

**H&CD COMMISSION - REGULAR MEETING**

**SUMMARY OF MINUTES**

THURSDAY, January 22, 2015 – 10:00 a.m.

**COMMISSION ROOM, FIRST FLOOR  
333 W. Santa Ana Blvd.  
10 Civic Center Plaza  
Santa Ana, CA 92701**

**Kathryn McCullough, Chair, City Selection Rep.  
Ron Garcia, Vice-Chair, Member-At-Large  
Leslie K. Le, 1<sup>st</sup> District  
Jack Wu, 2<sup>nd</sup> District  
Denis Bilodeau, 4<sup>th</sup> District  
Mike Alvarez, City Selection Rep.**

**Helen Smith-Gardner, Tenant Rep.  
Phan Vu, Tenant Representative  
Vacant, 3<sup>rd</sup> District  
Vacant, 5<sup>th</sup> District  
Vacant, Member-At-Large**

*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 OC Community Services of the County of Orange. These items are noted on this Agenda by the designation "OCCS".*

*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.*

*Members of the public will be given the opportunity to address the H&CD Commission.*

**I. CALL TO ORDER:** Kathryn McCullough, Chair

**Chair McCullough called the meeting to order at 10:07am**

**II. PLEDGE OF ALLEGIANCE:** Commission Member Helen Smith-Gardner

**Commission member Helen Smith-Gardner led the Pledge of Allegiance**

**III. ROLL CALL:** Kristine De Leon

**Present:** Kathryn McCullough, Ron Garcia, Leslie Le, Jack Wu, Mike Alvarez, Helen Smith-Gardner and Phan Phu

**Absent:** Denis Bilodeau

**IV. PRESENTATIONS/INTRODUCTIONS:**

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

**(NONE)**

**VI. REPORTS OF STAFF, COMMITTEES AND/OR COMMISSION MEMBERS:**

**A. Application Review Committee (ARC):**

John Viafora, Manager

**Julia Bidwell reported for John Viafora:**

- **FY 2015-19 Consolidated Plan-** The new five-year Consolidated Plan will be submitted to the Board of Supervisors with the Annual Action Plan on May 5, 2015. The Consolidated Plan is due to HUD by May 15, 2015.
- **FY 2015-16 Annual Action Plan-**The FY 2015-16 Annual Action Plan (AAP) will be submitted to the Board on May 5, 2015. The Annual Action Plan is then submitted to the Department of Housing and Urban Development May 15, 2015. FY 2015-16 is the first year of a three-year, multi-year funding cycle for Public Service and Housing Rehabilitation activities. Public Facility and Improvement activities are allocated through an annual RFP process. The RFP for Housing Rehabilitation and Public Facilities and Improvements was released on December 11, 2014 in BidSync and proposals are due on January 7th, 2015. Per the Board approval, FAPP, public service activities are exempt. RFP recommendations will be noticed in early Feb., 2015. Recommendations will be submitted to the Board on May 5, 2015 for approval.

**B. Project Advisory Committee (PAC):**

John Viafora, Manager

**Julia Bidwell reported for John Viafora:** No report this month.

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

Karen Roper, Executive Director/Secretary

- **VASH** – On July 2, 2014, HUD invited OCHA to apply for 52 VASH vouchers and on October 3, 2014, HUD invited OCHA to apply for another 58 VASH vouchers. Approval of these additional applications brings OCHA's VASH portfolio to 580 VASH vouchers. In January 2015, HCD released a VASH Voucher NOFA for multi-family affordable rental housing for veterans. Up to 30 project-based VASH vouchers are available through this NOFA. I will report back on the results of application submittals at the next Commission meeting.
- **YEAR ROUND EMERGENCY SHELTER** – As reported previously, community opposition for a year round project site resulted in the site not being approved by the Fullerton City Council in June 2013. Another proposed site in Santa Ana also encountered community opposition and was not approved by the Board of Supervisors in November 2014. On September 23, 2014, the County sent the City of Anaheim a proposal to lease the City's 3 acre site to develop a year round emergency shelter and multi-service center. Emergency Shelter Development Options is a new proposed agenda item that will go to the Board of Supervisors in March 2015 outlining the following Emergency Shelter Development Options:
  - A. Government Initiated Development Option - which is the model previously used for the Fullerton and Santa Ana shelters. The County purchases and owns the shelter site and procures a non-profit operator;
  - B. Public/Private Initiated Development Option - With this option, the County would select a Developer/Operator through a "Request for Proposal or Qualification" prior to site selection. This option focuses entirely on the Developer/Operator team qualifications. The selected developer handles the site selection and development with County participation. Ultimate ownership of the site is flexible and will be determined in cooperation with the Developer/Operator based on addressing development factors which will ensure successful completion of the project; or,
  - C. Privately Initiated Development Option - With this option, the County would select a Developer/Operator with an already identified site through a Request for Proposal. The selected Developer/Operator would purchase and own the site identified in the successful proposal.

The shelter development options were discussed at the January 16, 2015 Commission to End Homelessness Emergency and Transitional Shelter Implementation Group and will be discussed at the January 30, 2015 Commission to End Homelessness meetings. On January 16, 2015, the Commission to End Homelessness Emergency and Transitional Shelter Implementation Group, after lengthy discussion of the development options, unanimously recommended Option B - Public/Private Initiated Development Option with the following parameters:

- 1) Low-Threshold Emergency Shelter/Multi-Service Center(s) with up to 200 beds;
- 2) Ownership to remain flexible;
- 3) Flexibility in geographic location with consideration of countywide needs; and,
- 4) RFP/RFQ should be released by May 1, 2015

- **AFFORDABLE HOUSING STRATEGIC PLAN** – The August 2014 HCD Commission and Board of Supervisors Affordable Housing Ad Hoc Committee was discussed; the Ad Hoc Committee direction was to develop a strategic plan that provides policy recommendations on affordable housing development with resources such as Housing Successor Agency and HOME funds as well as use of project-based vouchers. Staff will return to the Commission for an overview of a draft plan before it is submitted to the Board of Supervisors.
- **JANUARY 24, 2015 COUNT AND SURVEY OF THE HOMELESS** - Every two years, the County of Orange and its non-profit partners conduct a single day count of the County's sheltered and unsheltered homeless population. The January 2013 count process determined that approximately 12,700 people become homeless in Orange County over the course of a year. This project is undertaken to preserve over \$16 million in annual federal funding for homeless programs and services. The project also serves as a means for leveraging additional funding from other government and private sources for needed homeless services and provides data to inform decision making on better service planning and delivery including Orange County's Ten Year Plan to End Homelessness. This year, 1,500 volunteers are needed to count the homeless throughout Orange County. Each of the five County Supervisor districts will have a deployment center where volunteers will gather on the morning of Saturday, January 24, 2015 to count the homeless from approximately 4:30 am – 9:00 a.m. on the streets throughout the entire county. A short training session is required prior to the day of the count. The location of each volunteer deployment center will be posted on the Point in Time website after December 1, 2014. The location of each volunteer deployment center is as follows:

**1<sup>st</sup> District - Santa Ana**

2-1-1 Orange County Office  
1505 E. 17<sup>th</sup> Street  
Conference Center, Ste. 100  
Santa Ana, CA 92705

**4<sup>th</sup> District - Anaheim**

Victory Baptist  
227 N. Magnolia  
Anaheim, CA 92801

**2<sup>nd</sup> District - Huntington Beach**

Colette's Children's Home  
7372 Prince Dr., Ste 106  
Huntington Beach, CA 92647

**5<sup>th</sup> District - San Clemente**

Family Assistance Ministries  
1030 Calle Negocio  
San Clemente, CA 92673

**3<sup>rd</sup> District - Irvine**

Families Forward  
8 Thomas  
Irvine, CA 92618

For more information on the count of the homeless, the public was encouraged to visit the following website: [www.pointintimeoc.org](http://www.pointintimeoc.org). The County of Orange is proud to fund the count of the homeless and 211 Orange County as these services and regional efforts support Orange County's Ten Year Plan to End Homelessness.

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

*All matters are approved by one motion unless pulled by a Commission Member for discussion or separate action. At this time, any member of the public may ask the Commission to be heard on any item on the Consent Calendar.*

1. **(OCHA) 2015 PAYMENT STANDARDS FOR HOUSING CHOICE VOUCHER PROGRAM**  
John Hambuch

**RECOMMENDED ACTION:**

Approve the Updated Payment Standard Schedule effective February 1, 2015

**Chair McCullough asked for a motion to approve the Consent Calendar. Ron Garcia made a motion. Helen Smith-Gardner seconded the motion. The motion carried unanimously.**

**VIII. DISCUSSION CALENDAR: (1)**

At this time, members of the public may ask the H&CD Commission to be heard on any item on the Discussion Calendar.

1. (OCHA) **OCHA 2015 Annual and 5-Year PHA Plan Draft**  
John Hambuch, Housing Manager

**RECOMMENDED ACTION:**  
Receive Comments and Discuss

**Chair McCullough requested a motion to approve the Discussion Calendar. Helen Smith-Gardner made a motion. Mike Alvarez seconded the motion. The motion carried unanimously.**

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

(NONE)

- X. **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 off-agenda items unless authorized by law.*

(NONE)

- XI. **ADJOURNMENT**

**Chair Kathryn McCullough adjourned the meeting at 11:30 a.m.**

- XII. **NEXT SCHEDULED MEETING:**

Thursday, **February 26, 2015**  
Hall of Administration, Building #10  
Commission Room, First Floor  
333 W. Santa Ana Blvd., Santa Ana, CA 92702

**Respectfully submitted,**

  
**Karen Roper, Executive Director/Secretary**