



OCHA Board Meeting

November 17, 2022

Plenty of discussion time available in tonight's meeting

- Greetings New Members, Minutes & Member Updates
- Program Manager Report
- Carryover discussion: limiting rent increases
- Issuing Practices discussion
- Update on Board Meeting Practices, Applications and Vacancies
- Adjournment

Opening meeting items

- Welcome new members Jenn Sykes and Jana Murdock-Doherty!
- Member updates
- Minutes from June and August
 - Motion to approve

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 272 vouchers issued, 148 leased

September 2022	
Number of Vouchers	679
Number of Household Participants (including POV, PIV, VASH)	577
Number of OCHA Households (excluding POV, PIV, VASH)	540
Voucher Utilization	85%
HAP Utilization	88%

POV – Port-Out Voucher
PIV – Port-In Voucher
VASH – Veterans Affairs Supportive Housing



Expenses steadily climbing

Housing Assistance Payments (HAP) – excludes Port-Out/In & VASH	
Paid on 1st of the month	\$386,999
Paid after 1st of the month (pro-rated)	\$1,773
Total	\$388,722

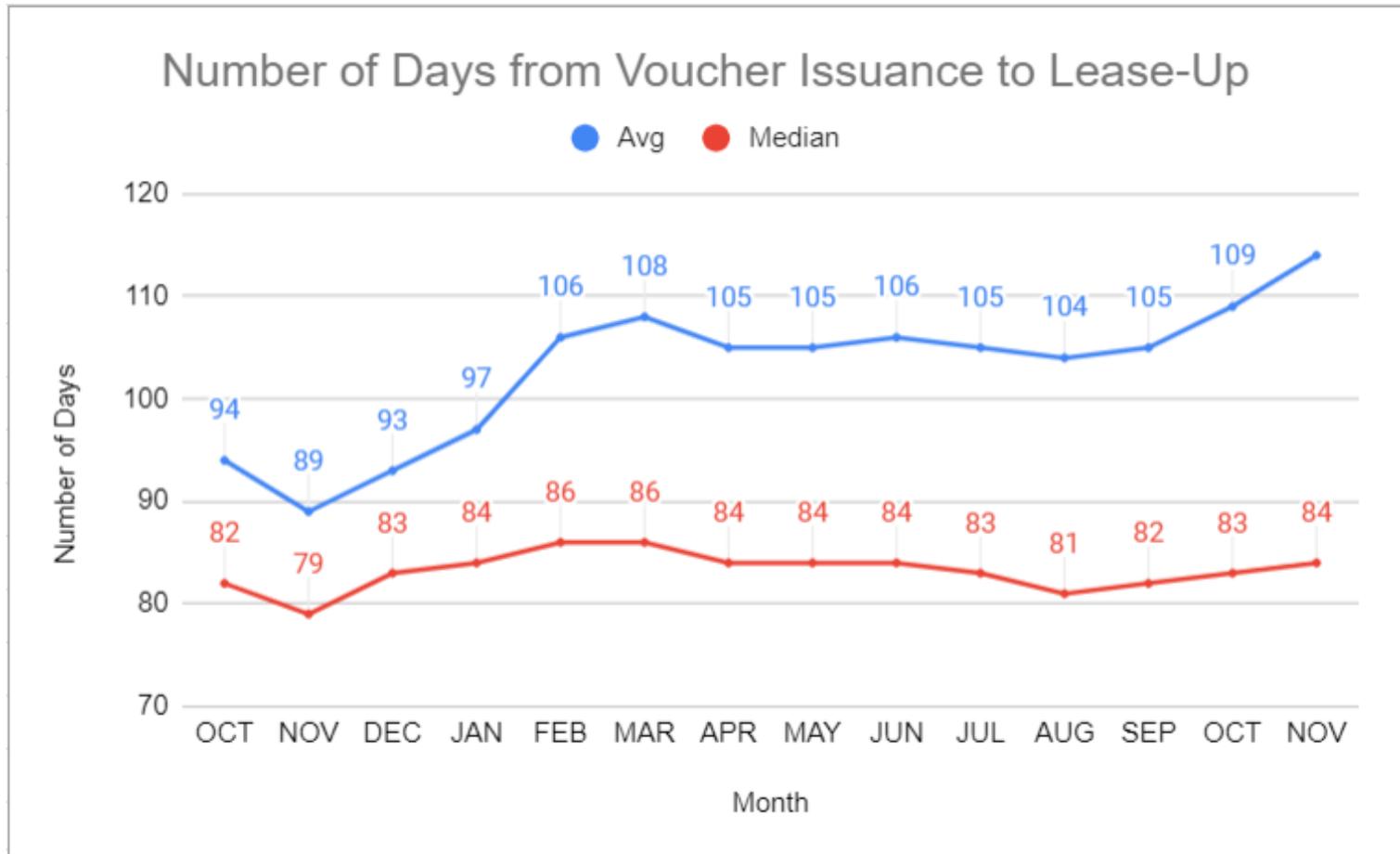
HAP Detail – Special Programs	
VASH	\$10,138
PIV (Port-In Voucher)	\$23,432
POV (Port-Out Voucher)	\$8,958
HOV (Homeownership Voucher)	\$1,959
Total	\$44,487

Leasing and PUC on the rise

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
Oct '21	561	69	\$374,896	1	\$668
Nov '21	568	66	\$374,907	4	\$660
Dec '21	566	66	\$383,529	12	\$678
Jan '22	566	63	\$367,916	10	\$650
Feb '22	567	61	\$377,944	9	\$667
Mar '22	566	64	\$367,916	11	\$671
Apr '22	569	68	\$383,986	8	\$675
May '22	572	69	\$389,067	16	\$680
Jun '22	573	73	\$390,123	21	\$681
July '22	573	85	\$390,810	14	\$682
Aug '22	572	85	\$397,622	8	\$693
Sep '22	577	90	\$400,534	12	\$693
TOTAL	(12 Mo.)			126	\$681

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

Lease-up times rising again



Several updates to report

- Housing Technician position filled!
- 10 new vouchers allocated from HUD
- Restricted Net Position (RNP)
Reconciliation completed
- Quality Assurance Division (QAD) Review
completed – no findings

And progress continues on special programs as well

- 17 Emergency Housing Vouchers (EHV) issued, nine leased up
- Four (4) Foster Youth to Independence (FYI) vouchers issued, two leased up.
- Stability Voucher Notice of Funding Opportunity - applied

Other Issues



Carryover Discussion from June

- Limiting rent increase amounts
 - \$100 or 10% per year limit
 - Will protect certain tenants from being suddenly priced out of long-term units
 - Another option: set maximum at “Not to cause rent burden for current tenant”
 - For discussion

Issuing Practices Revisited

- Current voucher issuing practices
 - Referral through Orange County Partnership to End Homelessness
- Past issuing practices
 - Infrequently pulling from waitlist
- Question: how do you feel about our current practices, and do you want to change how we are issuing vouchers?
 - For discussion, decision preferred by December

Update on Board Meetings, Applications and Vacancies

- OCHA is able to meet either in-person or virtually
 - Not bound by advisory board guidance
 - Discussion and potential vote

Update on Board Meetings, Applications and Vacancies, cont'd

- Two current vacancies, no applications
 - Staff updates on their ideas
 - Board ideas for recruitment

Wrap Up



Questions

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