

Draft Consolidated Annual Performance and Evaluation Report

FY 2024-25

DRAFT

PUBLIC NOTICES
Orange County Register, Nguoi Viet, La Opinion
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CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

The 2024 Consolidated Annual Performance and Evaluation Report (CAPER) covers the period of July 1, 2024, through June 30, 2025, and reports on the County's performance and accomplishments relative to achieving its goals and objectives in the fifth year of its Five-Year 2020-2024 Consolidated Plan (CP).

The CAPER describes and evaluates how Community Development Block Grant (CDBG), Community Development Block Grant Corona Virus (CDBG-CV), HOME Investment Partnerships (HOME), and Emergency Solutions Grant (ESG) funds, received from the U.S. Department of Housing and Urban Development (HUD), were expended to meet the CP five-year strategic goals for the reporting period July 1, 2024, to June 30, 2025.

Below is a summary of accomplishments made in FY 2024-25:

CDBG :

Public Facilities and Improvements- A focus of CDBG activities for program year 2024-25 has been the planning and implementation of multiple public facilities and improvements including ADA accessibility improvements, recreational facilities, senior and community centers. (10) projects were completed expending a total \$1,399,978 in this project year.

A total of (8) public service projects benefitted county residents in program year 2024-25. Public services included senior services, health/ mental health services, employment and educational services, homeless shelters and programs, childcare services, youth services. A total of \$143,400 was expended.

- A total of (103) Housing Rehabilitation projects were completed. A total of \$359,445.
- A total of (1) project, administration was undertaken to affirmatively further fair housing, a total of \$52,000 was expended.
- A total of (1) project administration was completed. A total of \$645,799 was expended in program year.

CDBG-CV:

Public Facilities and Improvements – One project was completed for Parks and Recreational Facilities. A total of \$99,958 was expended. One project is underway with a total of \$174,800 expended out of \$219,936 total project amount.

\$384.02 in CDBG-CV Administration was expended.

HOME Funds:

The County of Orange administers the HOME Program throughout the unincorporated areas of the County, in Urban County Participating Cities, and in entitlement cities. HOME funding is typically utilized to:

- Expand the affordable rental housing stock for homeless, low-income, and special needs households.

In 2024-25:

\$2,650,701 in HOME funds were expended for the development of 43 County HOME-assisted units in Crossroads at Washington, an 86-unit project located in Santa Ana.

\$3,492,886 of \$4,264,972 in HOME-ARP funds were expended towards the development of 30 County HOME-assisted units in Casa Colibri, a 65-unit project located in Midway City, unincorporated County.

\$124,568 in HOME administrative funding was expended.

\$94,689 in HOME-ARP Administration funding was expended.

ESG Funds:

In FY 2024-25, the County allocated ESG funding to the County's Office of Care coordination through an MOU to fund operation of the emergency shelter, rapid re-housing program and HMIS for persons either at-risk of or experiencing homelessness. A total of \$266,158 was expended in Federal ESG funds.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG-CV: \$274,358 CDBG-CV Admin: \$384	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	0	4,290			4,290	

Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$1,399,978	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	34,628	42,633	123%	34,628	42,633	123%
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted						
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$	Facade treatment/business building rehabilitation	Business	10	0	0.00%	10	0	0.00%
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$359,445	Homeowner Housing Rehabilitated	Household Housing Unit	101	103	102%	101	103	102%
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$	Homeless Person Overnight Shelter	Persons Assisted	1,417	0		0	0	
Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$	Overnight/Emergency Shelter/Transitional Housing Beds added	Beds	0	0		0	0	

Enhance Quality of Life	Affordable Housing Non-Housing Community Development	CDBG: \$	Businesses assisted	Businesses Assisted	25	0				
Expand Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$3,492,886	Rental units constructed	Household Housing Unit	0	43		0	43	
Expand Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Homeowner Housing Rehabilitated	Household Housing Unit	0	0				
Expand Affordable Housing Opportunities	Affordable Housing	CDBG: \$ / HOME: \$	Housing for Homeless added	Household Housing Unit	0	0		0	0	
Planning and Administration		CDBG: \$697,799 HOME: \$124,568 / HOME-ARP \$94,689 / ESG: \$10,529	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted						
Planning and Administration		CDBG: \$ / HOME: \$ / ESG: \$	Other	Other						
Public Services	Homeless Non-Homeless Special Needs	CDBG: \$ / 143,400 ESG:	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	2,600	8,968	345%	2,600	8,968	345%

Public Services	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$76,195	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	8	8	100.00%	8	8	100.00%
Public Services*	Homeless Non-Homeless Special Needs	CDBG: \$ / ESG: \$179,434	Homeless Person Overnight Shelter	Persons Assisted	1,117	0	0.00%	1,117	0	0.00%

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

*Two more Public Service projects are expected to be drawn prior to submitting to HUD

Assess how the jurisdiction’s use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

The CAPER provides a detailed description of how the County provided new or improved availability/accessibility, affordability, sustainability of the following goals for which funding was allocated:

- Expand and preserve the supply of affordable housing to create housing opportunities for low- and moderate-income households and homeless individuals and families
- Strengthen, preserve, and enhance the physical character and quality of life in Orange County’s low- and moderate-income neighborhoods, including the housing stock and public infrastructure and facilities.
- Continue to build the capacity of residents to empower themselves and help strengthen their community, through the funding of needed public services for seniors, the homeless, and those at risk of homelessness.
- Planning and administration.

The Accomplishments Table above provides a summary of these priority goals and the County’s success in meeting the established objectives set forth in the FY 2020-24 Consolidated Plan and Annual Action Plan. Unfortunately, as with most of the priority goals, the needs far outweigh the County’s available resources which are not sufficient to address all of the needs of low- and moderate-income persons or special needs residents in the County’s CPD program area.

During the FY 2024-25, CDBG funding focused primarily on the highest plan priorities to address specific objectives including the improvements public facilities,

public services, ADA accessibility improvements, housing rehabilitation and activities furthering fair housing.

HOME funds were used to address housing priorities established in the FY 2020-24 Consolidated Plan.

ESG activities were directed at increasing services to homeless families and individuals by providing overnight shelter and rapid re-housing services for persons experiencing homelessness.

Several public facility/ infrastructure projects are experiencing delays which is mostly due to the need to secure additional funding, increase in the cost of materials and/or labor, and in some instances, a lack of dedicated staff resources. These projects are currently underway and will report accomplishments in upcoming CAPERs.

For additional information please refer to the following Integrated Disbursement and Information System (IDIS) reports in the appendix:

- Summary of CDBG Activities (PR03)
- Financial Summary CDBG (PR26)
- Financial Summary CDBG-CV(PR26)
- Activities by Selected Grant (PR26)
- HOME Matching Liability Report (PR33)
- ESG Financial Summary (PR91)

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted).

91.520(a)

	CDBG	HOME
White	27,426	34
Black or African American	297	5
Asian	6,374	2
American Indian or American Native	68	2
Native Hawaiian or Other Pacific Islander	79	0
Total	34,244	43
Hispanic	4,951	0
Not Hispanic	29,293	0

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	53
Asian or Asian American	66
Black, African American, or African	91
Hispanic/Latina/e/o	434
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	53
White	932
Multiracial	98
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	1,727

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

According to the Census Quick Facts for Orange County, 69.1% of County residents are White, 38% White alone, not Hispanic or Latino, 34.0% Hispanic, 2.3% Black/African American, 23.3% Asian, .4% Native Hawaiian/other Pacific Islander and 3.9% two or more races.

Recipients in the above/below tables represent the diversity within the County that were assisted with

HUD funded programs during the FY 2024-25.

In the County, funds are utilized throughout all of the unincorporated areas as well as all participating cities/metro city under the County's CPD programs.

The County is committed to allocating CDBG, HOME, and ESG funds to address community development needs of the lowest-income and most disadvantaged residents based upon the individual eligibility requirements of the specific CPD program. Assistance was targeted to populations residing in areas of low-income and minority concentrations. However, while projects and programs will target low-income and minority populations, they will not necessarily be limited geographically to areas where these populations are concentrated. Some service providers are not located in low/moderate-income census tracts; however, their services are designed and intended for low/moderated income clients.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	3,773,647	3,320,511
HOME	public - federal	2,650,701	2,650,701
ESG	public - federal	299,058	294,931

Table 3 - Resources Made Available

Narrative

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description

Table 4 – Identify the geographic distribution and location of investments

Narrative

Narrative

The table above illustrates the amount of funding “estimated” to be available for CDBG, HOME, and ESG for the 2024-25 program year but does not account for all unspent prior year funds. The County had \$3,773,647 in CDBG resources (\$3,443,121 entitlement funds/\$330,526 PI and Reprogrammed), \$2,339,335.57 in HOME resources (\$1,245,674.61 entitlement funds/\$1,093,660.96 PI) and \$299,058 in ESG entitlement funds to allocate to projects to carry out the goals outlined in the County’s CP and Annual Action Plan.

Program Income (PI) is generated from repayments or other funding accrued and collected from previously funded CDBG and HOME projects and is allocated based on HUD’s program income requirements. During the 2024-25 program year, the County received \$45,878.30 in CDBG PI and \$1,093,660.96 in HOME PI.

Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	5,773,227
2. Match contributed during current Federal fiscal year	0
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	5,773,227
4. Match liability for current Federal fiscal year	11,854
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	5,761,373

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at beginning of reporting period \$	Amount received during reporting period \$	Total amount expended during reporting period \$	Amount expended for TBRA \$	Balance on hand at end of reporting period \$
0	1,093,660.96	1,093,660.96	0	0

Table 6 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	Minority Business Enterprises				White non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black non-Hispanic	Hispanic	
Contracts						
Dollar Amount	\$3,492,886	0	0	0	0	\$3,492,886
Number	2	0	0	0	0	2
Sub-Contracts						
Number	73	0	2	0	7	64
Dollar Amount	0	0	0	0	0	0
	Total	Women Business Enterprises	Male			
Contracts						
Dollar Amount	\$3,492,886	0	\$3,492,886			
Number	2	0	2			
Sub-Contracts						
Number	73	0	73			
Dollar Amount	0	0	0			

Table 7 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	Minority Property Owners				White non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black non-Hispanic	Hispanic	
Number	2	0	0	0	0	2
Dollar Amount	\$3,492,886	0	0	0	0	\$3,492,886

Table 8 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition						
Parcels Acquired		3		\$4,300,000		
Businesses Displaced		3		\$180,759		
Nonprofit Organizations Displaced		0		0		
Households Temporarily Relocated, not Displaced		0		0		
Households Displaced	Total	Minority Property Enterprises				White non-Hispanic
		Alaskan Native or American Indian	Asian or Pacific Islander	Black non-Hispanic	Hispanic	
Number	3	0	1	0	1	1
Cost	\$180,759	0	\$53,200	0	\$56,985	\$70,574

Table 9 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	20	43
Number of non-homeless households to be provided affordable housing units	0	
Number of Special-Needs households to be provided affordable housing units	0	0
Total	20	43

Table 10 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	100	
Number of households supported through The Production of New Units	0	43
Number of households supported through Rehab of Existing Units	0	
Number of households supported through Acquisition of Existing Units	0	
Total	100	43

Table 11 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

HOME funds are currently set-aside to fund Permanent Supportive Housing activities under the County's Supportive Housing Notice of Funding Availability (NOFA). During this period, the County made capital funding and Project-Based Vouchers (PBVs) available through the 2025 NOFA.

As noted in the previous reporting period, in February 2023, the Orange County Board of Supervisors (Board) authorized the OC Community Resources Director to issue the 2023 NOFA with an emphasis on

developing extremely low-income housing in a combination of up to \$67.1 million in Federal HOME Investment Partnerships Program (HOME), HOME American Rescue Plan Program (HOME-ARP), American Rescue Plan Act Coronavirus State and Local Recovery Funds (ARPA-SLFRF) and Mental Health Services Act (MHSA) funds and utilize up to 210 Housing Choice, Mainstream and/or Veterans Affairs Supportive Housing (VASH) PBVs and return to the Board for funding commitments to individual projects. The 2023 NOFA was released in March 2023 and applications were accepted on a first-come, first-served basis. An additional up to \$32.6 million in capital funding and 218 PBVs were subsequently approved by the Board in February 2024 and made available through the release of the 2023 NOFA First Amendment for the development of supportive housing.

On February 25, 2025, the Board approved the recommended changes in policy and process for the 2025 Supportive Housing Notice of Funding Availability (2025 NOFA) and authorized the OCCR Director or designee to issue the 2025 NOFA making up to \$12.05 million in funding and up to 150 Project-Based Vouchers available for the development of extremely low-income housing and return to the Board for funding commitments to individual projects. The 2025 NOFA was released in March 2025 and applications were accepted on a first-come, first-served basis.

Since issuance of the 2023 NOFA, 2023 NOFA First Amendment, and 2025 NOFA, the County has received 25 applications. Out of the 25 applications submitted, 11 applications have been processed and approved by the Board, nine applications are currently in the review process and five applications were withdrawn. The 20 active applications requested 389 Housing Choice PBVs, 10 VASH PBVs, approximately \$7.6 million in MHSA Capitalized Operating Subsidy Reserves and approximately \$51 million in capital funding to fund and/or subsidize the development of 496 units of supportive housing for extremely low-income households experiencing homelessness.

Discuss how these outcomes will impact future annual action plans.

HOME funds are currently set-aside to fund Permanent Supportive Housing activities under the County's Supportive Housing Notice of Funding Availability (NOFA) process. County staff is currently reviewing and processing applications under the 2025 NOFA First Amendment requesting utilization of HOME funds, including permanent supportive housing development in the City of Brea and continues to process funding requests for the use of HOME funds for development in other Orange County cities.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	3277	73
Low-income	2622	0
Moderate-income	3042	0
Total	8941	73

Table 12 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The County of Orange (County) continues its efforts to building a System of Care that is integrated and coordinated regionally to address the needs of persons experiencing homelessness and provides a safety net for persons at risk of homelessness. The System of Care is comprised of five components – healthcare, behavioral health, housing, community corrections and benefits and support service – that provide critical resources and support to the community. The County's effort in building a comprehensive and coordinated System of Care includes facilitating access through ongoing outreach and engagement to persons experiencing homelessness, especially those living on the streets or in places not meant for human habitation. Through outreach and engagement, the individual needs of persons experiencing homelessness are assessed and incorporated into action plans to support individuals in securing housing and other supportive services to ensure housing stability. The County has implemented outreach, engagement and assessment to occur in multiple settings, including the year-round emergency shelters and service centers where people experiencing homelessness typically access resources, as well as equipping street outreach teams to provide a targeted outreach and engagement to people experiencing unsheltered homelessness.

Since 1998, the County has had a comprehensive, coordinated, and regional Continuum of Care (CoC) strategy that includes participation of all 34 cities in Orange County, County Agencies, the County's homeless housing and service providers, and other community groups, including non-profits, local governmental agencies, faith-based organizations, those currently experiencing homelessness and those who previously experienced homelessness, interested business leaders, schools and other stakeholders to identify the gaps and unmet needs of the County's System of Care. The needs of the homeless population and service priorities continue to be identified through the Orange County CoC.

The Orange County CoC provides an opportunity for the public to engage on matters and issues related to homelessness and provide feedback or recommendations on its going development and coordination of homeless services. The inclusive practices of the CoC allow for participation of all stakeholders including those with current or past experience of homelessness in planning processes such as the Point in Time Count, homelessness survey and through public meetings of the Lived Experience Advisory Committee.

CR-25 Section 1 additional - See attachment A

Addressing the emergency shelter and transitional housing needs of homeless persons

The County has supported in the development of an emergency shelter system in Orange County that serves individuals (adults aged 18 and older), families (households with at least one adult and one minor child), victims of domestic violence as defined by the Violence Against Women's Act (VAWA) and transitional aged youth (individuals ages 18 to 24) experiencing homelessness improving the availability of needed beds. The County has been able to leverage funding from the federal, state and local government to support the development of navigation centers that incorporate emergency shelter beds along with wrap around supportive services that promote housing placements. These wrap around services co-locate the Social Services Agency for assistance in mainstream benefit applications, behavioral health support, community clinics for access to healthcare, homeless service agency for connecting to housing resources and more. Additionally, the County has developed the Standards of Care for Emergency Shelter Programs that provide a comprehensive set of administrative, operational, and facility-based standards designed to support the quality and consistency of program operations, evidence-based participant services, core organizational/administrative functions, and facility design/operations.

In January 2024, the Housing Inventory Count (HIC) was completed, there were a total of 3,267 emergency shelter beds and 841 transitional housing beds.

The County has allocated \$294,931 in Emergency Solutions Grant (ESG) funds and \$209,193 in Community Development Block Grant (CDBG) funds during FY 2024-25 for essential services, operations, emergency shelter, showers, and meals for homeless clients.

Additionally, the County has been successful in securing funding from the Homekey Program, the next phase of Project Homekey in the state's response to serve people experiencing homelessness or at risk of homelessness and who are also at risk of serious illness from COVID-19 with funding administered by State Housing and Community Development (HCD). The County 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
 - o Iluma (formerly Stanton Inn and Suites), Stanton (72 units/\$9.6 million in Homekey funding)
 - o Clara Vista (formerly Tahiti Motel), Stanton (60 units/\$10,992,000 in Homekey funding)
- Round 2
 - o HB Oasis (formerly Quality Inn and Suites), Huntington Beach (64 units/\$17 million in Homekey funding)
 - o Aurora Vista (formerly Riviera Motel), Stanton (21 units/\$6,070,000 in Homekey funding)
 - o Mesa Vista (formerly Motel 6), Costa Mesa (88 units/\$10,550,000 in Homekey funding)
- Round 3
 - o 1400 Bristol (formerly Travelodge), Costa Mesa (78 units/\$29 million in Homekey funding)

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The goal of the County's System of Care is to provide a safety net of services to individuals and families at risk of experiencing homelessness as they engage with the various components. The County is focused on providing housing focused case management focused on strengths-based, problem-solving approaches to support individuals and families in maintaining their current housing and providing supportive services to assist in stabilization. This often includes evaluating the appropriateness of current housing, developing a sustainable budget and identifying ways to increase income through employment or connection to mainstream benefits. This current system model works well when partnered with a variety of supportive services that address other needs the household may have and support in addressing risk factors that may contribute to housing insecurity. In Orange County, a variety of private, federal, state and county-funded programs offer job training courses, childcare, work-appropriate clothing, food bags and/or meals, among other services. Many of these services follow clients through their homeless service program stay(s), and sometimes even after they have found permanent housing. The variety of non-profit service providers that have formed in Orange County over the last 30 years has meant that many different types of clients can be served simultaneously. Each provider tends to specialize in a particular subpopulation to tailor services effectively. Currently served populations include but are not limited to families (households with at least one adult and one minor child), survivors of domestic violence, veterans, individuals experiencing chronic homelessness, individuals with mental health issues and their families, and individuals with physical and developmental disabilities and their families.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Traditionally, the most fundamental risk factor for becoming homeless is acute poverty. Orange County has dozens of organizations, both private and public, providing resources to those at risk of homelessness and is looking for ways to streamline access to services. The solutions to developing a system capable of ensuring that people have the right resources to remain housed generally involve a continued high level of supportive services once an individual or family has been placed in permanent housing.

The Orange County CoC continues to implement its strategy to reduce the length of homelessness by evaluating the various components of the CoC, including emergency shelter, transitional shelter, permanent supportive housing and rapid rehousing. The CoC focused on creating system flow from the programs, exiting to appropriate and positive destinations that expedites assistance for people experiencing homelessness. This includes integrating strengths-based, problem-solving approaches in regional care coordination and emergency shelter to divert from the homeless service system. Additionally, intensive case management and focus on housing plans are the core services in emergency shelters programs that are trauma informed. To further support these efforts, the CES has aligned its policies and priorities to reduce the length of homelessness a person experiences by quickly connecting them to available housing resources such as rapid rehousing, permanent supportive housing, housing choice vouchers, affordable housing and exploring shared housing options.

The Orange County CoC's strategy to increase exits from homelessness to permanent housing (PH) includes developing a housing plan, providing housing navigation services, addressing the identified barriers to housing, acquiring needed documentation, and completing forms required for housing. Housing navigation also supports people experiencing homelessness when attending meetings with property management, setting appointments and following up on housing leads. This is complemented by housing navigation services that identify and secure available housing units that accept housing choice vouchers and other subsidies. Housing navigation services include funding for security deposits, holding fees while units await inspection, application fees, while providing conflict resolution and eliminating barriers to securing permanent housing, including affordability and availability.

The Orange County CoC's strategy to increase exits from homelessness to permanent housing (PH) includes developing a housing plan, providing housing navigation services, addressing the identified barriers to housing, acquiring needed documentation, and completing forms required for housing. Housing navigation also supports people experiencing homelessness when attending meetings with property management, setting appointments and following up on housing leads. This is complemented by housing navigation services that identify and secure available housing units that accept housing choice vouchers and other subsidies. Housing navigation services include funding for double security deposit, holding fees while units await inspection, application fees, provides conflict resolution and eliminates barriers to securing permanent housing, including affordability and availability.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

No Public Housing in Orange County

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

No Public Housing in Orange County

Actions taken to provide assistance to troubled PHAs

No Public Housing in Orange County

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Originally adopted in 2006, the Housing Opportunities Overlay Regulations permit the “by- right” development of affordable housing units on commercial, industrial and certain high density residential zoned sites through an administrative approval process. On June 25, 2024, the Board of Supervisors adopted a Zone Change to include a Mixed-Use District to be included in the Housing Opportunities Overlay.

The County and participating cities have also worked to address the issues surrounding barriers to affordable housing development through the Housing Element process required by the State of California. The California Department of Housing and Community Development (HCD) must review the Housing Element for compliance with State law. Among other things, each jurisdiction’s Housing Element is required to identify opportunity sites with land use controls that facilitate affordable housing development. Another key component of HCD review is the extent of government policies that act as barriers to housing development, especially affordable housing development, and the jurisdiction’s commitment to eliminating or mitigating the barriers. Each jurisdiction in California (including all participating cities and the County of Orange) adopts a housing element as a required component of the general plan.

The County of Orange 2021-2029 Housing Element was adopted in February 2025. The document includes specific actions to encourage development of affordable housing. The County has also approved a Zoning Code amendment that allows emergency shelters “by- right” (with no public hearing requirement) in commercial and industrial zoned areas. To address neighborhood concerns on affordable housing, Housing & Community Development encourages all developers to work closely with residents and community groups. The County’s 2021-29 Housing Element establishes an action that the County’s Affordable Housing Project Manager and Housing & Community Development staff will continue to work with existing partners and seek new partners and volunteers from stakeholder and industry groups to further opportunities and provide incentives where possible for affordable housing.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

One of the greatest challenges in meeting the underserved needs of low- and moderate-income persons, is having limited financial resources. The County must weigh and balance the input from different groups and assign funding priorities that best bridge the gaps in the County’s service delivery system. While other goals the County has set are also important, for the purposes of the Consolidated Plan, only those which are anticipated to be funded with CPD funding programs (CDBG, HOME, and ESG) during the five-year planning cycle are indicated to be high priorities. The County utilizes other funding

sources to meet goals that are not considered high priority in the Consolidated Plan. The County established priorities for allocating CPD funds based on several criteria, including: • Urgency of needs • Cost efficiency • Eligibility of activities/programs • Availability of other funding sources to address specific needs • Funding program limitations • Capacity and authority for implementing actions • consistent with countywide goals, policies, and efforts to address underserved needs.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Estimates show that approximately 93,077 housing units within the County's jurisdiction were constructed prior 1978. Although the level of hazardous incidents involving lead-based paint is relatively low compared to other urban areas, the County still takes a proactive approach in lead-based paint removal. Under the guidance of the U.S. Department of Housing and Urban Development's (HUD) Lead Safe Housing Regulations, Housing & Community Development works closely with state certified service providers and homeowners participating in housing rehabilitation programs throughout the participating cities and unincorporated areas of the urban county to identify, evaluate, and remove lead-based paint hazards safely and effectively.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

In the Urban County, 159,265 households (or 16 percent of all households) earned less than 30 percent of the Area Median Income (AMI), according to CHAS. Of these, 57 percent experienced housing problems such as cost burden or overcrowding. The challenges associated with poverty – stress, strained family relationships, substandard housing, lower educational attainment, limited employment skills, unaffordable childcare, and transportation difficulties – make it hard for low-income families to obtain and maintain employment, and therefore, housing and basic needs. Economic stability can have lasting and measurable benefits for both parents and children. The County seeks to reduce the number of people living in poverty (extremely low-income households earning less than 30 percent of the AMI) by providing several programs, including housing assistance, supportive services, economic development assistance, and job training opportunities. The County will continue to leverage opportunities to support funding for Community Based Development Organizations, cities, and other groups to provide training and employment opportunities to extremely low-income persons. In collaboration with the County's Workforce and Economic Development Division, the County will continue to offer outreach and training to poverty level families and individuals. Through the CoC system, the County will work with the OC Workforce Development Board job-training providers to ensure that low- and moderate-income persons are trained with employable skills with the potential to earn higher wages. In addition, the County Section 8 Housing Choice Voucher Program provides assisted families an incentive for employment opportunities through its Family Self Sufficiency (FSS) Program: The FSS Program participants receive resources and are taught job skills that enable them to gain employment and become self-sufficient. The County's funding (CDBG and ESG) of human service programs for basic needs, food distribution, and case management for homeless and those at risk of homelessness support the goals and strategies of

reducing poverty. In addition, housing costs often consume a large portion of lower-income households' monthly income. This creates a housing cost burden, leaving less money accessible for other necessities. As such, the County's efforts to create new affordable housing, both permanent and transitional, and rehabilitate existing housing contribute to curbing poverty in the County. In the area of housing, the County, in partnership with other governmental agencies, private non-profit, and for-profit agencies, has been successful in addressing the areas of affordable housing needs.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

As the lead agency for the County's Consolidated Plan, the OC Housing & Community Development Department (HCD) coordinates with State agencies, local governments, all cities in Orange County particularly its 12 participating cities and 2 metro cities, community-based organizations, County Departments, and various businesses and financial institutions to assist in implementing its formula grant programs. HCD's focus on the institutional structure is a broad strategy of coordination, and communication among the public, private and nonprofit sectors. HCD continues to foster greater cooperation and coordination of efforts with other local governmental agencies and has identified a variety of programs, services and strategies suitable for collaboration with other County Departments. Strengths and gaps regarding the institutional structure emerge from, meetings and other coordinated communication. HCD also provided technical assistance and capacity building to agencies to increase their effectiveness in implementing programs to address the County's housing and community development needs. As the Urban County administrator, HCD coordinates with the CoC through MOU's and collaboration on allocating Federal funding to target the gaps in the homeless system of care. In the past year, the County increased the amount of funding dedicated to the coordination of services and shelters in Orange County and developed a coordinated system that works to ensure the most effective and efficient utilization of resources and ensure consistency of practices in Orange County.

On an annual basis HCD convenes a CDBG Sub Committee made up of participating city representatives from the local City Manager's association. As part of these meetings the County works with the participating cities to recommend and confirm policies for the allocation of funding in the Urban County

Additionally, the County collaborated with the non-profit and private sector in the past year through informational sessions to the development community on available funding for the development of affordable housing and permanent supportive housing. The County is also a member of the Orange County Housing Finance Trust which includes membership from 27 other Orange County cities all focused on the development of affordable housing throughout Orange County.

How many shelters are there now?

- 71 emergency shelter programs in Homeless management Information System (HMIS) – according to the 2025 HIC
- 3,162 year-round emergency shelter beds (as of 2025 HIC)
- 0 seasonal emergency shelter beds (as of 2025 HIC)

- 2,880 total emergency shelter beds (as of 2025 HIC)

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

OC Housing & Community Development (OC HCD) is responsible for the administration and compliance of programs and grant management. HCD performs audits, compliance, and legal notification procedures required by HUD for both the Housing and Neighborhood Preservation through Housing Rehabilitation and Housing Assistance functions. It also conducts the Annual Application Review process that is the competitive evaluation process by which Federal funding is allocated to special projects. HCD oversees housing community development, such as public infrastructure, housing rehabilitation, community development, preservation and improvement activities, affordable rental housing and homeownership activities through the administration of subrecipient contracts and loans funded through the CDBG, HOME, and ESG, programs. The cities of Brea, Cypress, Dana Point, Laguna Beach, Laguna Hills, Laguna Woods, La Palma, Los Alamitos, Seal Beach, San Juan Capistrano, Stanton, Villa Park participate in the County program and are responsible for delivering specific programs and activities in their communities. The cities of Placentia and Yorba Linda are participating as Metro cities and are responsible for delivering specific programs and activities in their communities. Nonprofits form a network of resources that address a wide variety of housing and community development needs. These organizations provide a valuable link between the population in need of assistance and the pool of resources available. These organizations are awarded entitlement funds through a competitive evaluation process. The County works with numerous nonprofit organizations annually. The Office of Care Coordination provides homeless services and homeless service activities, including homelessness prevention, support of CoC activities, ESG programs, and Supportive Housing Grants programs. The Office of Care Coordination provides oversight of all homeless service activities under the CDBG, ESG and HOME grant funding.

Private sector participants may include lending institutions and for-profit development entities. Lending institutions may be the source of low-cost loans for affordable housing and rehabilitation projects. Developers are the primary providers of the housing stock and are encouraged to participate in low-income housing in a variety of ways, including through density bonuses and participation in the Low-Income Housing Tax Credit (LIHTC) program. With the formation of the OCHFT joint powers authority the County of Orange and 27 cities throughout the county have joined forces to apply for funding for housing specifically assisting the homeless population and persons and families of extremely low, very low, and low income within the County of Orange. The benefit of this trust has allowed the OCHFT to apply for funding that is only available to housing trusts, that the County or the member cities would not have been eligible to apply for as a local government.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

During the 2024-2025 report period the Orange County Urban County jurisdiction took the following

actions (on its own or in cooperation with regional partners and the Fair Housing Council of Orange County (FHCOC)) to overcome impediments to fair housing choice identified in the regional AI:

- Fair Housing Community Education – During 2024-2025, the FHCOC regionally conducted or participated in 16 virtual and 46 in-person education and/or outreach activities, reaching a culturally and ethnically diverse audience, in which they made participants aware of fair housing laws and counseling services (including services to help households improve their readiness for a home purchase). As a result of practices that became commonplace and accepted due to the COVID-19 pandemic, the use of virtual education remained a major component during the 2024-2025 period, especially for workshop presentations. All of the 16 virtual activities were not specific to only residents of the County of Orange urban county jurisdiction, but they were all available to those residents.
- Regionally, about 3,201 people were contacted or served by these activities. Through its various regional outreach efforts FHCOC distributed over 12,685 information pieces on fair housing, its services and other housing-related topics, in either English, Spanish or Vietnamese. Most of these items were distributed either directly or via mail or bulk delivery, while some were delivered electronically. Additionally, throughout the Southern California region FHCOC held 11 virtual training sessions for rental property owners/managers, with another 9 presented in person, with most involving managers and owners with properties in Orange County. FHCOC also presented 2 virtual fair housing seminars for housing providers in cooperation with the Apartment Association of Orange County (AAOC). Eleven general fair housing workshops intended for participation by either housing consumers or providers, or both, were provided throughout Orange County. Because 8 of these were virtual, they were not specific to residents of the Orange County urban county jurisdiction, but they were largely available to those residents.
- Fair Housing Enforcement – On a regional basis, FHCOC staff performed 158 intakes regarding fair housing issues, which resulted in the receipt of 106 allegations of housing discrimination and the opening of 38 case files where the allegations seemed sufficiently meritorious to warrant further investigation and/or action. They also counseled or informed another 120 clients regarding fair housing law and/or rights. Twenty-six allegations arose from Orange County urban county jurisdiction, and four cases were opened as a result. On a regional basis, FHCOC also conducted 122 paired telephonic, systemic tests for discriminatory rental housing practices. Thirty-three systemic rental tests involved locations in the Orange County urban county jurisdiction. Regionally, 6 paired telephonic real estate sales tests and 6 paired telephonic systemic pre-application tests of lenders were conducted. While the lending testing previously would have normally been conducted in person, protocols and behaviors initiated by COVID-19 pandemic restrictions have made telephone contact with loan officers commonplace. Furthermore, 16 paired telephonic and relay operator-supported tests were conducted regionally to assess possible discrimination against housing seekers who are deaf or hard of hearing. We also conducted 4 assessments of compliance with accessibility requirements for persons with disabilities at covered multi-family properties built within the last two years.
- Housing Dispute Evaluation & Resolution – On a regional basis, activities provided by FHCOC included assisting 3,203 unduplicated households addressing 10,802 issues, disputes and/or inquiries. Of these,

675 unduplicated households, involving 2,235 issues, disputes and/or inquiries, were from the Orange County urban county jurisdiction.

- Reasonable Accommodations – On a regional basis, 16 inquiries regarding reasonable accommodations and modifications were received by FHCOC that resulted in casework beyond basic counseling. No inquiries arose from the Orange County urban county jurisdiction. Overall, 8 of the 16 clients requested and received a reasonable accommodation. 2 clients did not follow through in the process, 4 clients' requests were deemed not implementable, and the outcome for 2 others were pending at the end of the program year. Regionally, another 16 households were counseled on issues involving reasonable accommodation of a disability-related need at their housing.
- Web-based Outreach – FHCOC's website currently has an on-line housing discrimination complaint-reporting tool that generates an email to FHCOC. It is also used for other, non-discrimination, housing-related issues. The County of Orange and 9 of the urban county jurisdictions participating cities have a website link to the FHCOC website where residents can access this information.
- Monitoring On-line Advertising – Orange County rentals listed on Craigslist were monitored by FHCOC for discriminatory content (as permitted by staffing limitations). Any discriminatory advertisements were flagged as prohibited and FHCOC responded to these ads through Craigslist's reply mechanism in order to inform the poster of possible discriminatory content. In most instances it was not possible to identify the property address and the identity of the individual making the posting. When possible FHCOC also brought these ads to the attention of Craigslist to hasten their removal, although the Craigslist reporting mechanism is no longer simple. When investigation was found to be feasible, the ad was referred to FHCOC's investigators for possible enforcement action. Other on-line rental advertising sites (e.g., *OC Register*, *LA Times*, *Westside Rentals*, *Zillow*, etc.) were sporadically monitored; however, the lack of an efficient text search function on these sites made monitoring them less practical. Without exception, among the 'apt / housing' Craigslist rental listings, the identified problematic postings indicated restrictions with regard to children under the age of 18 or improper preference for seniors or 'older adults' for housing opportunities that did not appear to qualify as housing for older persons (age 55 and over). Overt racial or national origin discrimination in postings was not observed. Advertising in the 'rooms / shared' area of Craigslist was observed to have a higher incidence of stated preferences that violated fair housing law. However, due to the practical aspects of resource limitations and case law considerations of shared housing situations, most were not acted upon.

With the change in California law effective January 1, 2020, that expanded 'source of income' protections to individuals who use forms of housing rent assistance, such as the Housing Choice Voucher (often called 'Section 8'), FHCOC had previously identified numerous Craigslist postings that contained discriminatory language regarding the use of housing rental assistance during 2020. In the 2024-2025 program year, FHCOC did not find any Craigslist postings for Orange County rentals that discriminated against users of a Housing Choice Voucher, even though this continued to be an issue in other parts of Southern California. However, several callers brought to their attention a few ads for Orange County rentals on other platforms that had stated an illegal refusal to accept housing assistance. When possible, we reached out to the individuals offering the housing to demand a change in their ad.

- Monitor Home Mortgage Disclosure Act Data - Ongoing monitoring of Home Mortgage Disclosure Act (HMDA) data continues to be infeasible due to limited resources at FHCOC. FHCOC last was able to conduct such analysis using 2008 data (then the latest available) in conjunction with the preparation of the 2010-2015 *Regional AI*. Analysis of updated HMDA data from 2013, as well as other mortgage lending practices, was included as part of the Orange County urban county jurisdiction's FY 2015-2020 Regional Analysis of Impediments to Fair Housing Choice (AI), which was submitted as part of its Five-Year Consolidated Plan FY 2015 - 2020. Similarly, the recently completed Regional Orange County Analysis of Impediments to Fair Housing Choice for the 2020-2024 Consolidated Plan cycle, contained some basic analysis of regional HMDA data for the period of 2014-2017. That analysis showed disparities in the access to loans on the basis of race, with minority applicants having less access than white applicants. Further HMDA analysis to assess possible mortgage lending disparities on the basis of race and ethnicity in Orange County will require the provision of funding specific for that purpose.
- Other Actions to Affirmatively Further Fair Housing - During 2024-2025, FHCOC continued efforts to promote housing affordability within Orange County. It provided services and outreach to organizations involved in the creation and preservation of affordable housing. These groups included the Kennedy Commission, Mental Health Association of Orange County, Radiant Health (formerly Aids Services Foundation), Affordable Housing Clearinghouse, Jamboree Housing Corporation, Mercy House, South County Outreach, Families Forward, Orange County Congregations Community Organizations, and Orange County Community Housing Corporation.

During the 2024-2025 reporting period, FHCOC continued to offer fair housing training sessions, and these were open to all local government staff. As has become the norm since COVID-19 imposed restrictions first appeared, more than half of all trainings were conducted virtually. Training activity included providing in-person training to staff of the Orange County Housing Authority (OCHA), which serves Orange County urban county jurisdiction. Any county or urban county city staff attending our offered training could receive certification of their attendance.

The FHCOC produced and provided written fair housing-related materials in English, Spanish and Vietnamese to the persons in the Orange County urban county jurisdiction. Some materials were distributed by mail or email to persons contacting our agency or participating in virtual outreach activities. FHCOC also undertook specific virtual outreach efforts to immigrant populations in low-income neighborhoods. On a regional basis, an estimated 880 limited English proficiency (LEP) households were served during the 12-month program period, through either telephonic contact, or a combination of virtual and in-person education and outreach activities. FHCOC also continued to implement activities under HUD Fair Housing Initiatives Program grants, for both education and outreach and fair housing enforcement. These program efforts specifically targeted fair housing services to persons with disabilities, minority groups and immigrant communities, especially immigrants with limited English proficiency. Program efforts included a fair housing testing program that sought to involve members of immigrant populations with limited English proficiency, both for the purpose of enforcing fair housing laws as testers and as a vehicle to increase outreach to these populations.

Through its status as a HUD-approved Housing Counseling agency, FHCOC assisted individuals, including those with limited English proficiency (LEP), with various housing related problems. This included being available to counsel and assist those who had received loans with documents, all prepared in English, which had terms that may have been different from what they believed or were informed they were obtaining, or of which they had less than a full understanding. Many of the other counseling activities under its HUD-approved Housing Counseling also assisted individuals with LEP

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded sub-recipients and their activities. The County has identified two components of effective Program monitoring: internal desk monitoring and external (Sub-recipients). Internal monitoring encompasses the actions, procedures, and performance of County staff along with subrecipient invoice processing monitoring. Monitoring activities of sub-recipients are carried out by ensuring the CPD funded activities comply with applicable federal regulations including environmental clearance, labor compliance, procurement procedures, affirmative action, equal opportunity, and fair housing, monitors contracts and funded activities on a consistent basis for compliance, financial management systems and programmatic activity, project reporting through Grant Performance Report (GPR), on-site visits and monitoring minority business outreach and Davis Bacon and Section 3 requirements for public facilities and HOME activities. ESG funds are monitored to ensure the funds are being used effectively to assist homeless individuals and families and that the basic ESG program goals are met, ensure compliance with ESG regulations and program requirements in the usage of funds and in carrying out program activities, ensure complete and accurate client demographics are entered in HMIS and enhance and develop the management capacity of grantees or recipients. Monitoring visits on HOME funded Affordable Housing Projects are done in compliance with 92.504 (d) schedule. Site visits include but are not limited to: On site visits which consist of conducting Housing Quality Standards unit inspections, exterior common area inspections, and tenant file review for compliance with tenant affordability requirements. Certificate of Continuing Program Compliance forms are required from the Developer including Income Restricted Unit reports which contain a list of tenant occupancy information and current rent schedules. Monitoring visits also are conducted to assure that the Property Management is complying with the Property's Regulatory Agreements for each project. If a property is found in violation, a written notification of findings is sent and a follow-up monitoring visit(s) is conducted, if necessary.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

All interested agencies, groups, or individuals are invited to review the draft CAPER for FY 2024-25 and submit written comments for consideration. By request, copies are available at OC Housing & Community Development office, email request to: craig.fee@occr.ocgov.com. Reports are also available online at OC Housing & Community Development website at <https://www.ochcd.org/community-development>. Submit written comments on the CAPER to OC Housing & Community Development Attn:

Craig Fee, 1501 E. St. Andrew Place, 1st Floor, Santa Ana, CA 92705. The County of Orange will consider all written comments received by September 15, 2025.

Publish: August 29, 2025, in the: Orange County Register, Nguoi Viet. and La Opinion.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

N/A

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

Inspections for the projects: Ability First Apartments (Villa Hermosa), Avenida Villas Families, Stonegate I (Anaheim) and Stonegate II (Anaheim-Katella) will be scheduled later this year.

Every year, the County of Orange performs approximately 400 on-site inspections of affordable housing units and on-site audit tenant files to ensure compliance with Property Standards 24 CFR 92.251; Qualification as affordable housing: Rental Housing 24 CFR 92.252; Participating jurisdiction responsibilities; written agreement; and on-site inspection 24 CFR 92.504. The on-site inspections must occur within 12 months after project completion and at least once every 3 years thereafter during the period of affordability. The HOME-assisted multi-family housing project portfolio consists of 31 completed projects. The total number of restricted units ranged from 4 to 131 HOME-assisted units for all HOME projects: or approximately 780 HOME-assisted restricted units available for cursory and full inspections.

List of HOME funded Housing Developments that received inspections:

Projects passed initial inspections:

Buena Vista, Camden Place, Casa Alegre, and Heritage Villas.

Projects failed inspections initially, subsequently addressed and cleared deficiencies or still working to address the findings:

- **Aurora Vista** – four out of eight units did not pass inspection due to the issues such as: chipped, peeling and/or cracked paint/plasters, missing electrical outlet faceplates, hole(s) in the wall, broken window screen frame, broken vanity mirror, loose and/or missing air vent covers, missing kitchen cabinet doors, inoperable smoke detector, missing HVAC control panel, excessive clutter and debris, and roach infestation. Management is currently working on addressing the findings and will provide the completed work orders and photos to clearing the findings by the due date on August 7, 2025.
- **Birch Hills** – all four units failed inspection due to: inoperable stove burner(s) and microwave, clutter or items stored around the water heater, missing electrical outlet and switch faceplates, and rusted with holes roof gutters was also observed. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.

- **Bishop Avenue** - all four units failed inspection due to: hole in the oven's bottom metal surface, unsecured or unfastened screen frame, unable to close, lock, or unsecured sliding door, electrical outlet either dead and/or missing faceplate, broken or damaged door frame and jamb, broken window screen frame, unable to test smoke detector due to missing battery, missing or removed, hole in the wall, inoperable dishwasher, damp walls and presence of black spots, loose or unsecured tub spigot, cracked and peeled balcony flooring, deteriorated and rusted balcony railing, and it was also observed that the some of the gutters are rusted and has holes. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **Bonterra** – eight out of 13 units failed inspection due to: daisy-chaining power strips, use of non-surge protected plug multiplier or extension cord, damaged/chipping off windowsill plaster, storage of flammable materials and potential sources of ignition in the garage, inoperable HVAC, damp walls/ceiling with presence of black spots, inoperable stove burner(s), and torn window screen or with hole. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **California Villas a.k.a. Sterling Court** – two out of seven units failed inspection due to: use of non-surge protected plug multiplier or extension cord, and torn window screen or with hole. Management provided the work orders listing the corrections made and cleared the findings.
- **Canada and Marquita Apartments** – All for units failed inspection due to reason such as: broken window screen frame, unable to test smoke detector due to missing battery, missing or removed, missing electrical outlet faceplates, storage of flammable materials and potential sources of ignition in the garage, use of non-surge protected plug multiplier or extension cord, unable to close, lock, or unsecured windows. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **Casa Paloma** – only one out of 10 units passed the inspection due to the reasons from: unsecured or unfastened screen frame, wall has signs of moisture and water damaged, unable to close, lock, or unsecured windows, unable to test smoke detector due to missing battery, missing or removed, use of non-surge protected plug multiplier or extension cord, gnat and roach infestation, accumulated garbage, inoperable bathroom ventilation, extremely dirty toilet requires deep cleaning, vacant unit with shut off electricity service, broken window handle and torn window screen or with hole, obstructed ingress and egress access due to excessive clutter inside the unit, scaling, chipping, and loose paint, and unsecured linoleum flooring. Management is currently working on addressing the findings and will provide the completed work orders and photos to clearing the findings by the due date on August 18, 2025.
- **Cornerstone Apartments** - two out of eight units failed inspection due to: use of non-surge protected plug multiplier or extension cord, damaged wall plasters, broken window screen frame, and restricted access to the bathroom due to full of clutter or being used as storage. All findings have been addressed except for the need to schedule a reinspection of the unit with restricted access to the bathroom.

- **Cotton's Point Senior Apartments** – one out of 15 units failed inspection due to: use of non-surge protected plug multiplier or extension cord, tenant refused to test HVAC, and dishwasher seemed to be used for storage and was unable to test during inspection. On June 17, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Dorado Senior Apartments** – three out of 15 units failed inspection due to: use of non-surge protected plug multiplier or extension cord, and unable to close, lock, or unsecured windows. On June 26, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Doria I** – only one out of six units passed inspection due to the reasons from: use of non-surge protected plug multiplier or extension cord, storage of flammable materials and potential sources of ignition in the garage, missing window screen, broken window screen frame, absence of water heating in a vacant unit, gnat infestation, and obstructed ingress and egress access due to excessive clutter inside the unit. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **Doria II** – four out of eight units failed inspection due to: torn window screen or with hole, storage of flammable materials and potential sources of ignition in the garage, inoperable oven/stove, inoperable smoke detector, broken window screen frame, damaged/chipping off windowsill plaster, and obstructed garage fire sprinkler. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **Granite Court** – two out of eight units failed inspections due to: dislodged window track and inoperable stove burner(s). Corrections to the finding were due on July 10, 2025. As of July 31, 2025, Management has not addressed or submitted corrections to the findings and a follow up email has been sent.
- **Linbrook Court** – two out of 16 units failed inspection due to: inoperable HVAC unit, and inoperable stove burner(s). On June 4, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Mendocino at Talega I** – only 3 out of 17 units passed inspection due to: clogged toilet, storage of flammable materials and potential sources of ignition in the garage, hole(s) in the wall, broken window screen frame, broken window mechanism and window won't stay up, cables running across the floors creating tripping hazard, torn window screen or with hole, presence of black spots in bathroom ceiling possibly due to excessive moisture, unsecured linoleum flooring, inoperable bathroom ventilation, stuck tub spout/spigot, chipped, peeling and/or cracked paint/plasters, use of non-surge protected plug multiplier or extension cord, inoperable stove

burner(s), loose shower trim plate, unsecured or unfastened screen frame and dislodged window track. Management is currently working on addressing the findings and will provide the completed work orders and photos to clearing the findings by the due date on August 4, 2025.

- **Midway City SRO** – one out of four units failed inspection due to: clogged toilet, and excessive clutter and floor stains. On May 8, 2025, Management provided HCD with the work orders and photos of the completed corrective action, clearing all deficiencies and findings and HCD concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Montecito Vista Apartment Homes** – all four units failed inspection due to: use of non-surge protected plug multiplier or extension cord, torn sliding door screen or with hole, inoperable stove burner(s), and missing electrical outlet faceplates. On May 5, 2025, Management provided HCD with the work orders and photos of the completed corrective action, clearing all deficiencies and findings and HCD concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Oakcrest Heights** – four out of seven units failed inspection due to: stuck tub spout/spigot, use of non-surge protected plug multiplier or extension cord, unsecured patio door(s), damaged or cracked tub, inoperable dishwasher and roach infestation. On July 23, 2025, a reinspection the roach infested unit was conducted, however, the roach infestation issue has not been resolved. Management is still working on addressing this unresolved issue.
- **Salerno at Cypress Village** – all six units failed inspection due to: use of non-surge protected plug multiplier or extension cord, storage of flammable materials and potential sources of ignition in the garage, chipped, peeling and/or cracked paint/plasters, missing window screen, inoperable stove burner(s), broken window screen, and missing electrical switch/outlet faceplates. Management has submitted most of the completed work orders, however, there are still outstanding items that Management are still working on addressing.
- **Solara Court Apartments** – two out of 27 units failed inspection due to torn sliding doors screen or with hole. On May 28, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **The Crossroads at Washington** – two out of nine units failed inspection due to: clutter, ant infestation, and holes in the wall. Management is currently working on addressing the findings and will provide the completed work orders and photos to clearing the findings by the due date on August 6, 2025.
- **Vintage Canyon Senior Apartments** – two out of four units failed inspection due to: use of non-surge protected plug multiplier or extension cord, and electrical outlet no power possibly due to faulty switch. On April 25, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.

- **Vintage Shores Senior Apartments** – one out of four units failed inspection due to torn window screen or with hole. On April 25, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Walnut Village Apartments** – five out of 10 units failed inspection due to: unsecured window screen, torn window screen or with hole, use of non-surge protected plug multiplier or extension cord, torn sliding door screen or with hole, and unable to test smoke detector as tenant was in a virtual meeting. On June 24, 2025, Management provided the work orders and photos of the completed corrective action, clearing all deficiencies and findings and it was concluded that the property now passed the requirements of HQS and is now in compliance with the Agreement.
- **Woodbury Walk Apartments** – nine out of 11 units failed inspection due to: use of non-surge protected plug multiplier or extension cord, cracked electrical outlet faceplate, torn sliding door and window screen or with hole(s), air conditioning not blowing cold air, storage of flammable materials and potential sources of ignition in the garage, and inoperable bathroom ventilation. On July 22, 2025, Management provided the work orders and photos of the corrective action, however, still pending review and feedback.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

HOME and other funds for housing development are made available through a Notice of Funding Availability (NOFA) process which requires applications to provide a preliminary affirmative marketing plan for their project proposal, outlining the marketing strategy of the development and how they will reach their targeted population. Housing developments must be marketed in accordance with the Department of Housing & Urban Development and Fair Housing Affirmative Marketing Procedures and the marketing plan must contain procedures that include marketing of the units to residents throughout Orange County including residents of unincorporated areas and other incorporated cities. For certain developments, including but not limited to those receiving Project Based Section 8 from the Cities of Anaheim, Garden Grove or Santa Ana, or are subject to special zoning ordinances requiring preference for City residents, further documentation from the developer will be required demonstrating that residents throughout the County will have equal opportunity in obtaining units in the development. All units that are funded through the County NOFA, including HOME funded Permanent Supportive Housing (PSH) units, receive referrals from the Coordinated Entry System. The Coordinated Entry System lead agency, Office of Care Coordination, is empowered by the Continuum of Care (CoC) to manage the process of determining and updating the prioritization for all CoC funded PSH and CoC and ESG funded rapid rehousing (RRH) as well as any other housing resources that voluntarily participate in the Coordinated Entry System. The individuals referred through the Continuum of Care's Coordinated Entry System currently provides intake for all Homeless, those At-Risk of Homelessness, Fleeing or attempting

to flee Domestic Violence, and Other Populations as defined as homeless or at risk of homelessness.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

The County continues to seek additional resources and make funding available to foster and maintain affordable housing. In FY 2024-25, County released the 2025 NOFA making up to \$12.05 million in funding and up to 150 Project-Based Vouchers available for the development of extremely low-income housing. Since issuance of the 2023 NOFA, 2023 NOFA First Amendment, and 2025 NOFA, the County has received 25 applications. Out of the 25 applications submitted, 11 applications have been processed and approved by the Board, nine applications are currently in the review process and five applications were withdrawn. The 20 active applications requested 389 Housing Choice PBVs, 10 VASH PBVs, approximately \$7.6 million in MHSA Capitalized Operating Subsidy Reserves and approximately \$51 million in capital funding to fund and/or subsidize the development of 496 units of supportive housing for extremely low-income households experiencing homelessness.

The County continues to administer a Mortgage Assistance Program that provides silent (deferred payment) down payment assistance loans to assist low-income first-time homebuyers (FTHB).

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	1	0	0	0
Total Labor Hours	441	18151			
Total Section 3 Worker Hours	0	7533			
Total Targeted Section 3 Worker Hours	0	6260			

Table 13 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers					
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).					
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.					
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.	1	1			
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.					
Provided or connected residents with assistance in seeking employment including drafting resumes, preparing for interviews, finding job opportunities, connecting residents to job placement services.					
Held one or more job fairs.					
Provided or connected residents with supportive services that can provide direct services or referrals.					
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.					
Assisted residents with finding child care.					
Assisted residents to apply for or attend community college or a four year educational institution.					
Assisted residents to apply for, or attend vocational/technical training.					
Assisted residents to obtain financial literacy training and/or coaching.					
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.					
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.					

Other.					
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Table 14 – Qualitative Efforts - Number of Activities by Program

Narrative

In accordance with HUD CPD program regulations, the County continually monitors all CPD-funded sub-recipients and their activities. The County has identified two components of effective Program monitoring: internal desk monitoring and external (Sub-recipients). Internal monitoring encompasses the actions, procedures, and performance of County staff along with subrecipient invoice processing monitoring. Monitoring activities of sub-recipients are carried out by ensuring the CPD funded activities comply with applicable federal regulations including environmental clearance, labor compliance, procurement procedures, affirmative action, equal opportunity, and fair housing, monitors contracts and funded activities on a consistent basis for compliance, financial management systems and programmatic activity, project reporting through Grant Performance Report (GPR), on-site visits and monitoring minority business outreach and Davis Bacon and Section 3 requirements for public facilities and HOME activities.

These was one Section 3 project for FY 2024-25.

Attachment

Public Notices

IDIS Reports

