
EXECUTIVE MANAGEMENT REPORT

ORANGE COUNTY HOUSING AUTHORITY

HOUSING CHOICE VOUCHER PROGRAM



REPORTING PERIOD:

JANUARY 2020

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EXECUTIVE SUMMARY

END OF MONTH PROCESS DATE: JANUARY 2020

Total Number of HUD Vouchers: 623

Excluding Port In & VASH Families

Total Number of Participating Households: 502

Including Port-Out, Port-in & VASH Families

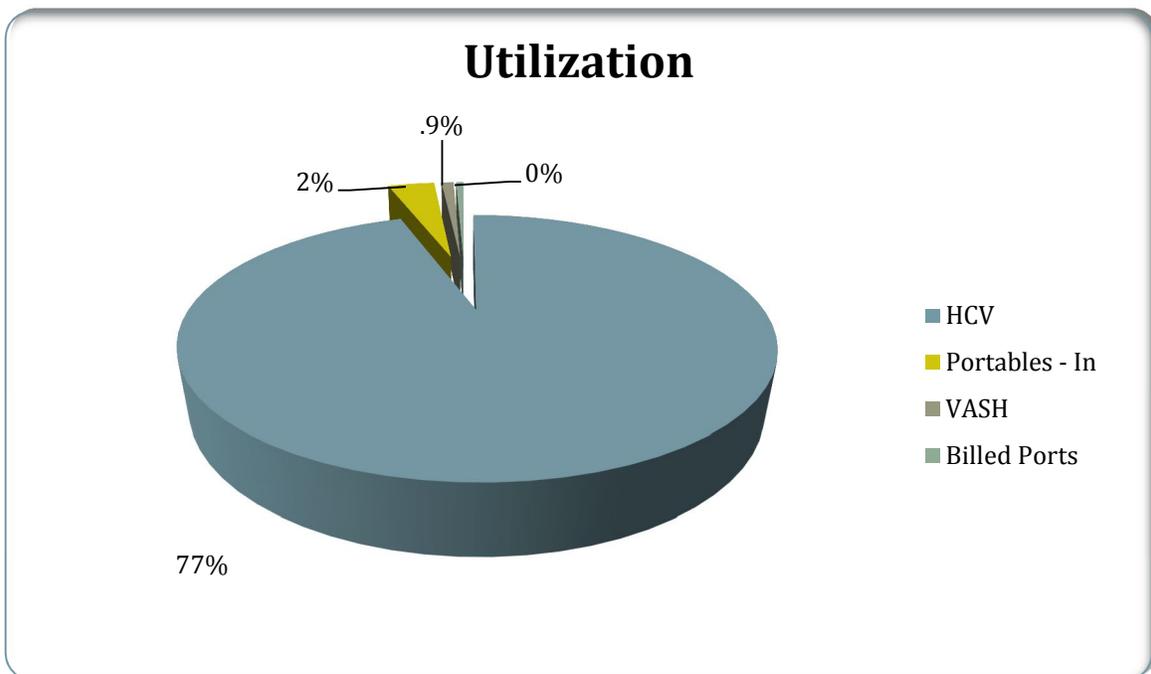
Number of OCHA Participating Households: 479

Excluding Port-Out, Port-In & VASH Families

Utilization Rates

	Families Housed
Cumulative Annual Leased	79.9%
January 2020 : Utilization <i>Excluding Port-in & VASH Families</i>	76%

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.



MONTHLY FINANCIAL REPORT

HOUSING ASSISTANCE PAYMENTS

OCHA	<i>(Excludes Port-Out, Port-In and VASH)</i>
PAID – on JAN 1st	\$285,183.00
PAID – AFTER JAN 1ST	\$917.00
TOTAL FOR JAN	\$86,100.00

ADJUSTMENTS

	<i>(Includes Port-In)</i>
HAP PAID	\$6,190
AMOUNT PAID FOR PREVIOUS MONTHS	\$10,088
UAP PAID	\$608
AMOUNT PAID FOR PREVIOUS MONTHS	\$0
TOTAL FOR JAN	\$14,988

PROGRAM HAP DETAIL

VASH <i>Veterans Affairs Supportive Housing</i>	\$3,440
PIV <i>Portable Incoming Voucher</i>	\$11,839.99 – include admin fees
POV <i>Portable Outgoing Voucher</i>	\$2,650.01 – include admin fees
HOV <i>Homeownership Voucher</i>	\$2,246
Total	\$20,177

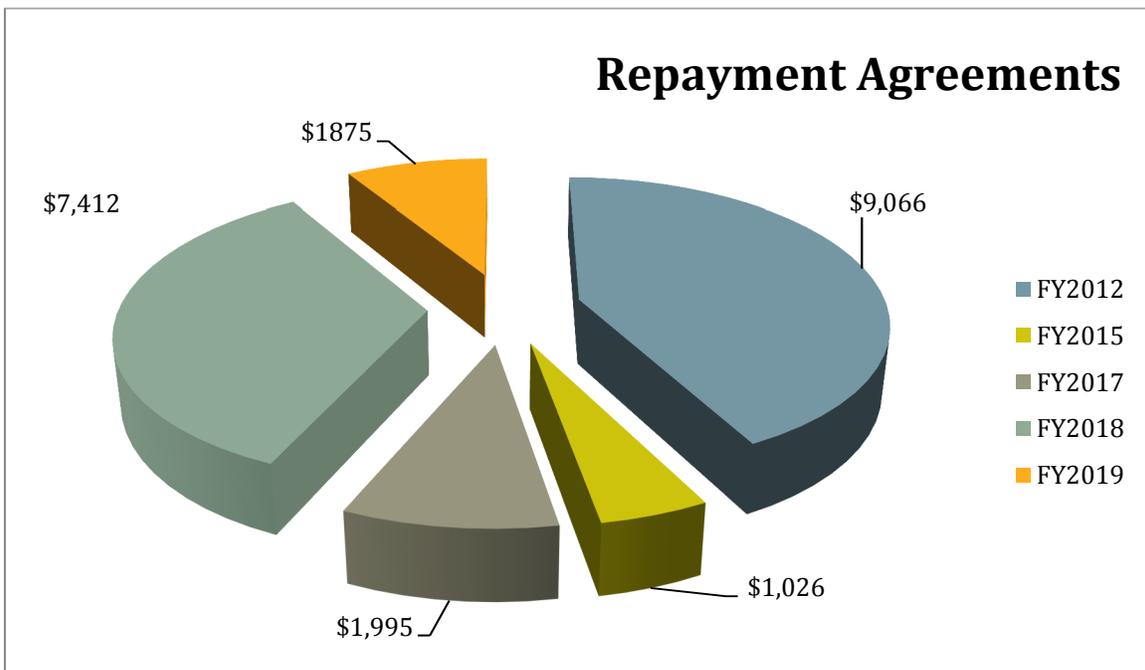
INCOMING PORTABLE HAP BILLING DETAIL

HCV Participant	Landlords Receiving Payment	Billable Payment HAP / UAP		Name of Applicable PHA	Admin Fee	HAP/UAP Amount Expected from PHAs	Total Amount Expected	Total Received	Balance Due to OCHA	Past Amount Owed	HAP/UAP Amount Owed to PHA	Admin Fee Owed	Total Amount Owed to PHA	
1	Tralee Affordable Panther	\$122		Atlanta Housing	\$50.11	\$122.00	\$172.11	\$0.00	\$172.11	\$0.00			\$0.00	
2	IH5 Property Borrower LP	\$1,090		Baltimore Housing	\$49.22	\$1,090.00	\$1,139.22	\$1,139.22	\$0.00	-\$10.00			\$0.00	
3	Carolina Spring Limited Partnership	\$360		Bergen Housing	\$58.55	\$360.00	\$418.55	\$428.55	-\$10.00	\$0.00			\$0.00	
4	Tamm Investment Properties	\$761		Boulder Housing	\$50.03	\$761.00	\$811.03	\$811.03	\$0.00	\$814.01	\$10.00		\$10.00	
5	Lakemoor Limited Partnership	\$841		Chatham Housing	\$45.01	\$841.00	\$886.01	\$886.01	\$0.00	\$843.01			\$0.00	
6	CHT Landings LLC	\$749				\$749.00	\$794.01	\$794.01	\$0.00	\$0.00				\$0.00
7	Carolina Spring Limited Partnership	\$433		Durham Housing	\$46.26	\$433.00	\$479.26	\$479.26	\$0.00	\$0.00			\$0.00	
8	Carolina Spring Limited Partnership	\$504				\$504.00	\$550.26	\$550.26	\$0.00	\$0.00	\$550.26			\$550.26
9	Carolina Spring Limited Partnership	\$386				\$386.00	\$432.26	\$432.26	\$0.00	\$0.00				\$0.00
10	TBLF Eno Haven, LLC	\$288		Greensboro Housing	\$40.08	\$288.00	\$328.08	\$328.08	\$0.00	\$0.00			\$0.00	
11	Dobbins Hill Apts	\$342		Newark Housing	\$58.55	\$342.00	\$400.55	\$400.55	\$0.00	\$0.00			\$0.00	
12	Greenfield Workforce Housing LLC	\$358	\$60	Raleigh Housing	\$46.00	\$418.00	\$464.00	\$404.00	\$60.00	\$0.00			\$0.00	
13	Dobbins Hill Apts	\$1,050	\$66			\$1,116.00	\$1,162.00	\$1,096.00	\$66.00	\$0.00				\$0.00
14	Carolina Spring Limited Partnership	\$490		Rochester Housing	\$60.72	\$490.00	\$550.72	\$550.72	\$0.00	-\$27.00			\$0.00	
15	Carolina Spring Limited Partnership	\$413		Wake Housing	\$46.84	\$413.00	\$459.84	\$486.84	-\$27.00	\$27.67	\$27.00	\$0.00	\$27.00	
16	Carolina Spring Limited Partnership	\$659				\$659.00	\$705.84	\$678.17	\$27.67	\$0.00				\$0.00
17	Community Alternatives for Supportive Abodes	\$659				\$659.00	\$705.84	\$705.84	\$0.00	\$0.00				\$0.00
18	Empowerment Inc	\$320				\$320.00	\$366.84	\$366.84	\$0.00	\$0.00				\$0.00
19	Pink Door Realty, LLC	\$600				\$600.00	\$646.84	\$646.84	\$0.00	\$0.00				\$0.00
20	CHT Landings LLC	\$492				\$492.00	\$538.84	\$538.84	\$0.00	\$0.00				\$0.00
TOTAL # Port In		19												
Total # of PHAs				10										
Total Amount Admin Fee Due					\$1,013.42									
Total HAP/UAP Payment Due from PHAs						\$11,043.00								
Grand Total of HAP and UAP payments due from PHAs							\$11,839.99	Total Balance Due	\$116.67		Total Amount Owed	\$587.26		

BUDGETS

CLIENT REPAYMENT AGREEMENTS

Client Repayment Agreements			
Effective Repayment Agreements by Fiscal Year	# of Client Repayment Agreements	Amount Due to OCHA	Current Balance Amount
FY 2012	1	\$9,066.00	\$4,716.00
FY 2015	1	\$1,026.00	\$0.00
FY 2017	2	\$1,995.00	\$458.00
FY 2018	3	\$7,412.00	\$5,110.00
FY 2019*	2	\$1,875.00	\$1795.00
YTD	8	\$19,947.00	\$10,652.00



**Actively collecting*

PROGRAM ACTIVITIES

PROGRAM UPDATES

HOUSING CHOICE VOUCHER –

HCV Wait list will be purged and applicants drawn to determine eligibility in March.

PORTABILITY –

Fifteen (15) port clients will be absorbed effective March 1st in order to improve utilization. This will be reported on the Mar

SPECIAL PROGRAMS –

VASH

Five (5) additional VASH vouchers have been issued to OCHA effective February 1st. Vouchers will be absorbed in order to increase OCHA's utilization. The addition of these five (5) vouchers raises the total amount of VASH vouchers for OCHA to ten (10).

OC-LRSP

Five (5) applicant names were drawn from the OC-LRSP wait list. Appointment was set for Monday, February 10, 2020 in order to determine eligibility. Only two (2) applicants kept the appointment. Only one (1) eligible household(s) was given vouchers to begin their search for housing.

Administrative Plan for OC-LRSP is being drafted to establish program policy and procedure. OC-LRSP administrative plan will be similar to HUD Housing Choice Voucher Program. Upon completion will be submitted to Advisory Board for review.

MOVE ON/SET ASIDE PROGRAM

PROGRAM CONCERNS

Change in monthly processing to have all transactions completed by Housing Specialist by the 15th of the month should diminish adjustments. Giving program landlords time to sign a new HAP Contract by the 15th of the month, for move-ins that are for the 1st of the month. HAP payments would be included in the next month payment cycle, if after the 15th the HAP payment would be included in the following month's payment cycle.

With implementing this OCHA process, monthly reports to the Board would be delayed. OCHA requests board to consider change to board meetings date to be held on the 4th Wednesday of each month.