



ORANGE COUNTY HOUSING & COMMUNITY DEVELOPMENT

OCHA Board Meeting

April 21, 2022

Plenty of discussion time available in tonight's meeting

- Minutes & Member Updates
- Program Manager Report
- Resuming In-Person Meetings
- Adjournment

Opening meeting items

- Minutes from March 17th
 - Motion to approve
- Member updates

Program Manager Report



ORANGE COUNTY HOUSING & COMMUNITY DEVELOPMENT

OCHA continues with successful utilization

March 2022

Number of Vouchers (excluding PIV, VASH)	648
Number of Household Participants (including POV, PIV, VASH)	577
Number of OCHA Households (excluding POV, PIV, VASH)	540
Voucher Utilization	89% (83%)
HAP Utilization	85%

No major changes in expenses

Housing Assistance Payments (HAP) – excludes Port-Out/In & VASH	
Paid on 1st of the month	\$360,083
Paid after 1st of the month (pro-rated)	\$1,838
Total	\$361,921

HAP Detail – Special Programs	
VASH	\$11,061
PIV (Port-In)	\$17,547
POV (Port-Out)	\$7,047
HOV (Homeownership)	\$1,927
Total	\$37,582

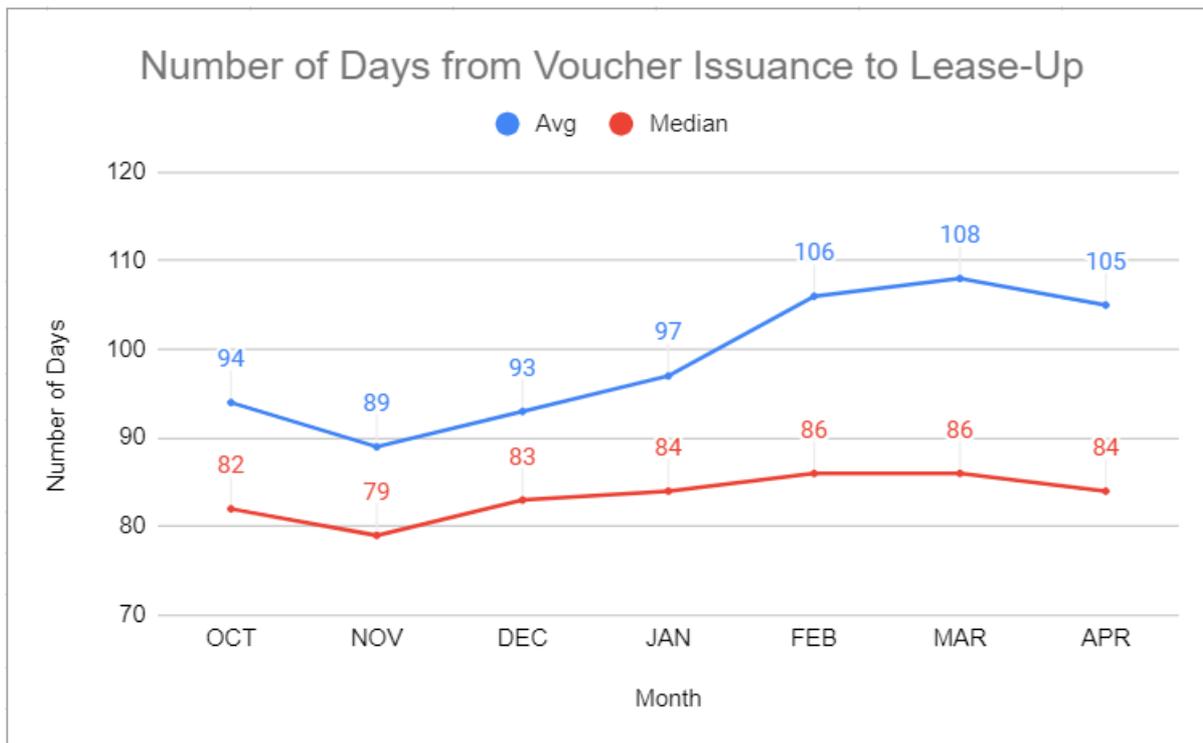
Leasing plateauing

Month	Actual UML	Actual HAP	New Vouchers	PUC
Apr '21	528	\$349,770	14	\$662
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	569	\$381,956	11	\$671
TOTAL	(12 Mo.)		90	\$663

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 181 vouchers – 110 are leased up



Several updates to report

- Homeownership Program materials have been prepared, to be edited
 - Minimum Income requirement: \$14,500
 - Employment requirement: 1 year
- Yardi conversion paused
 - Exploring ways to potentially end contract due to incompatibility
 - Discussions ongoing

Progress continues on special programs

- 13 Emergency Housing Vouchers (EHV) issued, four leased up
- Project-Based Vouchers: Apartment complex we've worked with in the past expressed interest in dedicating units for HCV.
 - Since these are existing units, they may come online first.

Wrap Up



ORANGE COUNTY HOUSING & COMMUNITY DEVELOPMENT

Boardmember Evelyn Johannann has resigned

- At our next meeting we will discuss how best to recruit program participants to fill her spot

We can continue to meet virtually through July

- Emergency declaration is expiring May 1st, but does not apply to us.
- Starting in August, our meetings will be at Southern Human Services Bldg.
 - 2501 Homestead Rd., Chapel Hill 27514
 - Conference Room D
 - Invitation/Directions have been sent

Blake Rosser will be at a conference for May 19th meeting

- As we do not have many action items, it is possible to cancel May meeting.
 - Discussion and potential motion

Questions

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