

Guillen, Dora

From: Joshua Wyatt Levering <jleverin@uci.edu>
Sent: Tuesday, December 16, 2025 2:12 PM
To: COB_Response
Cc: Cesar C; kennedyc@kennedycommission.org
Subject: Lampson Workforce Housing Loan Financing - Public Comment Letter
Attachments: Lampson Workforce Housing Loan Financing - County of Orange.docx.pdf

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Good afternoon,

On behalf of the Kennedy Commission, I am submitting a public comment letter for Agenda Item #19 under the OC Community Resources section in today's OC Board of Supervisors meeting.

Thank you,

Joshua Levering
Housing Policy Intern





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December 16, 2025

Chair Doug Chaffee
Members of Board of Supervisors
Civic Center
400 W. Civic Center Drive
Santa Ana, CA 92701

RE: OC Community Resources Item 19 – Approving the Loan Financing of the Lampson Workforce Housing project

Honorable Chair Chaffee and Members of the OC Board of Supervisors,

The Kennedy Commission (the Commission) is a broad-based coalition of residents and community organizations advocating for the production of homes affordable for families earning less than \$30,000 annually in Orange County. Since 2001, we have successfully partnered with jurisdictions across the county to create housing and land-use policies that increase affordable housing opportunities for lower-income working families.

We are writing to support the \$1.2 million County loan financing for the Lampson Workforce Housing project located at 4665 Lampson Avenue in Los Alamitos. Approval of this item will help advance a much-needed 77-unit affordable housing development that aligns with the County's 2025 Supportive Housing Notice of Funding Availability guidelines and long-term housing goals.

The proposed County loan, structured as a subordinate financing layer, is a critical component of the project's overall capital stack and will leverage substantial private investment, including senior construction loans totaling \$31.7 million and a \$14.96 million permanent loan. The requested subordination approvals and flexibility to accommodate additional senior debt are necessary to ensure project feasibility and allow the development to proceed to completion.

Lampson Workforce Housing will provide deed-restricted, income-restricted rental housing supported by eight project-based Housing Choice Vouchers, ensuring long-term affordability for lower-income working households. This combination of County financing and federal rental assistance is essential to producing housing that remains affordable over time for working families most at risk of housing instability.

Importantly, this project directly supports the County's Regional Housing Needs Allocation (RHNA) by delivering units that are eligible to count toward the lower-income RHNA categories. Approving the County loan commitment, voucher allocation, and RHNA credit option helps ensure that the County receives credit for housing that is both financially feasible and deeply affordable, strengthening compliance with state housing law.

We urge the Board of Supervisors to approve this item and continue prioritizing investments that preserve long-term affordability, leverage private capital, and advance RHNA progress. Projects like Lampson Workforce Housing demonstrate how County support can play a catalytic role in producing affordable homes for working families and lower-income residents throughout Orange County.

We look forward to working with the County of Orange as it works to expand housing production and preserve existing affordability for all residents. If you have any questions, please feel free to contact me at (949) 250-0909 or cesarc@kennedycommission.org.

Sincerely,



Cesar Covarrubias
Executive Director