



OCHA Board Meeting

August 18, 2022

Plenty of discussion time available in tonight's meeting

- Minutes & Member Updates
- Program Manager Report
- Admin Plan Changes
- Discussion of Client Concerns (A.Byrd)
- Recruitment Strategies for Vacancies
- Adjournment

Opening meeting items

- Minutes from June
 - Motion to approve
- Member updates

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 228 vouchers issued, 134 leased

July 2022

Number of Vouchers	669
Number of Household Participants (including POV, PIV, VASH)	573
Number of OCHA Households (excluding POV, PIV, VASH)	540
Voucher Utilization	87%
HAP Utilization	90%

No major changes in expenses

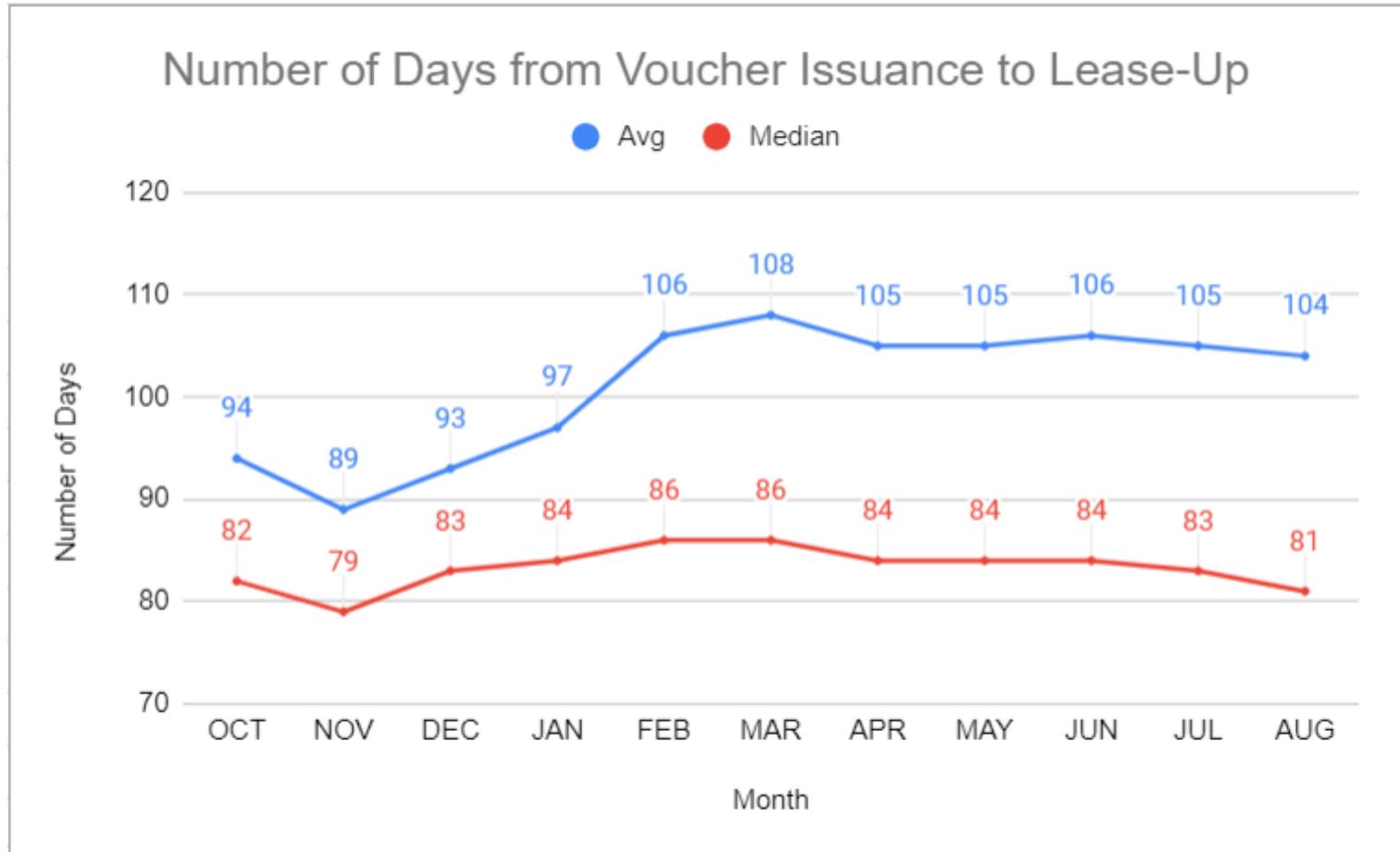
Housing Assistance Payments (HAP) – excludes Port-Out/In & VASH	
Paid on 1st of the month	\$369,354
Paid after 1st of the month (pro-rated)	\$3,147
Total	\$372,501

HAP Detail – Special Programs	
VASH	\$10,058
PIV (Port-In)	\$21,073
POV (Port-Out)	\$6,292
HOV (Homeownership)	\$1,959
Total	\$39,382

Leasing and PUC on the rise

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost	Previous Year-End UMLs	
Aug '21	555	70	\$364,438	3	\$657	2017	540
Sept '21	562	72	\$369,873	7	\$658	2018	499
Oct '21	561	69	\$374,896	1	\$668	2019	490
Nov '21	568	66	\$374,907	4	\$660	2020	489
Dec '21	566	66	\$383,529	12	\$678	2021	566
Jan '22	566	63	\$367,916	8	\$650		
Feb '22	567	61	\$377,944	8	\$667		
Mar '22	566	64	\$367,916	10	\$671		
Apr '22	569	68	\$383,986	6	\$675		
May '22	572	69	\$389,067	11	\$680		
Jun '22	573	73	\$390,123	11	\$681		
July '22	573	85	\$390,810	9	\$682		
TOTAL	(12 Mo.)			90	\$676		

Lease-up times gradually declining



Several updates to report

- Housing Technician Vacancy to be posted this week or next week
- Homeownership Program materials have been finalized and mailed out

And progress continues on special programs as well

- 14 Emergency Housing Vouchers (EHV) issued, seven leased up
- Four (4) Foster Youth to Independence (FYI) vouchers issued, two leased up.

Other Issues



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

Client concerns from June meeting

- Afi Byrd expressed concerns with treatment from landlord and program
 - See June minutes for detailed comments
 - Has since leased up in Burlington (still OC jurisdiction). Staff have aided her through transition to a new unit.
- Tentative response drafted for approval

Recruiting for board vacancies

- Two current vacancies, potential for two more in coming months
 - Two applicants from county pool
 - Vote needed
- For future vacancies, staff are reaching out to HCV recipients to also apply

Wrap Up



Questions

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