



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

May 18th, 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 March
 - Motion to approve

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 275 vouchers issued, 184 leased (16 lease-ups in April)

March 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 pass \$400,000

HOUSING ASSISTANCE PAYMENT (HAP) DETAIL		
Type	Vouchers	Amount
Regular Vouchers	554	\$380,687
Mid-Month Lease-Ups	1	\$344
VASH (Veterans Affairs Supportive Housing)	17	\$11,901
POV (Port-Out Voucher)	7	\$7,734
HOV (Homeownership)	4	\$2,239
Total	583	\$402,905

- 41 Port-In Vouchers, \$38,821 HAP

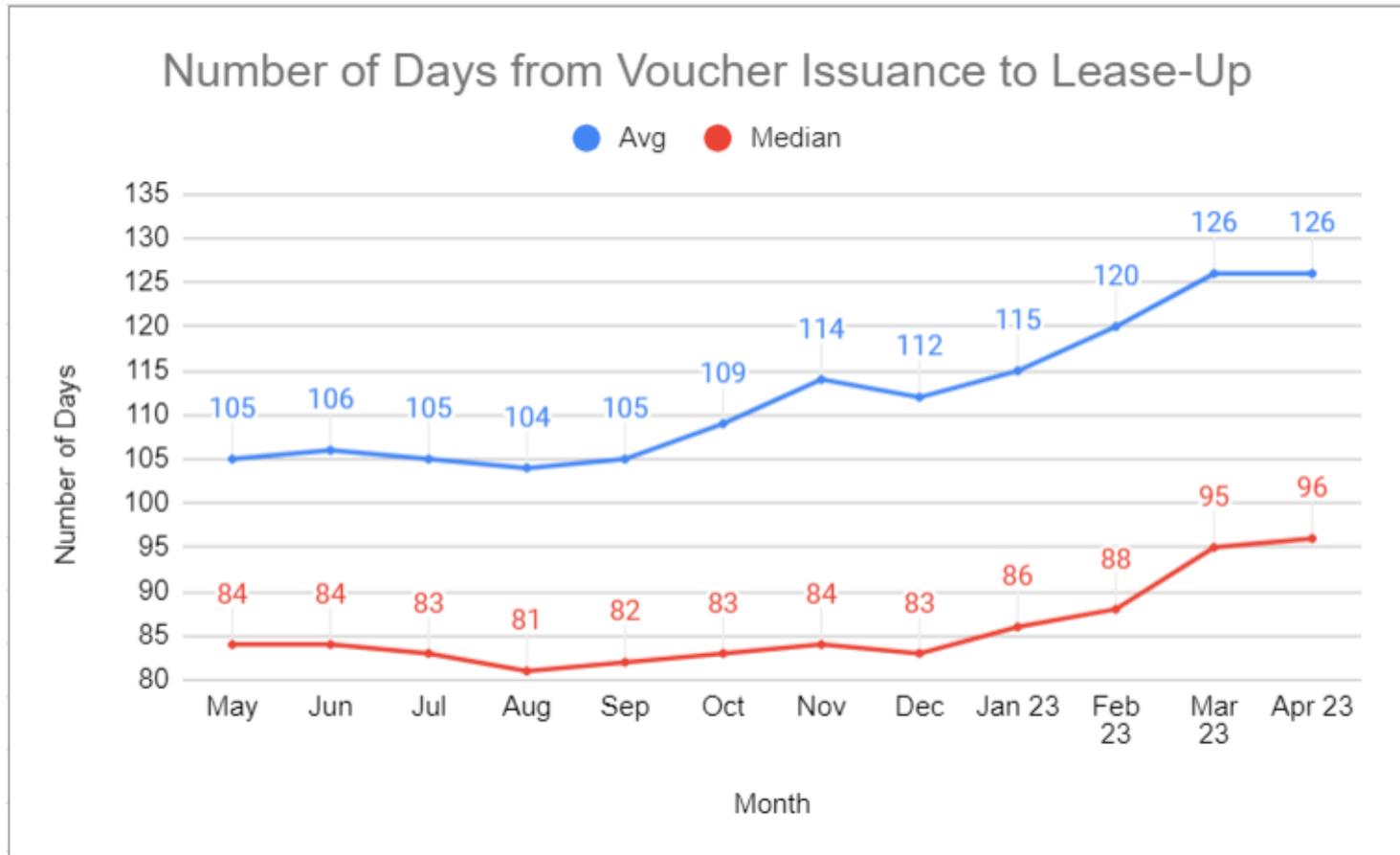
Leasing holds steady, PUC increases

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Feb '23	583	78	\$408,077	7	\$700
Mar '23	583	80	\$402,687	11	\$691
TOTAL	(12 Mo.)			118	\$688

Previous Year-End UMLs	
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



New Info to be presented at meetings

- Terminations: two (2) in March
 - 1 voluntary, 1 due to abandonment of property and lack of communication/recert
- Evictions: one (1) in March (nonpayment)
- Informal Hearings: one (1) in March
 - Determination: OCHA decision upheld
 - Next hearing: June 1st

Software conversion is complete

- First partial check runs made
 - May 1st and May mid-month
 - Full check run to be tested June 1st
- First batch of PIC (PIH Information Center) reports sent to HUD, no issues
- First VMS report not available until July
- Rave reviews from staff!

Other Items



PHA 5-Year Plan & Annual Plan

- Plans required by HUD every 5 and 1 years, respectively
- Board can review plans and be ready to vote at June Meeting
 - Questions? Comments?
 - Vote today is acceptable as well

HCV/Housing Event in works for August

- Discuss Homeownership Program, other opportunities
 - Job Training? Education? Financial Literacy?
- What info or materials would Board like to include?
- In place of August meeting?

Board vacancies: two of remaining three slots to be filled

- Three participants applying for final vacancy
- BOCC will be able to consider final vacancy in either June or September meeting

Wrap Up



Questions

- Blake Rosser, HCV Program Manager
 - brosser@orangecountync.gov
 - 919-314-7584
- Corey Root, Housing Director
 - croot@orangecountync.gov
 - (919) 245-2492