



Orange County Housing Authority
(OCHA) Board Meeting

March 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 February
 - Motion to approve

Program Manager Report



OCHA continues with successful utilization

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

January 2023

Number of Vouchers	679
Number of Household Participants (including POV, PIV, VASH)	583
Number of OCHA Households (excluding POV, PIV, VASH)	548
Voucher Utilization	81%
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	\$380,046
Paid after 1st of the month (pro-rated)	\$3,012
Total	\$383,058

HAP Detail – Special Programs	
VASH	\$10,867
PIV (Port-In Voucher)	\$36,809
POV (Port-Out Voucher)	\$6,785
HOV (Homeownership Voucher)	\$2,239
Total	\$56,700

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



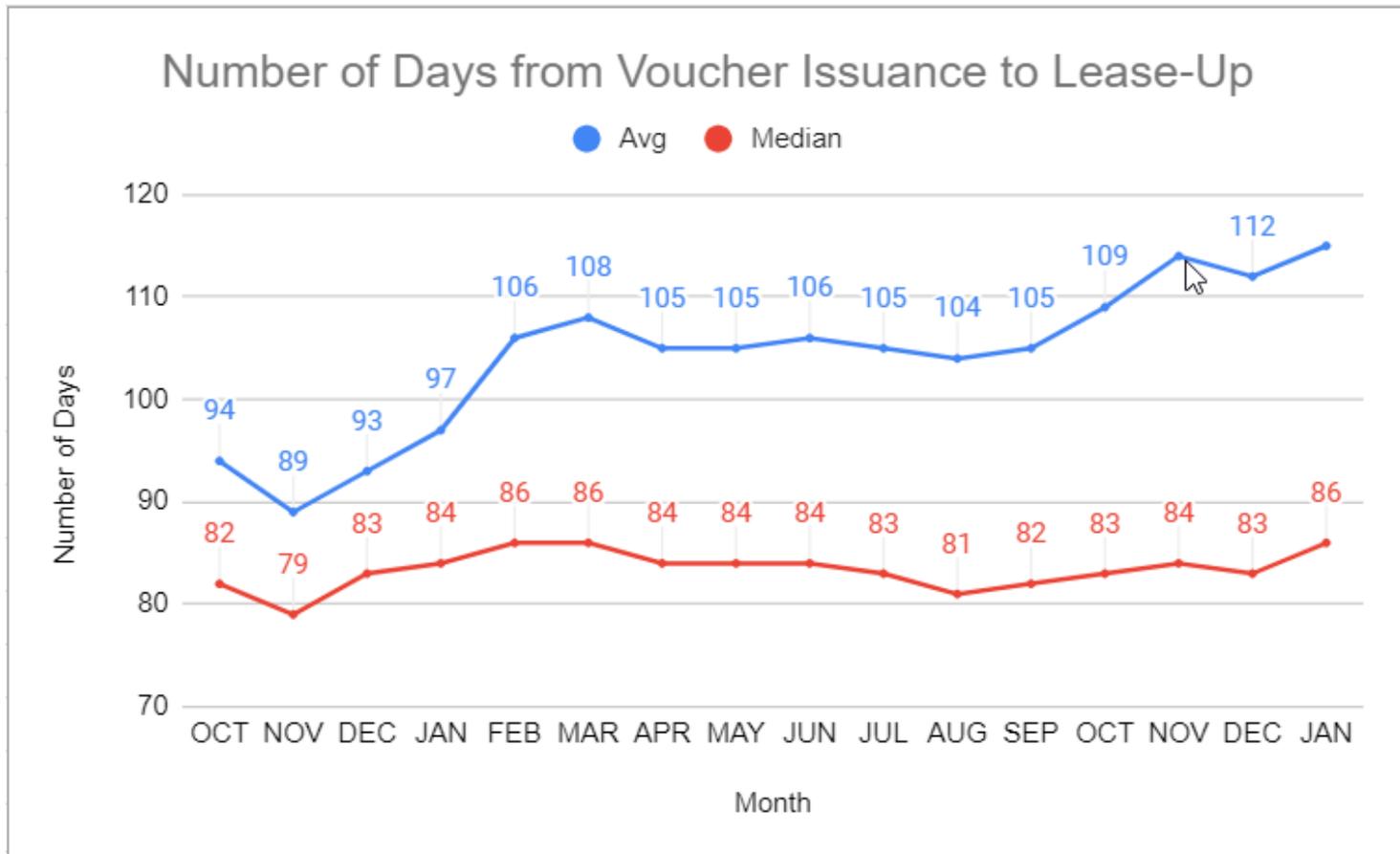
Leasing and PUC slow increase

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Jan '23	583	79	\$402,949	4	\$691
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 has commenced
 - 1st week of training done, one more week of training to come next week
 - Staff very pleased with software so far

Continuing discussion on Admin Plan overhaul

- Major changes highlighted
- Example amended passage provided (“Mandatory Terminations”)
- Last meeting, changed language on damages to “extreme and intentional”
 - Added examples & non-examples
- To continue discussing: photo IDs, other reasons for mandatory terminations (e.g. drug activity)

Wrap Up



Questions

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