



Orange County Housing Authority
(OCHA) Board Meeting

October 19th, 2023

Shorter agenda for tonight's meeting

- Minutes & Member Updates
- Program Manager Report
 - Updates
- Adjournment

Opening meeting items

- Minutes from September
 - Motion to approve
- Member updates

Program Manager Report



OCHA continues with successful utilization

September 2023

| | |
|---|------------|
| Number of Vouchers | 679 |
| Number of Household Participants (including POV, VASH) | 646 |
| Voucher Utilization | 95% |
| HAP Utilization | 98% |

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



Expenses still increasing

| HOUSING ASSISTANCE PAYMENT (HAP) DETAIL | | |
|---|-----------------|------------------|
| Type | Vouchers | Amount |
| Regular Vouchers | 592 | \$438,328 |
| Mid-Month Lease-Ups | 15 | \$6,091 |
| VASH (Veterans Affairs Supportive Housing) | 18 | \$11,175 |
| POV (Port-Out Voucher) | 4 | \$5,310 |
| HOV (Homeownership) | 4 | \$2,575 |
| Total | 633 | \$463,479 |

- 20 Port-In Vouchers, \$16,946 HAP
- 13 Emergency Housing Vouchers (EHV), \$11,434 HAP

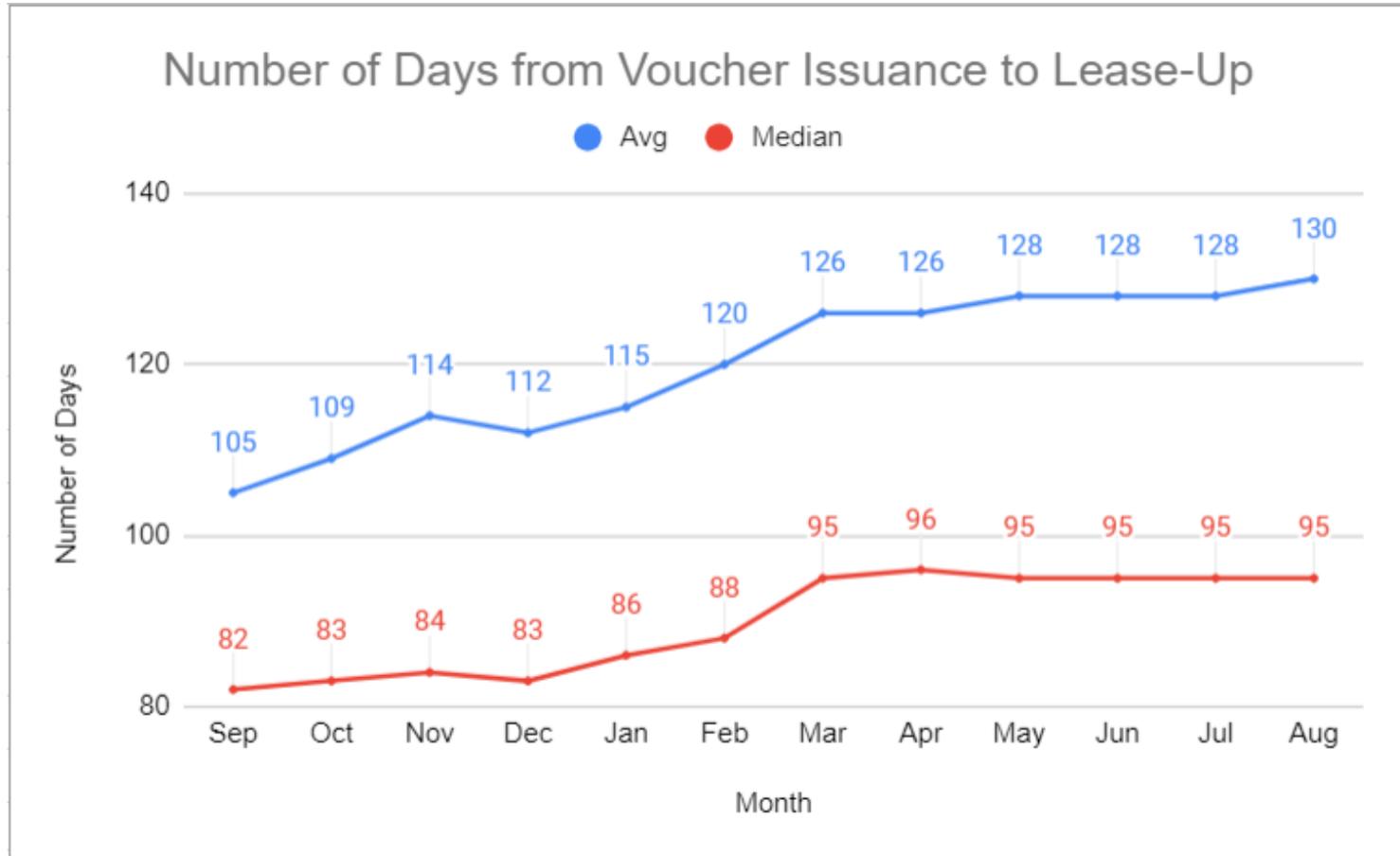
Leasing takes big jump, PUC increases

| Month | Actual UML | Vouchers In Search | Actual HAP | New Vouchers | Per Unit Cost |
|--------------|-----------------|--------------------|------------|--------------|---------------|
| 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 |
| May '23 | 593 | 83 | \$431,892 | 4 | \$728 |
| Jun '23 | 612 | 85 | \$446,794 | 6 | \$730 |
| Jul '23 | 619 | 88 | \$436,442 | 5 | \$705 |
| Aug '23 | 628 | 86 | \$442,867 | 4 | \$705 |
| Sep '23 | 646 | 87 | \$474,913 | 1 | \$735 |
| TOTAL | (12 Mo.) | | | 72 | \$704 |

| 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



Terminations, Evictions and Appeals

- Terminations: 2 in September
 - 1 voluntary, 1 client passed away
- Evictions: none
- Informal Hearings: none
 - No future hearings scheduled

Other developments in store

- New Payment Standard
- Work Numbers
 - Most reliable income verification tool
- Items for next month's meeting?

Wrap Up



Questions

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