

# **ORANGE COUNTY HOUSING AUTHORITY**

## **Housing Choice Voucher (HCV) Program**

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### **Monthly Report**



REPORTING PERIOD:

September 2021

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## PROGRAM ACTIVITIES AND UPDATES

### HCV

The HCV Program's new strategic goal of issuing vouchers to OC residents experiencing homelessness, initiated in October 2020, is proceeding as intended.<sup>1</sup> As of August 2021 under this new procedure, we have issued new vouchers to 180 residents, with 94 of them having attained stable housing in that time.

### Portability

Ten (10) port clients have been absorbed since March 2020, with sixteen (16) port-in clients being billed to the Initial Housing Authority (IHA). We have elected to be more flexible with our absorption practices in order to spend down some of our reserves and avoid a funding offset at the end of 2021.

### VASH

Ten (10) additional VASH vouchers have been issued to OCHA effective February 1<sup>st</sup>, 2021. The addition of these vouchers raises the total amount of VASH vouchers for OCHA to twenty (20). We continue to coordinate with the Durham VA Hospital to identify eligible veterans and issue them vouchers. At the end of August, more VASH vouchers were made available by HUD, and we requested 5 additional vouchers.

### Homeownership

We currently have four (4) HOV participants and we have recently decided on reactivating the program for interested voucher holders. We are currently suggesting that interested voucher holders look to free, local homeownership courses (e.g. at CHT or EmPOWERment, Inc.). We have discussed collaboration both with the Durham VA (VASH vouchers) and Habitat for Humanity. We have also developed a spreadsheet to track interest from participants and home sellers.

### Project Based Vouchers (PBV)

PBV will allow us to attach vouchers to specific units for long-term contracts. This is an attractive tool for stabilizing our affordable housing inventory. We hope to approach program implementation by the end of the year, and we have lined up multiple upcoming affordable housing projects that are interested in committing some of their units to the PBV program.

### Foster Youth to Independence (FYI)

OCHA is now set up to request FYI vouchers upon receiving referrals from Orange County Department of Social Services. These are time-limited (36 month) vouchers for eligible youth (age 18-24) aging out of foster care. We have developed an MOU with OCDSS, and can request vouchers directly from HUD once DSS makes referrals. This month we made our first requests of 5 vouchers, and are waiting to hear back from HUD on their allocation.

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<sup>1</sup> Per HUD notice on program prioritization: "To ensure that all PSH beds funded through the CoC Program are used as strategically and effectively as possible, PSH needs to be targeted to serve persons with the highest needs and greatest barriers towards obtaining and maintaining housing on their own—persons experiencing chronic homelessness. HUD's experience has shown that many communities and recipients of CoC Program-funded PSH continue to serve persons on a "first-come, first serve" basis or based on tenant selection processes that screen-in those who are most likely to succeed while screening out those with the highest level of need. These approaches to tenant selection have not been effective in reducing chronic homelessness, despite the increase in the number of PSH beds nationally." (<https://www.hud.gov/sites/documents/16-11CPDN.PDF>)

### **Emergency Housing Voucher (EHV)**

Emergency Housing Vouchers (EHV) are reserved to be issued directly to residents experiencing homelessness. This program coincides with our issuing practice since October 2020, and we are excited to have been awarded 19 new EHV vouchers to extend this practice. This month we made our first referrals to EHV, and we are awaiting receipt of application in order to invite the applicants to a briefing and issue their voucher.

### **Yardi Conversion**

We are currently in discussions with representatives from a housing software system called Yardi to convert our programmatic procedures from our current system (Emphasys Solutions' "Elite" software), to Yardi. We have grown dissatisfied with our current system and Yardi carries an excellent reputation in the industry. We hope to finalize contract language by the end of this month.

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## **PROGRAM CONCERNS**

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The chief concern of our program continues to be adequate inventory and lease-up rates. Our participants regularly express concern over the difficulty of finding an affordable unit that accepts HCV tenants. We continue to collaborate with our Housing Access Coordinator to conduct landlord outreach, including a Landlord Roundtable in February 2021, and our Landlord Incentive program which pays owners a one-time reward for signing a new lease with an HCV participant.

An additional concern will manifest as we transition out of our pandemic operations, which has included many HUD waivers that allow us to increase flexibility with our participants in terms of lease-up times, inspections, and tenant portions of rent. As these waivers expire, we will need to be vigilant while resuming normal operations, so that we can continue to provide quality services to our clients.

In performing quality control checks on our financial reporting, we have noticed several irregularities that appear to be carried over from past administrative teams. We are working diligently both with our Finance Department and with our HUD officers to straighten out these reporting practices, and we are confident that solutions to most of these mistakes are on the near horizon.

## EXECUTIVE SUMMARY

**END OF MONTH PROCESS DATE: August 2021**

### **Total Number of HUD Vouchers: 643**

Excluding Port In & VASH Families

### **Total Number of Participating Households: 566**

Including Port-Out, Port-in & VASH Families

### **Number of OCHA Participating Households: 533**

Excluding Port-Out, Port-In & VASH Families

#### Utilization Rates

	Families Housed
Cumulative Annual Leased	88%
September 2021 : Utilization <i>Excluding Port-in &amp; VASH Families</i>	83%

OCHA Participating Households does not include the number of families who have ported in from another jurisdiction, families who have ported to other jurisdictions, and VASH families. The Demographic report includes portable families that we are currently administering, so these numbers do not match. Additionally, the reports are pulled at different times of the month, and variations occur.

## BUDGET

### CLIENT REPAYMENT AGREEMENTS

#### Client Repayment Agreements

Effective Repayment Agreements by Date	# of Client Repayment Agreements	Amount Due to OCHA	Current Balance Amount
FY 2012 – FY 2018*	6	\$19,499.00	\$9,826.00*
FY 2019	2	\$1,875.00	\$1795.00
FY 2020	1	\$1,116.00	\$85.00
<b>YTD</b>	<b>8</b>	<b>\$22,490.00</b>	<b>\$11,706.00</b>

*\*OCHA is currently consulting on how to write off these debts.*

## MONTHLY FINANCIAL REPORT

### HOUSING ASSISTANCE PAYMENTS

<b>OCHA</b>	<i>(Excludes Port-Out, Port-In and VASH)</i>
PAID – on September 1st	\$345,321
PAID – AFTER SEP 1 <sup>ST</sup> (Pro-Rated Rents for the month)	\$2,634
<b>TOTAL FOR SEPTEMBER</b>	<b>\$347,955</b>

### PROGRAM HAP DETAIL

<b>VASH</b> <i>Veterans Affairs Supportive Housing</i>	\$11,322
<b>PIV</b> <i>Portable Incoming Voucher</i>	\$7,565– <i>excluding admin fees</i>
<b>POV</b> <i>Portable Outgoing Voucher</i>	\$8,740 – <i>excluding admin fees</i>
<b>HOV</b> <i>Homeownership Voucher</i>	\$1,856
<b>Total</b>	<b>\$29,483</b>

INCOMING PORTABLE HAP BILLING DETAIL															
HCV Participant	Participant Name	Landlords Receiving Payment	Eligible Payment HAP/UAP	Name of Applicable PHA	Admin Fee	HAP/UAP Expected Amount	Total Expected Amount	Total HAP Received	Total Admin Fee Received	Total Received	Balance Due to OCHA	Past Amount Owed	HAP/UAP Amount Owed to PHA	Admin Fee Owed	Total Amount Owed to OCHA
1	Bejanno, John	Carolina Spring Limited Partnership	\$363	Bergen Housing	\$58.55	\$363.00	\$421.55	\$363.00	\$58.55	\$421.55	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2	Perry, Keith	Tamm Investment Properties	\$738	Boulder Housing	\$53.53	\$738.00	\$791.53	\$738.00	\$53.53	\$791.53	\$0.00	\$0.19	\$0.00	\$0.00	\$0.19
3	Hooks, Sheniqua	Dobbins Hill Apts	\$440	Newark Housing	\$53.96	\$440.00	\$493.96	\$440.00	\$53.96	\$493.96	\$0.00	-\$87.41	\$0.00	\$0.00	-\$87.41
4	Wheeler, Jaliyah	Dobbins Hill Apts	\$154	Atlanta Housing	\$51.78	\$154.00	\$205.78	\$326.00	\$51.78	\$5,504.00	\$5,298.22	\$2,442.67	\$172.00	\$5,126.22	\$7,740.89
5	Randall, Catrina	Dobbins Hill Apts	\$320	Vermont State	\$59.46	\$320.00	\$379.46	\$320.00	\$59.46	\$379.46	\$0.00	-\$154.00	\$0.00	\$0.00	-\$154.00
6	Dean, Cynthia	Dobbins Hill Apts	\$869	Durham County	\$49.03	\$869.00	\$918.03	\$869.00	\$49.03	\$918.03	\$0.00	\$121.72	\$0.00	\$0.00	\$121.72
7	Slaughter, Janet	The Landings at Winmore	\$824	George Dep of Comm. Aff.	\$51.78	\$824.00	\$875.78	\$824.00	\$51.78	\$875.78	\$0.00	-\$27.00	\$0.00	\$0.00	-\$27.00
8	Grabriele, Sheri	Roger Dale Stephens	\$773	Baltimore County	\$52.67	\$773.00	\$825.67	\$773.00	\$52.67	\$825.67	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
9	Lacrysal Brown	Greenfield Senior Housing	\$399	Aurora Housing	\$59.70	\$399.00	\$458.70			\$0.00	-\$458.70	\$121.72	-\$399.00	-\$59.70	-\$336.98
# of Port -Ins						9									
Total # of PHAs						9									
Total Amount Admin Fee Due						\$430.76									
Total HAP/UAP Payment Due from PHAs						\$4,481.00									
Grand Total of HAP and UAP payments due from PHAs						\$3,210.31					Total Balance Due	\$5,298.22		Total Amount Owed	\$7,594.39