



ORANGE COUNTY HOUSING & COMMUNITY DEVELOPMENT

# OCHA Board Meeting

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**June 16, 2022**

# Plenty of discussion time available in tonight's meeting

- Minutes & Member Updates
- Program Manager Report
- Admin Plan Changes
- Recruitment Strategies for Vacancies
- Adjournment

# Opening meeting items

- Minutes from March and April
  - Motion to approve
- Member updates

# Program Manager Report



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# OCHA continues with successful utilization

**April 2022**

<b>Number of Vouchers</b>	<b>669</b>
<b>Number of Household Participants (including POV, PIV, VASH)</b>	<b>573</b>
<b>Number of OCHA Households (excluding POV, PIV, VASH)</b>	<b>540</b>
<b>Voucher Utilization</b>	<b>86%</b>
<b>HAP Utilization</b>	<b>89%</b>

# No major changes in expenses

<b>Housing Assistance Payments (HAP) – excludes Port-Out/In &amp; VASH</b>	
<b>Paid on 1<sup>st</sup> of the month</b>	<b>\$361,350</b>
<b>Paid after 1<sup>st</sup> of the month (pro-rated)</b>	<b>\$2,281</b>
<b>Total</b>	<b>\$347,920</b>

<b>HAP Detail – Special Programs</b>	
<b>VASH</b>	<b>\$11,287</b>
<b>PIV (Port-In)</b>	<b>\$16,952</b>
<b>POV (Port-Out)</b>	<b>\$7,155</b>
<b>HOV (Homeownership)</b>	<b>\$1,913</b>
<b>Total</b>	<b>\$37,307</b>

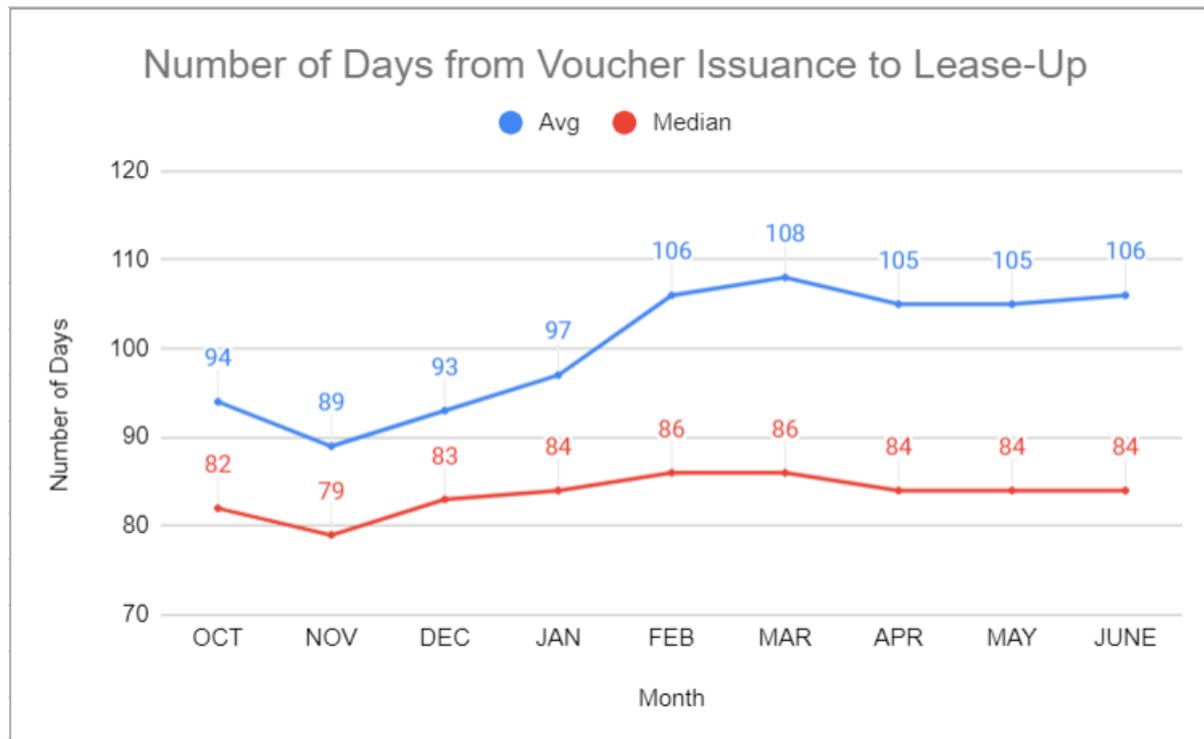
# Leasing plateauing

Month	Actual UML	Actual HAP	New Vouchers	PUC
May '21	541	\$357,209	11	\$660
June '21	546	\$364,873	6	\$668
July '21	551	\$361,778	8	\$657
Aug '21	555	\$364,438	3	\$657
Sept '21	562	\$369,873	7	\$658
Oct '21	561	\$374,896	1	\$668
Nov '21	568	\$374,907	5	\$660
Dec '21	566	\$383,529	11	\$678
Jan '22	566	\$367,916	7	\$650
Feb '22	567	\$377,944	6	\$667
Mar '22	566	\$367,916	11	\$650
Apr '22	569	\$383,986	10	\$670
<b>TOTAL</b>	<b>(12 Mo.)</b>		<b>86</b>	<b>\$663</b>

Previous Year-End UMLs	
2017	540
2018	499
2019	490
2020	489
2021	566

# Lease-up times lowering a bit, continue to be high

- Since October 2020, OCHA has issued 188 vouchers – 119 are leased up



# Several updates to report

- Longtime Technician Felicia Mack will be leaving at the end of the month
  - Tentatively planning to recruit another specialist
- Homeownership Program materials have been shared with community partners
  - Final Products forthcoming
  - Consensus on down payment requirement
- Released from Yardi contract
  - Will be continuing with current system for the time being

# And progress continues on special programs as well

- 13 Emergency Housing Vouchers (EHV) issued, seven leased up

# Other Issues



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# Certain changes to be reported and discussed for Admin Plan

- Limiting rent increase amounts
  - \$100 or 10% per year limit
  - Will protect certain tenants from being suddenly priced out of long-term units
  - For discussion
- Remove background check requirements for annual recertifications
  - Vote needed

# Needing to update recruitment strategies for board vacancies

- Wanting to increase number of clients represented on Board
  - Currently have 1, how many would we want?
  - How best to recruit, consider and recommend?
  - For discussion

# Wrap Up



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# June will be our last virtual meeting

- After county-wide vacation for July meeting, we will resume meeting in person in August.
  - In-person meetings to be held at the Southern Human Services Bldg., 2501 Homestead Rd., Chapel Hill
    - Conference Room D
- Next meeting will be August 18<sup>th</sup>, 2022

# Questions

- Blake Rosser, HCV Program Manager
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  - 919-314-7584
- Corey Root, Housing Director
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