



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

February 16th, 2023

Plenty of discussion time available in tonight's meeting

- Minutes & Member Updates
- Program Manager Report
- Admin Plan Comprehensive Update
- Adjournment

Opening meeting items

- Member updates
- Minutes from January
 - Motion to approve

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 264 vouchers issued, 160 leased

December 2022	
Number of Vouchers	679
Number of Household Participants (including POV, PIV, VASH)	580
Number of OCHA Households (excluding POV, PIV, VASH)	547
Voucher Utilization	86%
HAP Utilization	95%

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	\$375,127
Paid after 1st of the month (pro-rated)	\$2,729
Total	\$377,856

HAP Detail – Special Programs	
VASH	\$10,328
PIV (Port-In Voucher)	\$34,222
POV (Port-Out Voucher)	\$6,632
HOV (Homeownership Voucher)	\$2,069
Total	\$53,251

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



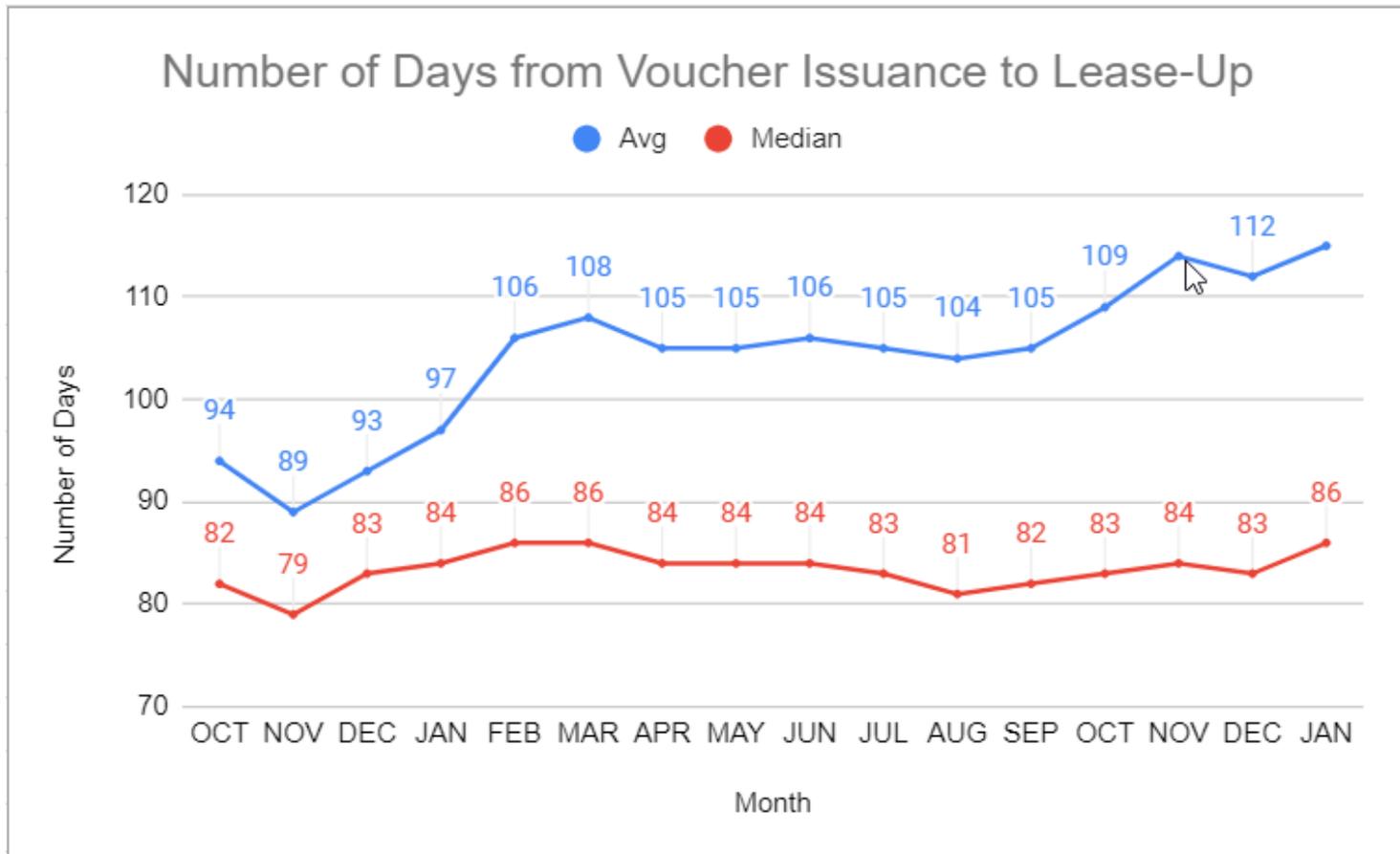
Leasing and PUC slow increase

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Nov '22	582	89	\$403,143	6	\$693
Dec '22	575	87	\$396,885	5	\$690
TOTAL	(12 Mo.)			126	\$680

Previous Year-End UMLs	
2017	540
2018	499
2019	490
2020	489
2021	566
2022	575

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

Lease-up times rise somewhat



Two updates to report

- Software conversion to commence in March
 - Converting to PHA-Web housing software
- February Newsletter sent to participants
 - Goal to send newsletters at least biannually

Opening discussion on Admin Plan overhaul

- Major changes highlighted
- Side-by-side comparison example
- Goal is for vote by March or April

Wrap Up



Questions

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