



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

June 15th, 2023

Shorter agenda for tonight's meeting

- New Member Intro, Minutes & Member Updates
- Program Manager Report
- 5-Year & Annual Plans update
- August Event outlining
- Adjournment

Opening meeting items

- New Members: Timothy Miles and Eva Weatherly-Rosner
- Minutes from May
 - Motion to approve
- Member updates

Program Manager Report



OCHA continues with successful utilization

- Since Oct. 2020, 276 vouchers issued, 186 leased

April 2023

Number of Vouchers	679
Number of Household Participants (including POV, VASH)	583
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	549	\$377,870
Mid-Month Lease-Ups	7	\$10,376
VASH (Veterans Affairs Supportive Housing)	17	\$11,976
POV (Port-Out Voucher)	6	\$6,652
HOV (Homeownership)	4	\$2,337
Total	583	\$409,211

- 42 Port-In Vouchers, \$50,902 HAP
- 12 Emergency Housing Vouchers (EHV), \$10,184 HAP

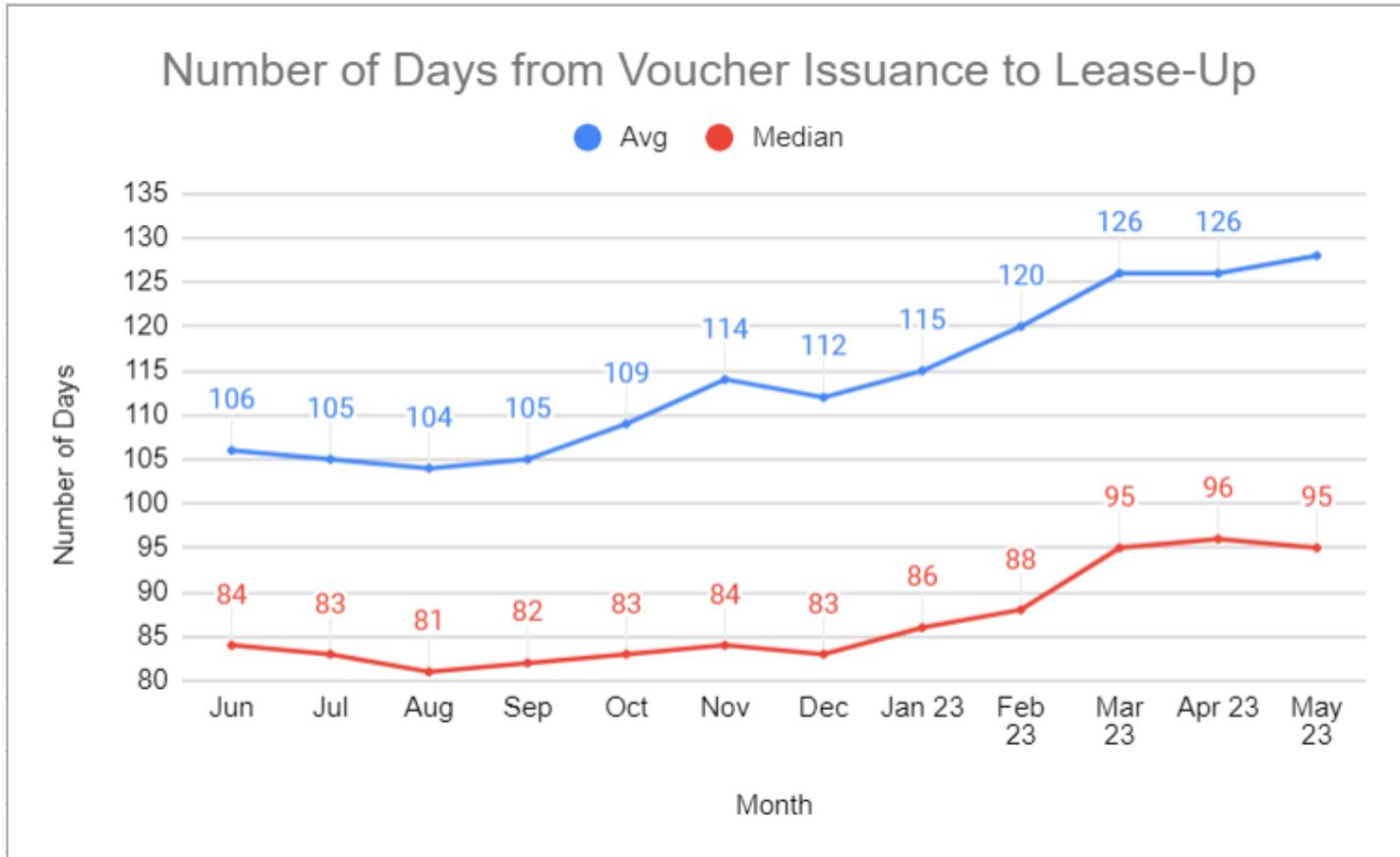
Leasing holds steady, PUC increases

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Apr '23	583	81	\$409,211	2	\$702
TOTAL	(12 Mo.)			112	\$690

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 remain even



New Info to be presented at meetings

- Terminations: two (2) in April
 - 1 voluntary, 1 due to results of March's informal hearing
- Evictions: one (1) in April (nonpayment)
- Informal Hearings: one (1) in June
 - Determination: OCHA decision upheld
 - No future hearings scheduled

Software conversion is complete

- First full check run made
 - Issues occurred, have been resolved
- 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
- Language has been added to plan for Board review
- Plans posted on website for mandatory public comment period
- Questions? Comments?
 - Vote will need to occur after 45-day posting period (August)

HCV Event in works for August

- Staff Proposal is for a friendly, informal HCV-focused meeting in a low-stakes environment
 - Goals are to build staff-client relationships and disburse information (e.g. pamphlets)
 - Potentially rent a food truck
 - Located at one of the parks (e.g. Homestead, Community Park, Cedar Falls)
- Separately this fall could be a joint meeting with Affordable Housing Advisory Board
- Board thoughts?

Wrap Up



Questions

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