstream Vouchers to provide rental assistance to non-elderly homeless persons with disabilities on September 4, 2018. This marked the beginning of the Mainstream Voucher Program for OCHA.

In order to align with current County initiatives, OCHA selected a specific target population to collaborate with the Health Care Agency (HCA) and the Whole Person Care (WPC) program to identify persons who are non-elderly disabled homeless households, exiting from recuperative care facilities, have no place to go and are at high risk of readmission to the hospital.

November 14, 2019 OCHA was awarded an additional 33 Mainstream Vouchers. We used this opportunity to



expand the assisted population to include non-elderly homeless individuals who were frequent users of Orange County hospitals/emergency rooms. Referrals for these additional vouchers began on March 01, 2020.

On May 18, 2020 HUD awarded OCHA an additional 24 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers began on September 01, 2020 and targeted the expanded population.

On November 17, 2020 HUD awarded OCHA an additional 100 Mainstream Vouches in a non-competitive process. Referrals for these vouchers began on January 01, 2021 and targeted individuals and families recently transitioned or transitioning from Project RoomKey/HomeKey and connected to Project Tool Belt.

On December 19, 2022 HUD awarded OCHA an additional 50 Mainstream Vouchers in a non-competitive process. Referrals for these vouchers are in progress.

OCHA and HCA meet on a monthly basis to evaluate the efficacy of the referral process. The monthly meeting addresses challenges such as document retrieval, client engagement, and housing navigation.

To date, OCHA has received 699 referrals for the Mainstream Voucher Program. 175 families have successfully moved into a unit, 45 referrals have been issued a voucher and are currently searching for a unit, and 24 have been referred and are going through the eligibility process.

### **Family Unification Program (FUP)**

OCHA has been selected as a site in the Evaluation of the Family Unification Program study. The Urban Institute is part of a research team working with the Department of Health and Human Services and HUD to conduct this study for families only (youth were not included). The study team visited OCHA on 3/14/2019 to discuss the logistics of implementing the FUP evaluation in Orange County. The Board approved to execute the MOU between Social Services Agency/ OCHA and Urban Institute on August 13, 2019. OCHA, SSA, and the Urban Institute participate in a conference call on a biweekly basis to discuss success strategies and program implementation. SSA has referred 107 applicants for the study since August 22, 2019.

On April 2, 2020 OCHA was awarded an additional 58 FUP vouchers, 29 of which were allocated for Families and 29 for Foster Youth. Referrals for these vouchers began on August 01, 2020, and all 58 have successfully moved into a unit. In total, we have 325 FUP vouchers available to use, 293 of those have successfully moved into a unit.

### **Foster Youth to Independence (FYI)**

The Foster Youth to Independence (FYI) program provides an HCV for youth at least 18 years of age but not more than 24 years of age who have left foster care or will leave foster care within 90 days. OCHA may apply for FYI vouchers at a rate of 25 a year if OCHA's FUP program is at a 90% utilization and funding remains. The HCV provides assistance for a maximum of 36 months.

OCHA applied for and was awarded our first allocation of 25 FYI vouchers in November 2023.

As of today, OCHA has received 25 referrals for the FYI program. 16 have moved into a unit, 6 have been issued a voucher and are searching for a suitable unit, and 3 have been referred and are going through the eligibility process.

### **Emergency Housing Voucher Program**

The Emergency Housing Voucher (EHV) program is a voucher program funded through the American Rescue Plan Act of 2021 (ARPA). ARPA was signed into law on March 11, 2021, and included funding for approximately 70,000 EHV's. HUD announced EHV awards on May 10, 2021, and the Orange County Housing Authority (OCHA) was allocated 557 EHV's.

EHV's are to assist individuals and families who are experiencing homelessness; at risk of homelessness; fleeing, or attempting to flee, domestic violence, dating violence, sexual assault, stalking, or human trafficking; or were recently homeless and for whom providing rental assistance will prevent the family's homelessness or having high risk of housing instability.

On July 16, 2021, OCHA executed an MOU with the Orange County Continuum of Care. We began receiving referrals on July 26, 2021. To date we have received 881 referrals, issued 602 vouchers, and leased 515 tenants. This program will shrink with every client who leaves the program. To date, 21 households have left the program reducing the program size to 536.

**Project Based Voucher Program**

OCHA currently has 27 projects completed and leased. We have 11 projects under construction with AHAP executed with an expected completion date in 2024-2025: Santa Angelina in Placentia, Aurora Vista formerly Riviera Motel in Stanton, Crossroads at Washington in Santa Ana, Valencia Gardens in Orange, Orchard View in Buena Park, Cartwright in Irvine, Villa St. Joseph in Orange, Pelican Harbor formerly Huntington Beach Senior Homes in Huntington Beach, Paseo Adelanto in San Juan Capistrano, Huntington Beach Oasis in Huntington Beach, and 1400 Bristol in Costa Mesa.

**OCCUPANCY SECTION:**

**Staffing**

Occupancy currently has a vacancy for one (1) Housing Specialist I. We are working with HR on the recruitment process for the Housing Specialist I.

**Activity**

Occupancy Section has halted issuing new vouchers. Briefings have halted as well. Occupancy continues to work closely with all our clients and applicants.

**Occupancy Ongoing Activities**

Occupancy activities in the month of October 2024:

Initial voucher issuance:	0
Initial vouchers expired:	3
Ongoing vouchers issued:	43
Ongoing vouchers expired:	6
Initial interviews scheduled:	0
Initial interviews conducted:	0
Total reexaminations completed:	826
Total interim decreases completed:	173
Total interim increases completed:	214
Number of repayments completed:	0

**LEASING SECTION:**

**Leasing Ongoing Activities**

Production in the Leasing Section for October 2024:

Annual Inspections Scheduled (OCHA):	656
Follow up re-inspections Scheduled (OCHA):	68
Physical Inspections (OCHA):	65
New Leases - Number of RTA's received (OCHA):	90
Annual Inspections Received (Mobility):	179
Annual Inspections Scheduled (Mobility):	200
Follow up Re-inspections (Mobility):	53
New Leases Received (Mobility):	51
New Leases Scheduled (Mobility):	31
QC Inspections:	16
QC Inspections (Mobility):	0
Rent Increases received:	445
Rent Decreases received:	0
Rent Increase denied:	27

Rent Increase emails:	467
Rent Increase Calls:	93
Mobility Rent Increase:	148

**Total Abatement:**

Final notices mailed:	35
Were Abated:	1

**Owners:**

Owners became inactive for the month of October:	0
Owners relisted their property:	2
Units added to our vacancy listings:	88
Owner Hotline callers assisted:	255

**Staffing**

Leasing currently has one vacancy for Housing Specialist I/II positions Active recruitment is in its final stages.

**Outreach Efforts**

Orange County Housing Authority, in partnership and collaboration with the Apartment Association of Orange County (AAOC), participate and facilitate a presentation to prospective owners to educate about the Housing Choice Voucher (HCV) Program. The presentation informs potential landlords of the benefits of participating in the HCV Program. On October 30, 2024, OCHA facilitated a presentation to potential landlords which showcased these landlord benefits and additional helpful information to gain insight and understanding of the HCV Program.

The Orange County Housing Authority continued to provide excellent customer service assisting 255 callers through the Owner Hotline and 93 callers through the rent increase line to meet the specific needs of OC's landlords and property managers.

As operations move forward, customer service and timely business operations continue to be a priority.

**ADMINISTRATION SECTION:**

**Staffing**

Administration currently has a vacancy for one (1) Senior Housing Specialist. We are working with HR on the recruitment process for the Senior Housing Specialist. The new Office Technician started at OCHA on October 18, 2024

**Operations**

Administration's efforts have been focused on OCHA operations, including, but not limited to, purchasing supplies and equipment, managing the physical facility, supporting the needs of the other OCHA sections, and communicating operational information to the public via the OCHA Reception telephone lines, the "OCHA Contact" email hotline, AccessOC and the OCHA webpage.

**Administration Ongoing Activities**

Critical tasks completed during October included the following:

Calls and inquiries addressed:	1,859
Mail Processed:	12,108
Public Records Act and Data Requests resolved:	6

VMS Data Collection Report												
	Jan-24	Feb-24	Mar-24	Apr-24	May-24	Jun-24	Jul-24	Aug-24	Sep-24	Oct-24	Nov-24	12/1/20234
Homeownership	4	4	4	4	4	4	4	3	3			
Homeownership HAP	\$6,172	\$6,959	\$6,959	\$6,692	\$6,692	\$6,943	\$6,975	\$5,567	\$5,567			
Family Unification	305	301	302	305	304	301	300	303	300			
Family Unification - (HAP)	\$617,246	\$610,425	\$617,344	\$635,127	\$628,107	\$618,815	\$622,105	\$624,020	\$626,216			
Non Elderly Disabled	33	34	33	32	34	35	36	37	36			
Non Elderly Disabled - (HAP)	\$53,578	\$55,176	\$53,591	\$51,959	\$54,915	\$57,415	\$60,772	\$60,685	\$60,757			
Portable Vouchers Paid	11	11	11	13	13	11	12	10	10			
Portable Voucher Paid HAP	\$13,946	\$13,958	\$13,169	\$17,340	\$17,880	\$16,465	\$18,924	\$17,137	\$15,915			
Tenant Protection	38	37	36	36	35	35	34	34	34			
Tenant Protection HAP	\$59,126	\$58,541	\$58,474	\$58,280	\$59,250	\$59,649	\$57,030	\$57,013	\$58,025			
Enhanced Vouchers	2	2	2	2	2	2	2	2	2			
Veterans Affairs Supported Housing (VASH) Voucher	795	813	811	821	826	830	828	836	843			
Veterans Affairs Supported Housing (VASH) HAP	\$1,203,178	\$1,233,428	\$1,242,143	\$1,262,879	\$1,280,392	\$1,291,543	\$1,318,557	\$1,337,009	\$1,340,973			
All Other Vouchers	9,090	9,139	9,139	9,098	9,107	9,131	9,153	9,156	9,124			
All Other Vouchers HAP	\$14,536,553	\$14,682,267	\$14,757,806	\$14,847,352	\$14,944,666	\$15,084,523	\$15,181,287	\$15,252,526	\$15,266,694			
FSS Escrow Deposits	\$24,706	\$21,075	\$23,590	\$24,516	\$22,820	\$23,438	\$24,662	\$24,762	\$26,801			
All Voucher HAP Expenses After the First of Month	\$120,807	\$82,486	\$81,890	\$86,375	\$118,539	\$88,068	\$78,076	\$43,958	\$27,879			
Total Vouchers	10,276	10,339	10,336	10,309	10,323	10,347	10,367	10,379	10,350			
HAP Total	\$16,635,132	\$16,762,315	\$16,854,966	\$16,990,520	\$17,133,261	\$17,246,853	\$17,368,388	\$17,422,677	\$17,428,827			
Number of Vouchers Under Lease (HAP Contract) on the last day of the Month	9,587	9,563	9,593	9,599	9,630	10,347	9,634	9,595	9,532			
New vouchers issued but not under HAP contracts as of the last day of the month	165	157	154	157	160	115	77	51	33			
Portability (Port In)	1,317	1,322	1,316	1,323	1,319	1,333	1,330	1,340	1,343			
Portability (Port In HAP Administered)	\$2,522,550	\$2,538,419	\$2,537,982	\$2,563,956	\$2,582,933	\$2,611,408	\$2,631,022	\$2,654,804	\$2,668,945			
Number of Vouchers covered by Project-Based under AHAPs and not under HAPs*	110	110	334	306	285	285	285	285	285			
Number of PBVs under HAP and leased	646	663	667	701	730	745	763	770	777			
Number of PBVs under HAP and not leased	75	68	64	128	80	65	47	40	33			
Fraud Recovery - Amount Booked this Month				\$1,826	\$870	\$1,737		\$125				
FSS Escrow Forfeitures This Month	\$12,969		\$53,982		\$35,679				\$58,003			
Number of Hard to House Families Leased	63	33	39	39	57	34	44	14	11			
Portable HAP Costs Billed and Unpaid - 90 Days or older	\$1,725,237	\$1,644,477	\$1,557,146	\$1,507,367	\$1,437,385	\$1,383,689	\$1,401,507	\$1,531,888	\$1,529,246			



**FY 24-25 OCHA OPERATING RESERVES  
SOURCES AND USES OF CASH, FUND 117  
AS OF 10/31/24**

Beginning Cash Balance as of 07/01/24  
Less: Other Miscellaneous Obligations  
**Available Cash Balance as of 10/31/24**

<b>FY 24-25 Budget</b>	<b>YTD Exp/Rev Actual - Cash</b>	<b>FY 24-25 Y/E Cash</b>
13,256,492	13,256,492	13,256,492
<b>13,256,492</b>	<b>13,256,492</b>	<b>13,256,492</b>

**Additional Sources of Cash**

Interest Received - County Investment Pool	550,000	199,688 (2)	550,000
Interest Received - Ops Reserve Loans	10,830	0 (1)	10,830
Principal Received - Ops Reserve Loans	0	0	0
Residual Receipts Payment - Laguna Canyon Housing & Tustin Heritage Place	0	0	0
Rents & Concessions - El Modena Rental Property	8,520	2,840	8,520
Miscellaneous Revenue - Expense & Interest Rebates from Prior Years	0	0	0
Miscellaneous Revenue - NEPA Environmental Costs from Fund 15G HOME	100,000	0	100,000
Miscellaneous Revenue - OC ARPA Landlord Incentives	0	0	0
Miscellaneous Revenue - Partial Repayment of Bankruptcy Loss	0	0	0
Miscellaneous Revenue - TBRA reimbursement from Fund 15G HOME (Fund Balance Unassigned)	208,575 0	0 0	208,575 0
<b>TOTAL SOURCES OF CASH:</b>	<b>14,134,417</b>	<b>13,459,021</b>	<b>14,134,417</b>

**Uses of Cash**

Building & Improvements Maintenance - El Modena/Esplanade Property	20,000	19,450	20,000
Affordable Housing/OCHA Rental Obligation (Balancer)	5,542,909	0	0
Admin/Accounting staffs support to OCHA Ops Reserve	79,668	11,376	79,668
HCD Staff Support to OCHA Ops Research (KG00117)	250,000	21,595	250,000
HCA/OCCR Admin Support for \$6M Landlord Incentive Program	75,000	(207)	75,000
Monique Miner-CivicStone - FY23/24	0	11,933	11,933
NEPA Environmental Costs (i.e. Dudek)	400,000	125,715	200,000
OCHA District Attorneys MOU - FY 24-25	150,000	0	150,000
OCHA Settlement Costs (Added new for FY 24-25)	75,000	0	75,000
Single All Funds Audit	66	0	66
County-wide Cost Allocation Plan (CWCAP)	5,500	0	5,500
County Investment Pool Admin Cost (Treasurer)	5,000	1,678	5,000
Family Self-Sufficiency Enhancement Payments	25,000	400	25,000
OCHA Landlord Incentive Program (KH017004)	3,000,000	151,476	3,000,000
OC Landlord Incentives (KG017004)	308,575	0	308,575
Tenant Based Rental Assistance Program (Fund 15G HOME - KH99006)	208,575	0	208,575
<b>TOTAL USES OF CASH:</b>	<b>10,145,293</b>	<b>343,415</b>	<b>4,414,317</b>

<b>TOTAL FY 24-25 UNCOMMITTED CASH:</b>	<b>3,989,124</b>	<b>13,115,605</b>	<b>9,720,101</b>
<b>LESS: Future Year's Non-discretionary Obligations</b>			
OCHA Monthly Rental Obligations (3)			<b>(4,757,807)</b>
<b>TOTAL FY 24-25 DISCRETIONARY CASH:</b>			<b>4,962,294</b>

(1) Budgeted amount represents interest amount only.

(2) The Treasurer is three months behind in dispersing interest. Per 13 Corrections are included in July numbers.

(3) The \$ 4.7 million is the amount reserved for the monthly OCHA HAP payments, Shelter Plus Care payments & FSS payments in case the monthly HUD payments are late.

Note: This document does not account for the accounts receivable reserve for housing loans.  
See Attachments (1. Payment Schedule 2. Terms and Conditions) for current details of the accounts receivable.



# OC Community Resources

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JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** December 5, 2024  
**TO:** H&CD Commission  
**FROM:** Julia Bidwell, Director  
OC Housing & Community Development

DocuSigned by:  
*Julia Bidwell*  
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**SUBJECT: Housing and Community Development Division  
Status Report October & November 2024**

### Five-Year Consolidation Plan

The Five-Year Consolidated Plan (ConPlan) is a planning document for the use of HUD funds under the Community Development Block Grant (CDBG), HOME Investment Partnership Act (HOME), and Emergency Solutions Grant (ESG) programs. The FY 2025-29 ConPlan assessment is currently being updated for the next five years and is due to HUD by May 15, 2025. The updated plan will identify the current housing and community development needs in the Urban County and sets forth a strategic plan for addressing the identified needs. It also satisfies the minimum statutory requirements of the CDBG, HOME, and ESG programs.

A consultant, Veronica Tam and Associates is assisting the County in compiling information required for the ConPlan. The consultant and staff will conduct a series of outreach meetings starting in October consisting of 2 service provider meetings and 5 community outreach meetings throughout the participating cities and unincorporated areas of Orange County. There will also be a survey available throughout these areas of Orange County asking the public, "What Are The Community Development Needs In Your Neighborhood?"

Information on the meetings and links to the surveys were sent the Commissions members and may also be found on the OC Housing & Community Development website at: <https://www.ochcd.org/community-development>.

### HOUSING DEVELOPMENT

#### **Project Review Advisory Panel (PRAP)**

- I. PRAP met on October 17, 2024 at 1:00 p.m. via Microsoft Teams Meeting.
  - PRAP concurred with staff recommendations to pass Costa Mesa Senior and Jamboree-Brea PSH on threshold review and continue to underwriting.
  - PRAP concurred with staff recommendations to commit \$2,682,400 in Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) for WISEPlace PSH Apartments in the City of Santa Ana.





- II. Future PRAP meeting date: December 12, 2024, at 1:00 p.m. virtually via Microsoft Teams Meeting.

**Affordable Rental Housing Programs**

**Projects Under Development (2020 and 2023 Notice of Funding Availability)**

**Pelican Harbor (formerly Huntington Beach Senior Housing)** – The Board of Supervisors (Board) approved a \$3,603,160 Mental Health Services Act (MHSA) loan and thirty-three (33) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Pelican Harbor is new construction of 43 units (42 rental units) of affordable housing for low to extremely-low income homeless households with 21 units set-aside for households who meet the MHSA eligibility criteria, and the remaining 12 units will be used for non-MHSA seniors. The developer, Jamboree Housing Corporation (Jamboree), secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction is anticipated to be completed in November 2024.

**Center of Hope Apartments (The Salvation Army) (Completed)** – The Board approved a \$655,120 MHSA loan and sixteen (16) Project-Based Vouchers for individuals experiencing homelessness earning at or below 25% AMI. Center of Hope Apartments is new construction of 72 units (70 rental units and two manager’s units) of affordable housing for extremely-low income homeless households with 20 units set-aside for households who meet the MHSA eligibility criteria. The developer, The Salvation Army, secured 4% low-income housing tax credits and closed on the construction loan in February 2022. Construction was completed in September 2023.

**The Crossroads at Washington (Completed)** – The Board approved a \$2,650,701 HOME loan and forty-three (43) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. The Crossroads at Washington is new construction of 86 units (85 rental units and one manager’s unit) of affordable housing for extremely-low income households with 43 units set-aside for formerly homeless households. The developer, The Related Companies of California, secured 9% low-income housing tax credits and closed on the construction loan in July 2022. Construction was completed in July 2024.

**Villa St. Joseph (Completed)** – The Board approved a \$1,020,600 HOME loan, \$1,400,000 MHSA loan and eighteen (18) Project-Based Vouchers for Villa St. Joseph, a rehabilitation of 50 units (49 rental units and one manager’s unit) of affordable housing for very low and extremely-low income households with 18 units set-aside for individuals experiencing homelessness earning at or below 20% AMI. The developer, Mercy Housing California, secured 4% tax-exempt bond and a 4% supplemental bond allocation from CDLAC. The project closed on construction loan financing and started construction in December 2022. Construction was completed in September 2024.

**Salida Del Sol (formerly Paseo Adelanto)** – The Board approved a \$2,384,630 MHSA loan and thirty (30) Housing Choice and ten (10) Veterans Affairs Supportive Housing (VASH) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Paseo Adelanto is a mixed-use development of 50 units (49 rental units and one manager’s unit) of affordable housing for extremely-low income households with up to 24 units set-aside for individuals experiencing homelessness who meet the MHSA eligibility criteria. The developer, Jamboree, secured 9% low-income housing tax credits and closed on the



construction loan in December 2022. Construction is anticipated to be completed in December 2024.

**Archways Santa Ana (formerly Westview House) (Completed)** – The Board approved a \$4,258,280 MHSA loan for 26 units for individuals experiencing homelessness who meet the MHSA eligibility criteria and earning at or below 30% AMI. Westview House is new construction of 85 units (84 rental units and one manager’s unit) of affordable housing for individuals experiencing homelessness. The developer, Mercy House CHDO Inc. and Community Development Partners, secured 4% low-income housing tax credits. The project closed on construction loan financing and started construction in June 2022. Construction was completed in July 2024.

**The Meadows Senior Apartments** – The Board approved a \$1,540,000 ARPA-SLFRF loan for 7 units for households experiencing homelessness that meet the MHSA eligibility criteria earning 30% of the AMI or below. The Meadows Senior Apartments is new construction of 65 units (64 rental units and one manager’s unit) of affordable housing for seniors (62 years or older) earning between 30% to 60% AMI. The developer, C&C Development, secured 4% low-income housing tax credits. The project closed on construction loan financing and started construction in December 2022. Construction is anticipated to be completed in November 2024.

**Clara Vista (formerly Tahiti Motel) (Completed)** – The Board approved a \$2,400,000 HSA loan, forty-nine (49) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Tahiti Motel is a rehabilitation of 60 units (59 rental units and one manager’s unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in December 2023.

**Aurora Vista (formerly Riviera Motel) (Completed)** – The Board approved a \$1,532,983 MHSA loan, \$500,000 HOME loan, \$1,000,000 ARPA loan and ten (10) Housing Choice and ten (10) VASH Project-Based Vouchers for individuals experiencing homelessness. Riviera Motel is a rehabilitation of 21 units (20 rental units and one manager’s unit). The developer, Jamboree, secured 9% low-income housing tax credits and closed on the construction loan in April 2022. Construction was completed in March 2024.

**Mesa Vista (formerly Motel 6) (Phase I Completed)** – The Board approved a \$4,500,000 MHSA loan, \$850,000 ARPA loan and thirty (30) VASH Project-Based Vouchers for individuals experiencing homelessness. Mesa Vista is a two-phase conversion/rehabilitation of a 94-room motel into 88 units of permanent housing (87 rental units and one manager’s unit). The developers, Community Development Partners and CM Mercy House CHDO LLC, closed on construction loan financing for Phase I in December 2022 and is under construction on 40 units of permanent supportive housing. Construction on Phase I was completed in December 2023. The Developers are targeting construction loan closing in December 2024 for Phase II.

**Cartwright Family Apartments** – The Board approved a \$1,574,810 MHSA loan, \$2,067,000 ARPA-SLFRF loan and eight (8) Project-Based Vouchers for individuals experiencing homelessness earning at or below 30% AMI. Cartwright Family Apartments is new construction of 60 units (59 rental units and one manager’s unit) of affordable housing for low to extremely low-income households. The developers, a partnership between Waterford Group, the Riverside Charitable Corporation and C&C Development, secured 4% low-income housing tax credits and closed on the construction loan in May 2023. Construction is anticipated to be completed in June 2025.

**WISEPlace PSH** – District 2 committed \$1,500,000 ARPA-SLFRF loan and will be restricted to 30% AMI. WISEPlace PSH has 48 units (47 rental units and one manager’s unit) of affordable housing developed by Jamboree. The project closed on the construction loan in March 2023. Construction is anticipated to be completed in November 2024. Jamboree is requesting \$2,682,400 in Mental Health Services Act Funds Capitalized Operating Subsidy Reserve (COSR) from the County and is under review.

**HB Oasis** – The Board approved a \$5,121,130 APRA-SLFRF loan, and sixty-two (62) Housing Choice Project-Based Vouchers for individuals experiencing homelessness. HB Oasis is an adaptive re-use of a 64-room Quality Inn and Suites. The Developers closed on acquisition and completed the necessary rehab for the interim phase. Developers are working towards converting to 62 permanent rental housing units and one manager’s unit). The Developers received a 9% low-income housing tax credit award and closed on the construction loan in May 2024. Construction is anticipated to be completed in October 2025.

**FX Residences (formerly Francis Xavier)** - The Board authorized submittal of a grant application and was awarded \$3,382,388 for No Place Like Home (NPLH) competitive funding. The Board also approved \$2,834,658 in Special Needs Housing Program (SNHP) funding for 13 MHSA units. FX Residences is 17 units of affordable housing for low- to extremely-low income set-aside for households who are homeless or at-risk of homelessness, including residents who meet the MHSA eligibility. The developer, HomeAid Orange County Inc., applied and was awarded OCHFT funding and closed on the construction loan in June 2023. Construction is anticipated to be completed in December 2024.

**Orchard View Gardens** – The Board authorized submittal of a joint application and was awarded \$3,042,572 in competitive NPLH funding and \$969,955 in COSR funding for 13 MHSA units. The Board approved a \$1,259,848 MHSA loan and 8 Project-Based Vouchers for individuals at-risk of homelessness or experiencing homelessness. The developer, National CORE, received a 9% low-income housing tax credit award, closed on construction loan financing in June 2023 and started construction. Construction is anticipated to be completed in November 2024.

**The Orion Apartments** – The Board approved a \$921,150 MHSA loan and eight (8) Project-Based Vouchers for seniors experiencing homelessness earning at or below 30% AMI. The Orion Apartments is new construction of 166 units (164 rental units and two manager’s unit) of affordable housing for low to extremely low-income senior households. The developers, a partnership between USA Properties Fund Inc. and the Riverside Charitable Corporation, secured 4% low-income housing tax credits and closed on the construction loan in May 2024. Construction is anticipated to be completed in December 2025.

### **Grand Openings/Groundbreakings/Events –**

- I. A Grand Opening event for Crossroads at Washington was held on Thursday, September 26, 2024, at 2:00 p.m. at 1136 Washington Avenue, in the City of Santa Ana.



(OC H&CD and HUD Staff at the Grand Opening for Crossroads at Washington)

### **2016 Permanent Supportive Housing Notice of Funding Availability**

On November 10, 2015, the Board authorized the OC Community Resources (OCCR) Director, or designee, to issue a Permanent Supportive Housing Notice of Funding Availability (2016 PSH NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$8 million in Orange County Housing Successor Agency funds (HSA) and Federal HOME and utilize up to 100 Housing Choice Project-Based Vouchers. Staff will return to the Board for funding commitments to individual projects. The PRAP concurred with staff's 2016 PSH NOFA policy recommendations at the December 10, 2015, PRAP meeting.

On April 24, 2018, the Board approved adding \$4 million and up to a combined 100 VASH and/or Housing Choice Vouchers to the 2016 PSH NOFA. On December 18, 2018, the Board approved adding \$2 million in HAS funds and/or HOME and up to an additional of 50 U.S. Department of Housing and Urban Development Veterans Affairs Supportive Housing (HUD-VASH).

The 2016 PSH NOFA committed a combination of \$13,020,361 in capital funding and 200 Housing Choice, 15 Mainstream and 13 Veterans Affairs Project-Based Vouchers to complete 13 projects, resulting in the development of 773 affordable and supportive housing units.

### **2020 Supportive Housing Notice of Funding Availability**

On December 17, 2019, the Board authorized the OCCR Director, or designee, to issue a 2020 Supportive Housing Notice of Funding Availability (2020 NOFA) with an emphasis on developing extremely low-income housing in a combination of up to \$13 million in Orange County HSA funds, Federal HOME funds and MHSA funds and utilize up to 200 Housing



Choice Project-Based Vouchers and return to the Board for funding commitments to individual projects.

The Board also approved the changes in policy and process for the 2020 NOFA. The 2020 NOFA was released on January 27, 2020. Subsequently, on May 19, 2020, after the discontinuance of the Special Needs Housing Program and anticipation of remaining funds being returned to the County, the Board approved increasing the MHSA funding in the 2020 NOFA by up to \$5.5 million.

On October 20, 2020, the Board approved an increase and decrease to the 2020 NOFA by \$1,085,000 in MHSA to commit to Stanton Inn and Suites to satisfy the required capital match under the Homekey Program. On November 17, 2020, the Board approved an increase in the amount of HSA, HOME, Fund 15B and Fund 135 funds in the 2020 NOFA by up to \$3.5 million and a decrease the amount of HSA funds in the 2020 NOFA by \$2.4 million to include the Tahiti Motel, located at 11850 Beach Boulevard, Stanton, and shift funds to accommodate projects that have pending applications for funding under the 2020 NOFA.

On May 25, 2021, the Board approved an increase to the 2020 NOFA \$6.5 million in American Rescue Plan Act-HOME Supplemental Funds and Federal HOME funding to the 2020 Supportive Housing NOFA and 157 Project Based VASH, Mainstream and/or Housing Choice Vouchers. As required by the recently released HOME-ARP guidance, staff will be submitting an Allocation Plan to HUD for the use of the funds.

On November 16, 2021, the Board approved to increase the 2020 NOFA by \$1,069,462 in MHSA funding and to add 10 Project-Based VASH and up to 100 Project Based Housing Choice Vouchers with a preference for Homekey approved projects.

On June 28, 2022, the Board approved to increase the 2020 NOFA by \$500,000 and approved commitment of the funds as a construction to permanent loan to the Riviera Motel.

On September 13, 2022, the Board approved of an Amended and Restated Memorandum of Understanding between OC Community Resources (OCCR) and OC Health Care Agency (HCA) for transfer of up to an additional \$30,000,000 in MHSA funding and increase to the 2020 NOFA (or subsequent NOFA as approved by the Board) by up to \$30,000,000 in MHSA funding.

On September 27, 2022, the Board authorized to utilize previously appropriated American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) to add up to \$21 million to the 2020 NOFA (or subsequent NOFA as approved by the Board) for the development of permanent supportive housing.

On October 18, 2022, the Board approved to increase the 2020 NOFA by up to \$3.5 million in MHSA, ARPA-SLFRF and Southern California Home Financing Authority (SCHFA) funding and commitment of the funds for loan financing to Homekey approved projects.

On December 6, 2022, the Board considered approval to increase the 2020 NOFA by up to \$850,000 in ARPA-SLFRF funding and commitment of the funds as a construction to permanent loan to the Motel 6 Homekey Project for a total amount not to exceed \$5,350,000 in County funding.

Staff received 19 applications listed below requesting \$31,053,493 in HOME/HSA/MHSA/Fund 15B/Fund 135/ARPA-SLFRF/SCHFA funds, 292 Housing Choice Project-Based Vouchers, 60 Project-Based VASH Vouchers and 1 withdrawn application.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE	Mountain View	\$453,600	8	0	71	Families / MHSA	Lake Forest	Project Completed
National CORE	Santa Angelina Senior	\$500,000	21	0	65	Seniors / MHSA	Placentia	Project Completed
National CORE	Orchard View Gardens	\$453,600	8	0	66	Seniors / MHSA	Buena Park	Under Construction
Jamboree Housing Corp.	Ascent (formerly Airport Inn Apartments)	\$0	12	0	58	Homeless Individuals / MHSA	Buena Park	Project Completed
The Salvation Army	The Salvation Army Anaheim Center of Hope	\$655,120	16	0	72	Homeless Individuals / MHSA	Anaheim	Project Completed
C&C Development	Cartwright Family Apartments	\$567,000	8	0	60	Large Families / MHSA	Irvine	Under Construction
Mercy Housing California	Villa St. Joseph	\$2,420,600	18	0	50	Senior Individuals / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Pelican Harbor (formerly Huntington Beach Senior Housing)	\$3,603,160	33	0	43	Senior Individuals / MHSA	Huntington Beach	Under Construction
Orange Housing Dev. Corp. & C&C Dev.	Valencia Gardens (formerly Orange Corporate Yard)	\$479,520	8	0	62	Families / MHSA	Orange	Project Completed
Jamboree Housing Corp.	Salida Del Sol (formerly Paseo Adelanto)	\$2,384,630	30	10	50	Homeless Individuals / MHSA	San Juan Capistrano	Under Construction
Community Development Partners	Archways Santa Ana (formerly Westview House)	\$4,258,280	0	0	85	Large Families / MHSA	Santa Ana	Project Completed
C&C Development	The Meadows Senior Apartments	\$1,540,000	0	0	65	Seniors / MHSA	Lake Forest	Under Construction
C&C Development	Lincoln Avenue	\$0	0	0	0	Low-Income and Homeless Families	Buena Park	Project Withdrawn
Jamboree Housing Corp.	Iluma (formerly Stanton Inn and Suites)	\$1,085,000	71	0	72	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Jamboree Housing Corp.	Clara Vista (formerly Tahiti Motel)	\$2,400,000	49	10	60	Homeless/At-risk/COVID-19	Stanton	Project Completed
Jamboree Housing Corp.	Aurora Vista (formerly Riviera Motel)	\$3,032,983	10	10	21	Homeless/At-risk/COVID-19/MHSA	Stanton	Project Completed
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$5,350,000	0	30	88	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II In Progress of Funding
The Related Companies of California, LLC	The Crossroads at Washington	\$370,000	0	0	86	Families/ Permanent Supportive Housing	Santa Ana	Project Completed
Jamboree Housing Corp.	WISEPlace Supportive Housing	\$1,500,000	0	0	48	Families/ Permanent Supportive Housing	Santa Ana	Under Construction
<b>TOTALS</b>		<b>\$31,053,493</b>	<b>292</b>	<b>60</b>	<b>1,122</b>			

**2023 Supportive Housing Notice of Funding Availability**

On February 7, 2023, the Board authorized the OCCR Director, or designee, to issue a 2023 Supportive Housing Notice of Funding Availability (2023 NOFA) with an emphasis on developing extremely low-income housing for a combination of up a total of \$67.1 million in Federal HOME funds, Federal HOME American Rescue Plan Act (HOME-ARP) funds, State MHA funds and American Rescue Plan Act Coronavirus State and Local Fiscal Recovery Funds (ARPA-SLFRF) and utilize up to 210 Housing Choice and/or Veterans Affairs Project-Based Vouchers and return to the Board for funding commitments to individual projects. The 2023 NOFA was released on March 20, 2023.

Staff received 12 applications listed below, with 8 active applications requesting \$31,281,460 in HOME/HOME-ARP/MHSA/ARPA-SLFRF funds, 192 Housing Choice Project-Based Vouchers, 10 Project-Based VASH Vouchers and 4 withdrawn applications.

Developer	Project Name	Funding Request	Project-Based HCV Request	Project-Based VASH Request	Total Units	Type	City	Status
National CORE & American Family Housing	HB Oasis	\$5,121,130	62	0	63	Homeless Individuals	Huntington Beach	Under Construction
American Family Housing	15081 Jackson	\$11,494,210	30	0	65	Homeless, MHSA eligible individuals	Midway City	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On June 25, 2024, the Board approved commitment of funding (capital and capitalized operating subsidy reserve) and PBVs.
American Family Housing	15222 Jackson	\$0	0	0	0	Homeless, MHSA eligible individuals	Midway City	Project Withdrawn
Linc Housing Corporation	La Palma Homekey	\$0	0	0	0	Homeless, MHSA eligible individuals	Anaheim	Project Withdrawn
Mercy Housing	Baker Street Placentia	\$3,000,000	17	0	68	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in June 2023. PRAP concurred with passing project on threshold and underwriting review. On July 23, 2024, the Board approved commitment of funding and PBVs.
C&C Development	Lincoln Avenue	\$1,384,230	13	0	55	Low-Income and Homeless Families, MHSA eligible individuals	Buena Park	Application received in July 2023. PRAP concurred with passing project on threshold and underwriting review. On March 26, 2024, the Board approved commitment of funding and PBVs. The developer received a tax credit award and is targeting construction loan closing in December 2024.
American Family Housing	1400 Bristol	\$6,781,520	38	10	78	Homeless, MHSA eligible individuals	Costa Mesa	Application received in July 2023. PRAP concurred with passing project on threshold and underwriting review. On July 18, 2023, the Board approved commitment of funding and PBVs.
Community Development Partners.	Mesa Vista (formerly Motel 6)	\$0	10	0	40	Homeless/At-risk/COVID-19/MHSA	Costa Mesa	Phase I Completed Phase II is in progress of funding
Pathways of Hope	Amerige	\$0	0	0	0	Homeless Individuals	Fullerton	Project Withdrawn

Orange 702, L.P.	The Orion Apartments	\$921,150	8	0	164	Seniors / MHSA eligible individuals	Orange	Under Construction
American Family Housing	Goldenwest Apartments	\$2,579,220	14	0	29	Homeless, MHSA eligible individuals	Westminster	Application received in October 2023 and is under underwriting review.
National CORE	Marks Way Orange	\$0	0	0	0	Homeless Individuals	Orange	Project Withdrawn
<b>TOTALS</b>		<b>\$31,281,460</b>	<b>192</b>	<b>10</b>	<b>562</b>			

**2023 Supportive Housing Notice of Funding Availability First Amendment**

On February 27, 2024, the Board approved issuance of the 2023 NOFA First Amendment making available up to \$32.7 million in Federal HOME, HOME American Rescue Plan Program (HOME-ARP), MHSA and 15G Reserves funds and up to 218 Housing Choice, Mainstream and/or Veterans Affairs Supportive Housing Project-Based Vouchers. The 2023 NOFA First Amendment was released on March 14, 2024.

Staff received 6 applications listed below, with 6 active applications requesting \$12,698,200 in HOME/HOME-ARP/MHSA/15G Reserve funds, and 113 Project-Based Housing Choice Vouchers and/or VASH Vouchers.

As of September 9, 2024, the 2023 Supportive Housing NOFA First Amendment is temporarily suspended until further notice, as we prioritize our resources for Homekey+ Program.

On November 14, 2024, staff held a Developer Input Session to solicit feedback from developers on recommended changes to NOFA policies and process and discuss current trends, development/construction costs and other related issues that the County should take into consideration for the next NOFA.

Developer	Project Name	Funding Request	Project-Based Voucher Request	Total Units	Type	City	Status
Jamboree	WISEPlace PSH	\$2,682,400	0	48	Families/ Permanent Supportive Housing	Santa Ana	Under Construction  Developer identified a gap in financing and submitted an application under the 2023 NOFA First Amendment in April 2024. PRAP concurred with passing project on threshold. On October 17, 2024, PRAP concurred with passing project on underwriting review.
USA Properties Fund Inc.	Metro at Melrose	\$0	8	189	Low-Income and Homeless Families, MHSA eligible individuals	Placentia	Application received in April 2024 and is under threshold review.
C&C Development	Altrudy II Senior Apartments	\$1,100,000	8	72	Seniors / MHSA	Yorba Linda	Application received in July 2024. PRAP concurred with passing project on threshold and continue with underwriting review.
National CORE	Marks Way	\$1,200,000	25	50	Homeless individuals	Orange	Application received in July 2024 and is under threshold review.
Jamboree Housing Corp.	Brea PSH	\$5,225,000	38	39	Homeless Individuals	Brea	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review

Jamboree Housing Corp.	Costa Mesa Senior	\$2,490,800	34	70	Seniors / MHSA	Costa Mesa	Application received in August 2024. On October 17, 2024 PRAP concurred with passing project on threshold review and continue with underwriting review
<b>TOTALS</b>		<b>\$12,698,200</b>	<b>113</b>	<b>468</b>			

**Homekey Program**

The Homekey Program (Homekey) is a statewide effort to sustain and rapidly expand housing for persons experiencing homelessness or are at risk of homelessness, and who are, thereby, disproportionately impacted by and at increased risk for medical diseases or conditions due to the COVID-19 pandemic or other communicable diseases.

The County and the applicable developers, as co-applicants, submitted applications to the California Department of Housing and Community Development Department (State HCD) for funding in Rounds 1, 2 and 3 of Homekey and were awarded over \$83 million in funding to acquire, rehabilitate, construct and/or operate six projects:

- Round 1
  - Iluma (formerly Stanton Inn and Suites), Stanton (72 units/\$9.6 million in Homekey funding)
  - Clara Vista (formerly Tahiti Motel), Stanton (60 units/\$10,992,000 in Homekey funding)
- Round 2
  - HB Oasis (formerly Quality Inn and Suites), Huntington Beach (64 units/\$17 million in Homekey funding)
  - Aurora Vista (formerly Riviera Motel), Stanton (21 units/\$6,070,000 in Homekey funding)
  - Mesa Vista (formerly Motel 6), Costa Mesa (88 units/\$10,550,000 in Homekey funding)
- Round 3
  - 1400 Bristol (formerly Travelodge), Costa Mesa (78 units/\$29 million in Homekey funding). On July 23, 2024, the County received a conditional award letter for \$29 million in Homekey capital funding. On August 14, 2024, State HCD announced \$130 million in Homekey funding awards to local jurisdictions including this project. Staff, along with the co-applicant/developer, are working with State HCD on accepting the award and receiving funding to acquire the property and complete construction by the 12-month deadline.

**Homekey+ Program:** Homekey+ is the permanent housing component of the Behavioral Health Infrastructure Bond Act, part of Proposition 1 passed by California voters in March 2024. State HCD, in partnership with CalVet, will expand the Homekey Program with Homekey+ utilizing approximately \$2 billion in funding from the Bond Act to help support the development of permanent affordable housing with supportive services for veterans and individuals with mental health or substance use challenges who are at risk of, or experiencing, homelessness. State HCD anticipates releasing the Homekey+ Notice of Funding Availability (NOFA) in November 2024 with applications due in early 2025.

In anticipation of State HCD’s release of the Homekey+ NOFA in November 2024, staff, in partnership with Corporation for Supportive Housing, hosted a Roundtable event on September



23, 2024 at 11:00 am. During this roundtable discussion, we focused on sharing insight on Homekey and exploring the Homekey+ Program.

Staff released a Request for Information/Qualifications (RFI) to solicit interested developers or potential projects located in Orange County that could utilize Homekey+ funding on November 8, 2024 with responses due on November 27, 2024. The RFI is posted on the County's website (<https://www.ochcd.org/housing-development>) and released through OpenGov (OC-HK-RFI2024).

### **Homeownership Activities**

The County of Orange homeownership program information can be found on the website at [www.ochcd.org/housing-development/homeowner-program](http://www.ochcd.org/housing-development/homeowner-program).

### **Mortgage Assistance Program/CalHome Grant**

On August 25, 2020, the Board approved the recommended policy changes to the Mortgage Assistance Program (MAP) guidelines. The County's MAP Program provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB). The revised guidelines have allowed the County to effectively support FTHB by increasing the maximum loan amount of down payment assistance to qualified individuals and reducing some barriers for eligibility. The guidelines were also revised to make them consistent with changes in funding, Department name changes and the needs of low-income homebuyers in Orange County. For more information on the MAP program, please contact Sherluna Vien of OC Housing & Community Development at 714-480-2936 or [Sherluna.Vien@occr.ocgov.com](mailto:Sherluna.Vien@occr.ocgov.com).

Since the update to the MAP program in August 2020, 109 applications have been processed for eligibility of which 8 have closed escrow, 12 have received a funding commitment pre-approval, and 3 applications are under review.

The MAP program re-opened as of January 23, 2023, and is accepting applications. Funds are limited for this program. Applications are accepted on a first-come first-serve basis. At this time, it is anticipated that 4 more CalHome applications can be funded. Once funds are depleted, the program will be closed and the remaining applicants who have been pre-approved will be placed on a waiting list, in anticipation of future CalHome funds.



# OC Community Resources

## M E M O R A N D U M

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PAM PASSOW  
DIRECTOR  
OC PARKS

JULIE QUILLMAN  
COUNTY LIBRARIAN  
OC PUBLIC LIBRARIES

**DATE:** December 5, 2024

**TO:** H&CD Commission

**FROM:** Bill Malohn, Manager, OC Community Resources  
Accounting *Bill Malohn*

**SUBJECT:** ACCOUNTING STATUS REPORT - October 2024

### ORANGE COUNTY HOUSING ASSISTANCE

1. **Section 8 Housing Assistance Payments**  
We issued our October 2<sup>nd</sup> checks and electronic fund transfers to landlords on time using the HAPPY software system.
2. **Landlord and Tenant Overpayments**
  - Active: There are 24 tenant repayment agreements with a total balance of \$35,054 as of October 31, 2024.
  - Inactive: There are 348 outstanding cases with a total amount of \$741,057 as of October 31, 2024. Of the 348 cases, 228 are for tenants (66%) and 120 are for landlords (34%).
  - Grand total of active and inactive for October 2024: \$776,111.
3. **Operating Reserves Loan**  
All loan payments were made through October 31, 2024, in accordance with the amortization schedule.
4. We completed the Family Self-Sufficiency (**FSS**) reconciliation through September 2024. There were zero payments to program participants under the Enhancement Program for the month of October.

### HOUSING AND COMMUNITY DEVELOPMENT

5. **CDBG, HOME, ESG, CALHOME, and General Fund**
  - The Community Development Block Grant (CDBG), Home Investment Partnership Act (HOME), and Emergency Shelter Grant (ESG) IDIS Vouchers and drawdown for September 2024 have been completed for all available funding.
  - The HUD Status Report, including reconciliation with IDIS for CDBG, HOME, and ESG for September 2024 has been completed.
  - General & Other Fund Projects report was updated through 1<sup>st</sup> Quarter, September 2024.
  - Program Income Status Report for September 2024 has been completed.

- We were awarded \$1,000,000 in CalHome funds in March 2010. We received \$1,000,000 in advanced funds as of February 28, 2014 and we funded 44 Owner Occupied Rehabilitation loans. A new 2011 CalHome grant for \$1,000,000 was awarded and \$250,000 was received on June 5, 2014, another \$250,000 was received on April 15, 2015 and another \$250,000 was received on March 8, 2016. We funded 7 Mortgage Assistance Program loans and 14 Owner Occupied Rehabilitation loans. As of June 2017, the 2011 CalHome grant is closed.

#### **ORANGE COUNTY DEVELOPMENT AGENCY (OCDA) SUCCESSOR**

6. The Orange County Development Agency (OCDA) Successor status report was updated through August 2024 and can be viewed on the shared drive.
7. Successor Notes Receivable interest and loan monitoring fees are calculated monthly and are up to date as of November 2024. Balances are reconciled for Successor Notes Receivables every April and June.