



**ORANGE COUNTY  
HOUSING DEPARTMENT**

**Orange County Housing Authority  
(OCHA) Board Meeting**

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**April 18<sup>th</sup>, 2024**

# Agenda

- Minutes & Member Updates
- Housing Inventory Discussion
  - Guest Christopher Jackson
- Program Manager Report
  - Updates
    - Waitlist
- Admin Plan & PHA Plan
  - Brief update and timeline
- Public Hearing
- Adjournment

# Opening meeting items

- Minutes from March
  - 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
<b>Total</b>	<b>641</b>	<b>\$514,520</b>

# Port-Ins remaining steady

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

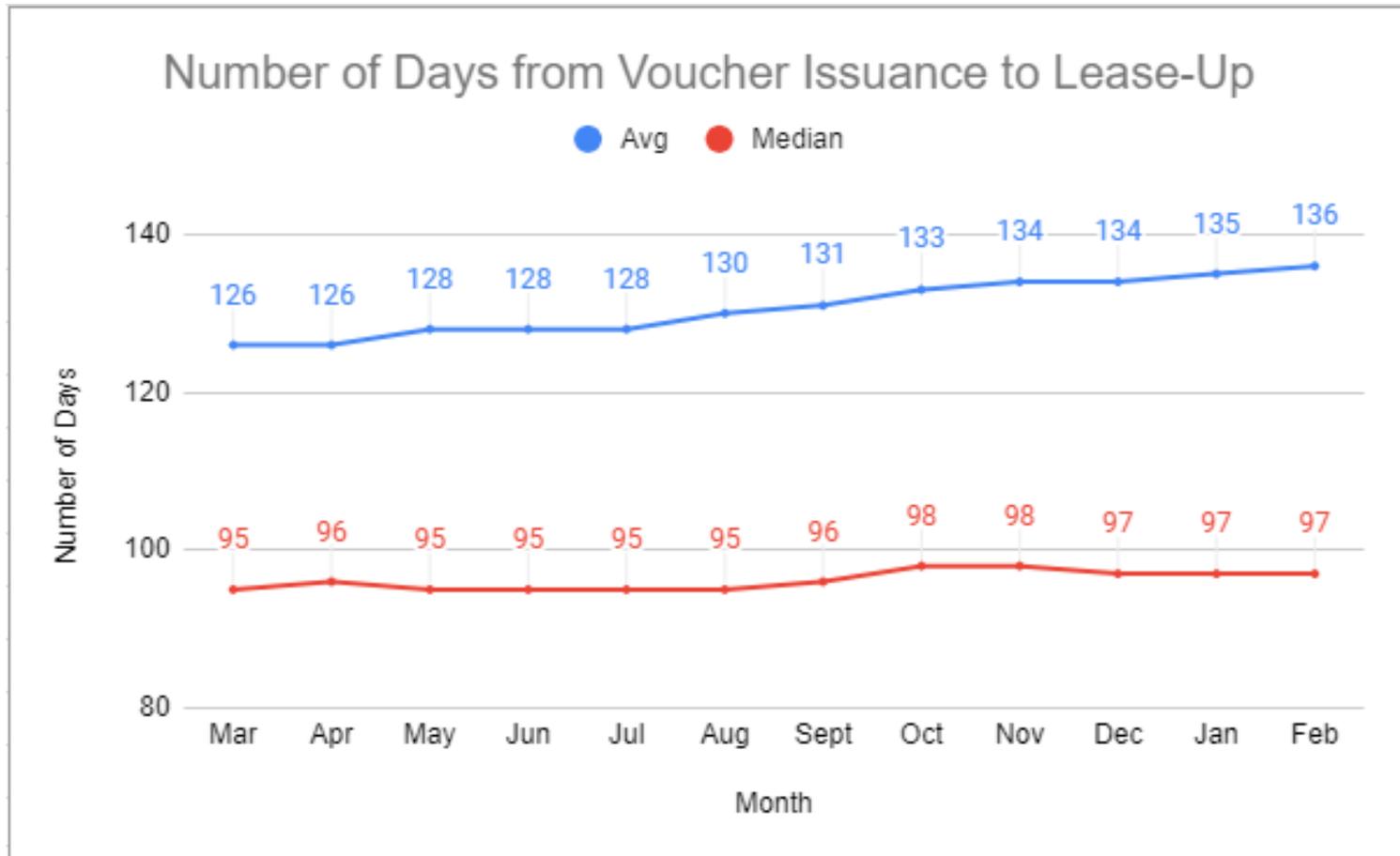
# Leasing levels off, PUC keeps climbing

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
<b>TOTAL</b>	<b>(12 Mo.)</b>			<b>57</b>	<b>\$721</b>

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 - March

- Terminations: 2
  - 2 voluntary
- Evictions: 2
- Informal Hearings: 0

# Program Updates

- Waitlist and consulting

# Other Items



# PHA Plan and Admin Plan being amended

- 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\\_page\\_r.pdf](https://www.hud.gov/sites/dfiles/Housing/documents/HOTMA_One_page_r.pdf)
- Admin Plan chapters affected: 1, 3, 6, 7, 8, 10, 11, 14
  - Changes available for viewing here:
  - <https://orangecountync.gov/DocumentCenter/View/27458/Housing-Administrative-Plan---For-Approval?bidId=>

# PHA and Admin Plans, cont'd

- PHA Plan
  - “Significant Amendment” on 5yr Plan to be changed (see document)
- HOTMA changes in Admin Plan only to be implemented 1/1/25

# Public Hearing required by HUD regulations

- Needed in order to hear comments on PHA Plan
  - Motion needed to open, close
- Next steps

# Wrap Up



# Questions

- Blake Rosser, HCV Program Manager
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  - 919-314-7584