

H&CD COMMISSION - REGULAR MEETING

SUMMARY OF MINUTES

THURSDAY, March 26, 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 Comm
Leslie K. Le, 1st District
Jack Wu, 2nd District
Vacant, 3rd District
Denis Bilodeau, 4th District
Vacant, 5th District

Ron Garcia, Vice-Chair, Member at Large
Helen Smith-Gardner, Tenant Rep.
Phan Vu, Tenant Representative
Ma'Ayn Johnson, Member-At-Large
Mike Alvarez, City Selection Rep.

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 Kathryn McCullough called the meeting to order at 10:06 a.m.

II. PLEDGE OF ALLEGIANCE:

Pledge of Allegiance was led by Ma'Ayn Johnson.

III. ROLL CALL: Loretta Fonseca

***Present:* Chair Kathryn McCullough, Vice-Chair Ron Garcia, Ma'Ayn Johnson, Helen Smith-Gardner, Phan Vu, Leslie Le, Denis Bilodeau and Mike Alvarez.**

***Absent:* Jack Wu**

IV. PRESENTATIONS/INTRODUCTIONS: (NONE)

V. APPROVAL OF MINUTES:

Recommended Action:

Approve the Summary of Minutes of the regular meeting held on February 26, 2015.

Chair Kathryn McCullough asked for a motion, Helen Smith-Gardner made a motion. Ma'Ayn Johnson seconded the motion. The motion carried unanimously.

VI. 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.*

NO PUBLIC COMMENTS.

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

A. Application Review Committee (ARC):

John Viafora, Manager

John Viafora reported that the 5-Year Consolidated Plan (FY 2015-20) and Annual Plan were released on March 18, 2015 for a 30-day public review period. A Presentation to the Commission is scheduled later in the Agenda.

B. Project Advisory Committee (PAC):

John Viafora, Manager

John Viafora reported that the PAC has not met in the last month. The Board of Supervisors Affordable Housing Ad Hoc Committee is proposing to take the Strategic Regional Affordable Housing Plan to the Board of Supervisors April 7th. Staff will update the Commission of its progress and it has been noted that the future PAC meetings will be scheduled either prior to or after the H&CD Commission meetings.

C. Executive Director/Secretary's Report:

Karen Roper, Executive Director/Secretary

Orange County Housing Authority - VASH – On March 6, OCHA was invited to apply for another 44 VASH Vouchers. The application was due March 20 and OCHA's application was submitted March 9, 2015. If approved, this will increase OCHA's allocations to 624 VASH Vouchers.

• **Owner Outreach Projects**

- ❖ At the January Commission meeting, Commission members Ron Garcia and Helen Smith-Gardner volunteered to be filmed for videos that will present a landlord and tenant perspective about the Housing Choice Voucher Program. The filming took place following the conclusion of the February meeting and the videos were created at the beginning of March. We want to express our appreciation and thanks to Ron and Helen for their willingness to assist in creating these outreach videos that will be shown to all of you today. These videos were used at the AAOC Apartment Trade Show on March 12 will also be presented on OCHA's website.
- ❖ A number of OCHA's Leasing and Inspection team made preparations and participated in the AAOC Trade Show. In addition, the VA arranged for a representative to be present at OCHA's booth and several veteran organizations also sent a representative for part of the day. Several apartment owners who visited the booth left written feedback about OCHA and housing programs and all the comments were positive.
- ❖ OCHA has also focused on several outreach activities to encourage property owners to make units available for veterans who have VASH or other Housing Vouchers.
 - The March issue of the AAOC Apartment News Magazine included an article that described the VASH program and asked landlords to make properties available for veterans.
 - OCHA staff interviewed and filmed the Director of the VA in Long Beach and two veterans who had been on the VASH program. These were included with the owner and tenant perspective videos at the AAOC Trade Show. OCHA also intends to have these on the website and the videos may be used for additional outreach.

- ❖ As mentioned at the February meeting, OCHA is planning to host a conference for property owners and Congresswoman Loretta Sanchez expressed an interest in participating. As a result, the event will take place on May 9, at the OCCR building at 1770 N. Broadway. A priority will be to invite property owners who are not currently participating in the program and speakers will include the Congresswoman, OCHA's Executive Director, and a representative from the VA.

Housing and Community Development Division

Homeless Prevention

- **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 due to the subsequent request of the Santa Ana City Council to change the site location. To get direction from the Board about future efforts to site and development year round shelter, Emergency Shelter Development Options will be on the Board of Supervisors March 24, 2015 agenda. The item outlines 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 30, 2015 Commission to End Homelessness meeting. On January 30, 2015, the Commission to End Homelessness 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

- **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 \$16-19 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 volunteers throughout Orange County converged at 4:30am at 5 deployment centers (one in each district). We anticipate having the results in June/July 2015.
- **Affordable Housing Strategic Plan** – The August 2014 H&CD 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 may be bringing the plan to the Commission for an overview at the April or May Commission meeting prior to requesting the Board of Supervisor's approval in May or June.

VIII. 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. (H&CD) PROPOSED 2015 H&CD COMMISSION MEETING SCHEDULE**
Karen Roper, Executive Director/Secretary H&CD Commission

RECOMMENDED ACTION:

- 1) Adopt the 2015 H&CD Commission Meeting Schedule as outlined; and
- 2) Direct the H&CD Commission Clerk to publish public notices, as required.

Chair McCullough asked for a motion. Denis Bilodeau made a motion. Ma'Ayn Johnson seconded the motion. The Consent Calendar passed unanimously.

IX. DISCUSSION CALENDAR: (3)

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

- 1. (OCCS) USE OF OPERATING RESERVES (FUND 117) FOR 2110C PROFESSIONAL SERVICES CONTRACT AND HUD CoC HOMELESS ACTIVITIES CONSULTANT(S) REQUEST FOR PROPOSAL**
Karen Roper, Director, OC Community Services

RECOMMENDED ACTION:

- o Use up to \$50,000 in Operating Reserves for the 2110C Professional Services Contract
- o Use up to \$50,000 in Operating Reserves for HUD CoC Homeless Activities Consultant(s) Request for Proposal.

Chair McCullough asked for a motion. Vice-Chair Ron Garcia made a motion. Mike Alvarez seconded the motion. The motion carried.

- 2. (H&CD) H&CD STANDING COMMITTEE - APPOINTMENTS OF COMMISSION REPRESENTATIVES FOR FY 2015-16**
Kathryn McCullough, Chair

RECOMMENDED ACTION:

The Bylaws state that the H&CD members shall appoint member(s) to participate in the following Standing Committees: the Application Review Committee (ARC) and the Project Advisory Committee (PAC).

Chair McCullough asked for volunteers. After much discussion, the Commission appointed three ARC members: Chair McCullough, Denis Bilodeau and Jack Wu. The Commission appointed three PAC members: Vice-Chair Ron Garcia, Mike Alvarez, and Ma'Ayn Johnson. Chair McCullough made a motion. Helen Smith-Gardner seconded the motion. The motion carried.

- 3. (H&CD) PRESENTATION-DRAFT CONSOLIDATED PLAN: 2015-2020**
John Viafora, H&CD/HP Manager

Craig Fee conducted a presentation on the 5-year draft Consolidated Plan. There was much discussion.

X. PUBLIC HEARINGS: (NONE)

XI. 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.*

NO PUBLIC COMMENTS.

XII. 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.*

Helen Smith-Gardner: **Attended the Apartment Association Trade Show as part of Owner/Landlord outreach efforts for the Housing Choice Voucher Program and shared her experience interacting with landlords that were opposed to the Rental Housing program. Fun to meet staff and would like to continue to do things like this. Staff is fantastic to work with.**

Ma'Ayn Johnson: **Staff does a great job. Keep spreading the real information to counter the misinformation.**

Kathryn McCullough: **Happy Easter.**

XIII. ADJOURNMENT

Chair Kathryn McCullough adjourned the meeting at 11:44 a.m.

XIV. NEXT SCHEDULED MEETING:

Thursday, **April 23, 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