



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

December 15, 2022

Plenty of discussion time available in tonight's meeting

- Minutes & Member Updates
- Program Manager Report
- Carryover discussion: limiting rent increases
- Annual Report and Work Plan
- Issuing Practices discussion
- Adjournment

Opening meeting items

- Member updates
- Minutes from November
 - Motion to approve

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 253 vouchers issued, 152 leased

October 2022

Number of Vouchers	679
Number of Household Participants (including POV, PIV, VASH)	582
Number of OCHA Households (excluding POV, PIV, VASH)	547
Voucher Utilization	86%
HAP Utilization	89%

POV – Port-Out Voucher
PIV – Port-In Voucher
VASH – Veterans Affairs Supportive Housing
HAP -- Housing Assistance Payment (subsidy)



Expenses remain steady

Housing Assistance Payments (HAP) – excludes Port-Out/In & VASH	
Paid on 1st of the month	\$375,161
Paid after 1st of the month (pro-rated)	\$3,827
Total	\$378,988

HAP Detail – Special Programs	
VASH	\$10,304
PIV (Port-In Voucher)	\$24,281
POV (Port-Out Voucher)	\$7,208
HOV (Homeownership Voucher)	\$1,959
Total	\$43,752

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PIV – Port-In Voucher
VASH – Veterans Affairs Supportive Housing
HAP -- Housing Assistance Payment (subsidy)



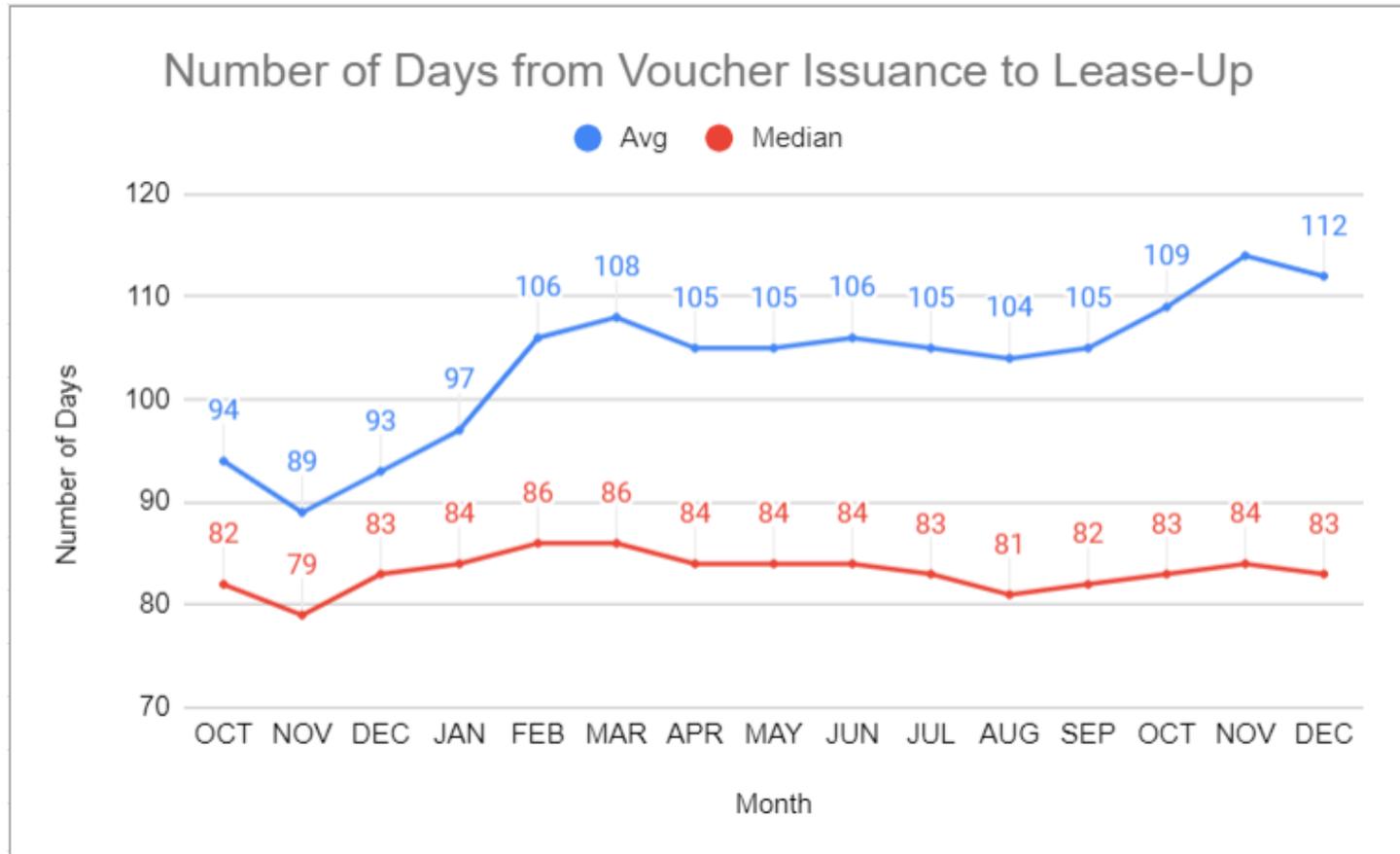
Leasing and PUC slow increase

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Oct '22	582	88	\$398,459	6	\$684
TOTAL	(12 Mo.)			131	\$681

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

UML – Unit Month Leased
PUC – Per Unit Cost
HAP – Housing Assistance Payment

Lease-up times decline somewhat



Several updates to report

- Admin Plan update completed
 - Draft to be presented at January meeting
- Admin Plan Changes
 - Limiting rent increase amounts (carryover discussion)
 - Vote requested
 - Success Rate Payment Standard
 - For discussion

Carryover Discussion

- 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 Vote

Other Issues



Annual Report and Work Plan

- Due to clerk's office January 27th
 - See materials

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

Wrap Up



Questions

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