

ORANGE COUNTY HOUSING AUTHORITY

Housing Choice Voucher (HCV) Program

Monthly Report



REPORTING PERIOD:

November 2021

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PROGRAM ACTIVITIES AND UPDATES

HCV

No major updates. Since October 2020 we have issued 164 vouchers and leased up 104 of those participants. Our average time from issuance to lease-up is 100 days, and our median time is 83 days.

VASH

We have been awarded one extra VASH voucher and now have a total of 21 VASH vouchers, with 17 of them currently under lease.

Homeownership

We continue to field interest for our newly reactivated HOV program. We are maintaining a spreadsheet to track participant interest and progress, and also to keep track of any known properties being marketed to voucher holders.

Project Based Vouchers (PBV)

We are in exploratory discussions with multiple partners that have developments beginning construction in 2022 and 2023. We are aiming for implementation – consisting of Agreements for HAP (AHAP) contracts – by next spring. Specific proposals will be brought to the Board for approval before then.

Foster Youth to Independence (FYI)

We are sending out applications to 5 youth applicants for FYI vouchers.

Emergency Housing Voucher (EHV)

The first two of 19 allocated vouchers were issued 11/18/21. We are switching our focus to the resurrection of a furniture program that will allow EHV participants to utilize their \$3,500 allocated service fees to buy furniture and other household goods.

Yardi Conversion

We have sent our finalized contract to Yardi for their final revisions. We hope to have the contract finalized in January.

PROGRAM CONCERNS

Regarding inventory, our virtual landlord workshop on 12/15/21 had about 20 participants. We have also been engaging in publicity regarding our increased payment standard for program participants in housing search.

Another principal concern is how to address the recycling of vouchers – i.e. terminating voucher holders who have been in housing search for an extremely long time with little to no progress, so that their vouchers may be issued to people who may have quicker success. We are having ongoing discussions with internal stakeholders on how to balance equity, trauma-informed care, and broader program effectiveness.

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: November 2021

Total Number of HUD Vouchers: 643

Excluding Port In & VASH Families

Total Number of Participating Households: 561

Including Port-Out, Port-in & VASH Families

Number of OCHA Participating Households: 533

Excluding Port-Out, Port-In & VASH Families

Utilization Rates

Utilization Rates	
	Families Housed
Cumulative Annual Leased	87%
Leased Excluding PIV & VASH	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.

MONTHLY FINANCIAL REPORT

HOUSING ASSISTANCE PAYMENTS

OCHA	<i>(Excludes Port-Out, Port-In and VASH)</i>
PAID – on 1 st of month	\$353,180
PAID – after 1st (Pro-Rated Rents for the month)	\$406
TOTAL	\$353,586

PROGRAM HAP DETAIL

VASH <i>Veterans Affairs Supportive Housing</i>	\$11,422
PIV <i>Portable Incoming Voucher</i>	\$9,021
POV <i>Portable Outgoing Voucher</i>	\$8,032
HOV <i>Homeownership Voucher</i>	\$1,856
Total	\$30,331

Leasing and Expenses

Month	Actual UML	Actual HAP	New Vouchers	Per Unit Cost
January	496	\$325,399	24	\$656
February	504	\$334,868	15	\$664
March	518	\$343,981	19	\$664
April	528	\$349,770	14	\$662
May	541	\$357,209	11	\$660
June	546	\$364,873	6	\$668
July	551	\$361,778	8	\$657
August	555	\$364,438	3	\$657
September	562	\$369,873	3	\$658
October	561	\$374,896	6	\$668
November	561	\$374,896	3	\$668
TOTAL			112	\$663