



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

December 21st, 2023

Shorter agenda for tonight's meeting

- Minutes & Member Updates
- Program Manager Report
 - Updates
- Moving to Work
- Spring Event
- Adjournment

Opening meeting items

- Minutes from November
 - Motion to approve
- Member updates

Program Manager Report



Successful utilization continues

November 2023

Number of Vouchers

687

**Number of Participants (including POV,
VASH)**

630

Voucher Utilization

92%

HAP Utilization

100%

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



Expenses still increasing

HAP DETAIL

| Type | Vouchers | Amount |
|--|------------|------------------|
| Regular Vouchers | 591 | \$468,622 |
| Mid-Month Lease-Ups | 11 | \$4,024 |
| VASH (Veterans Affairs Supportive Housing) | 19 | \$12,104 |
| POV (Port-Out Voucher) | 4 | \$5,635 |
| HOV (Homeownership) | 4 | \$2,602 |
| Total | 629 | \$492,987 |

Expenses still increasing

- 24 Port-In Vouchers, \$20,384 HAP
- 13 Emergency Housing Vouchers (EHV), \$9,695 HAP
- 2 FYI Vouchers, \$2,264

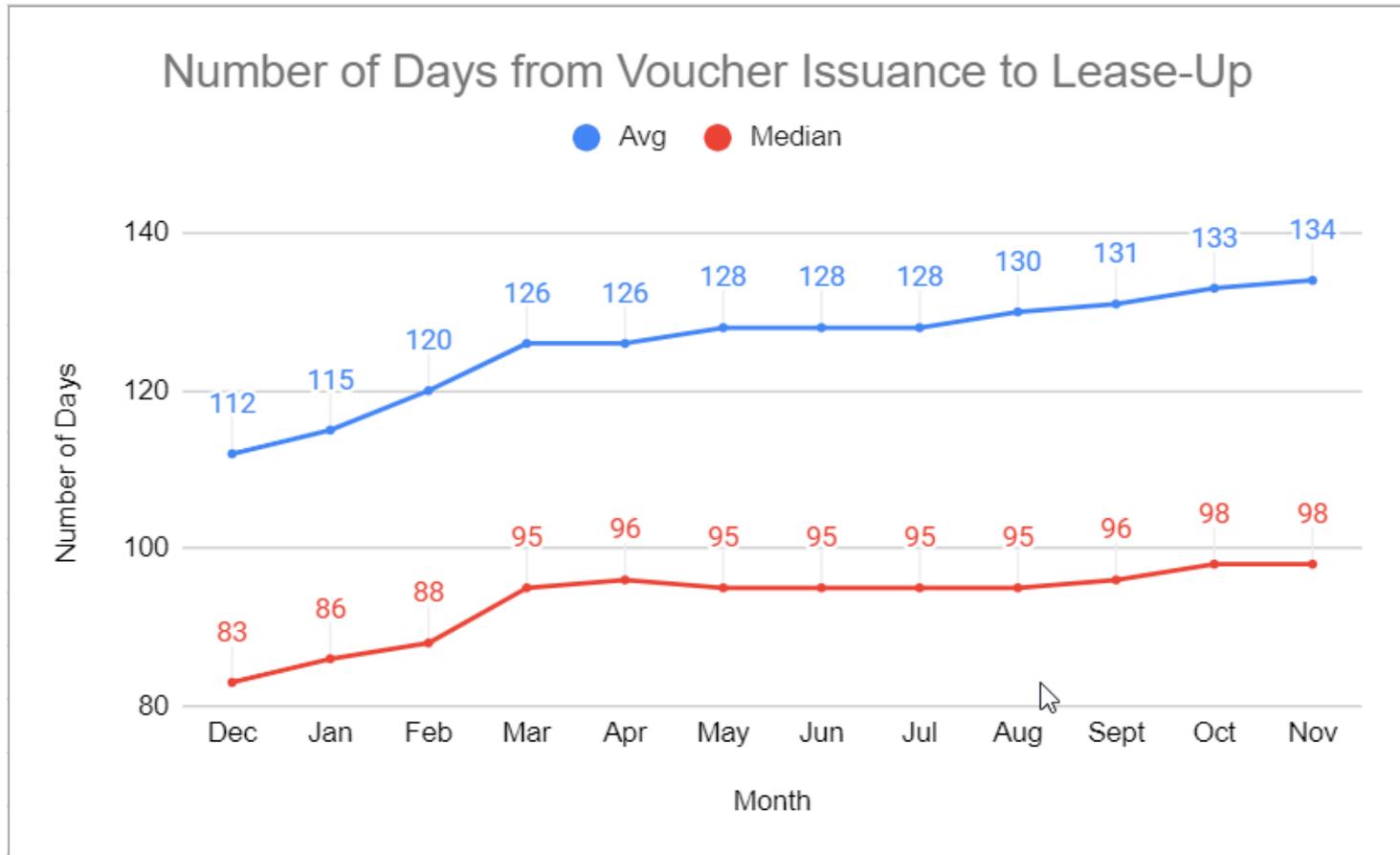
Leasing takes big jump, PUC increases

| Month | Actual UML | Vouchers In Search | Actual HAP | New Vouchers | Per Unit Cost |
|--------------|-----------------|--------------------|------------|--------------|---------------|
| 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 | 635 | 87 | \$474,913 | 1 | \$748 |
| Oct '23 | 628 | 86 | \$442,867 | 4 | \$705 |
| Nov '23 | 636 | 73 | \$505,834 | 2 | \$795 |
| TOTAL | (12 Mo.) | | | 55 | \$713 |

| Previous Year-End UMLs | |
|------------------------|-----|
| 2019 | 490 |
| 2020 | 489 |
| 2021 | 566 |
| 2022 | 575 |
| 2023 | 636 |

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

Lease-up times hold steady



Terminations, Evictions and Appeals

- Terminations: 0 in Nov/Dec
- Evictions: 1

Terminations, Evictions and Appeals

- Informal Hearings: 2
 - 1 income dispute – upheld
 - 1 termination - denied

Program Updates

- 8 New Vouchers
- Emergency Housing Assistance
- Waitlist

Other Stuff



Moving to Work Plan

- Comments on Plan
- Public Hearing requirement
- Vote needed to move forward

Spring Planning Event

- Transit 101 demonstration
- Other information? Same format or different?
- Date?

Wrap Up



Questions

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