



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

March 21st, 2024

Agenda

- Minutes & Member Updates
- Program Manager Report
 - Updates
 - Annual Work Plan presentation
 - Resident Advisory Board
 - Waitlist
- Admin Plan & PHA Plan
- Adjournment

Opening meeting items

- Minutes from February
 - Motion to approve
- Member updates

Program Manager Report



Successful utilization continues

February 2023

Number of Vouchers

687

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

641

Voucher Utilization

95%

HAP Utilization

100%

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



Expenses leveled off

HAP DETAIL

Type	Vouchers	Amount
Regular Vouchers	593	\$466,915
Mid-Month Lease-Ups		\$10,391
VASH (Veterans Affairs Supportive Housing)	21	\$13,321
POV (Port-Out Voucher)	5	\$5,856
HOV (Homeownership)	4	\$2,422
FYI (Foster Youth to Ind.)	2	\$2,306
EHV (Emergency Housing)	16	\$13,309
Total	641	\$514,520

Port-Ins remaining steady

- 26 Port-In Vouchers, \$26,749 HAP
- Up from 23 in previous month

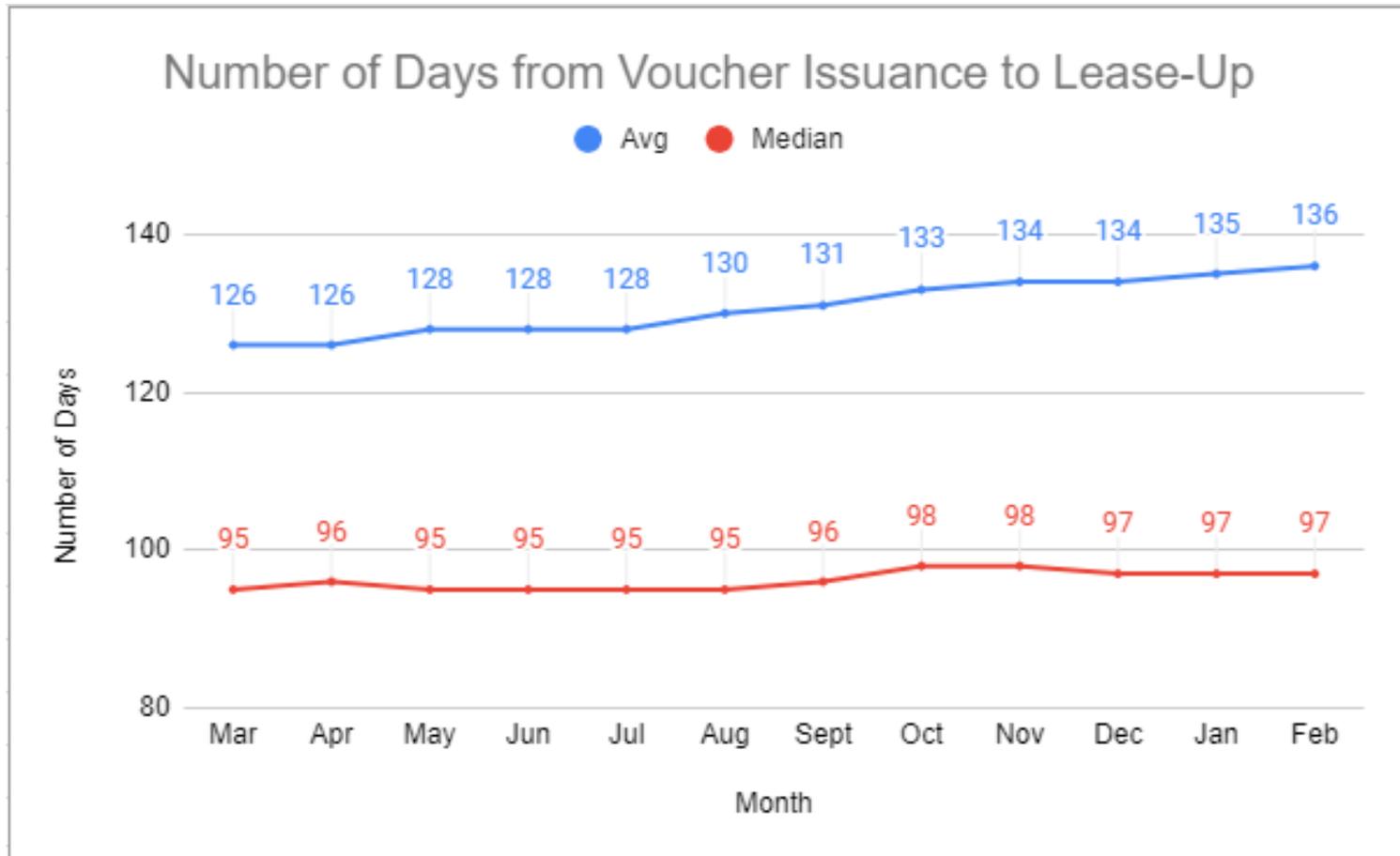
Leasing levels off, PUC keeps climbing

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Dec '23	638	73	\$514,173	3	\$806
Jan '24	636	68	\$514,054	5	\$808
Feb '24	641	59	\$514,520	5	\$803
TOTAL	(12 Mo.)			57	\$721

Previous Year-End UMLs	
2019	490
2020	489
2021	566
2022	575
2023	638

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

Lease-up times hold steady



Terminations, Evictions and Appeals - January

- Terminations: 3 in February
 - 1 voluntary, 2 deceased
- Evictions: 0
- Informal Hearings: 0

Program Updates

- Annual Work Plan presentation
- Resident Advisory Board
- Waitlist and consulting

Other Items



Admin Plan & PHA Plan needing discussion and approval

- Administrative Plan being changed to comply with HOTMA and NSPIRE
- PHA Plan needs to be updated (coincidentally)
 - Consists of “Annual Plan” and “5-Year Plan”

Admin Plan & PHA Plan, cont'd

- Changes between former Housing Quality Standards (HQS) and new NSPIRE standards summarized here:
 - <https://files.hudexchange.info/resources/documents/NSPIRE-and-HQS-Comparison-Job-Aid.pdf>
- HOTMA changes primarily affecting income and asset calculations:
 - Overview of changes found here:
https://www.hud.gov/sites/dfiles/Housing/documents/HOTMA_One_pager.pdf
- Admin Plan chapters affected: 1, 3, 6, 7, 8, 10, 11, 14

Wrap Up



Questions

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