



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

May 16th, 2024

Agenda

- Minutes & Member Updates
- Public Hearing – HOTMA & Admin Plan
- Program Manager Report
- Waitlist Preferences
- Adjournment

Opening meeting items

- Minutes from April
 - Motion to approve
- Member updates

Public Hearing



Public Hearing required by HUD regulations

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

Program Manager Report



Successful utilization continues

March 2024

Number of Vouchers

687

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

632

Voucher Utilization

92%

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	592	\$480,024
Mid-Month Lease-Ups		\$3,995
VASH (Veterans Affairs Supportive Housing)	21	\$13,849
POV (Port-Out Voucher)	5	\$6,494
HOV (Homeownership)	4	\$2,487
FYI (Foster Youth to Ind.)	2	\$2,306
EHV (Emergency Housing)	14	\$13,355
Total	638	\$522,510

Port-Ins climbing

- 35 Port-In Vouchers, \$37,635 HAP
- Up from 26 in previous month

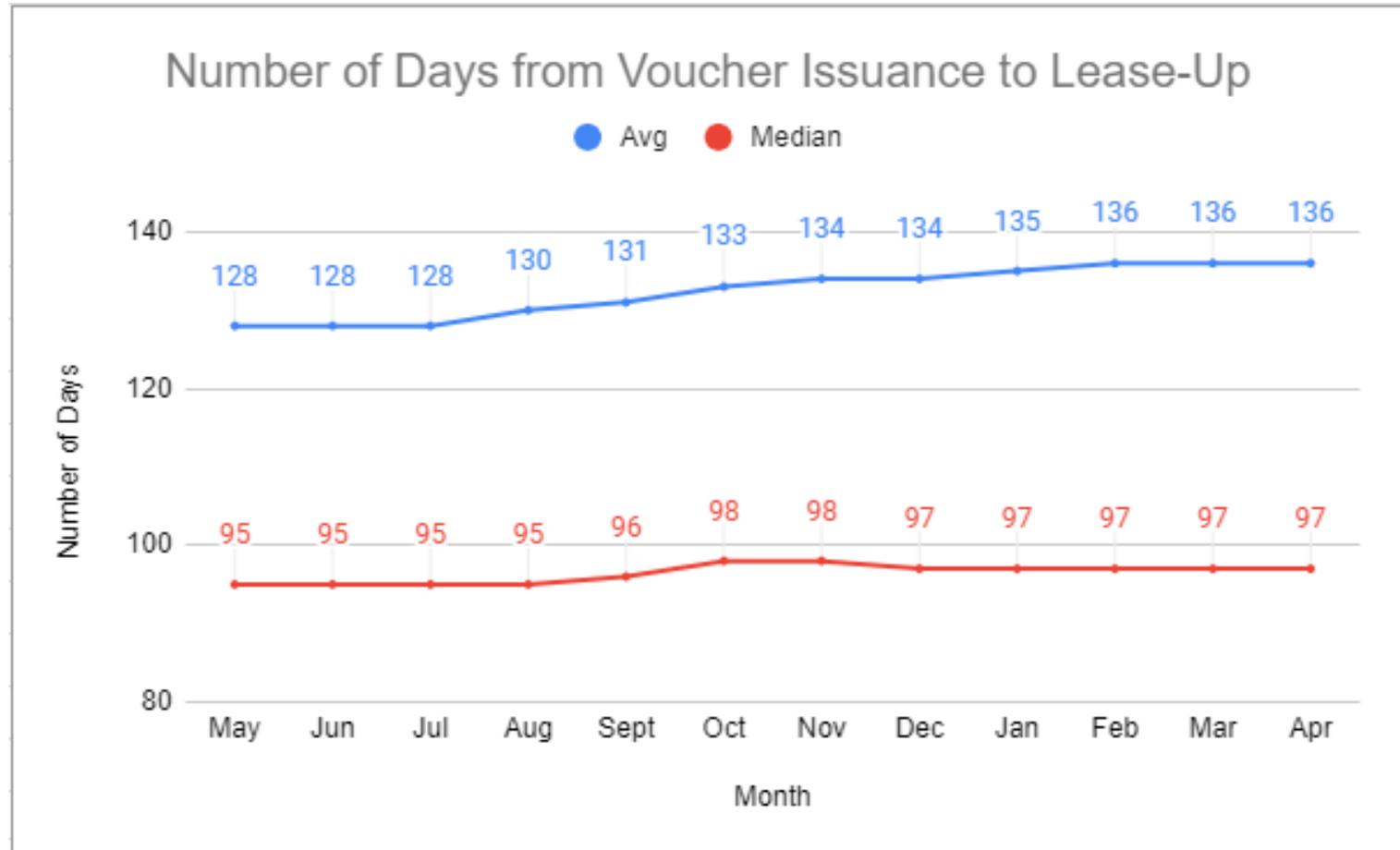
Leasing levels off, PUC keeps climbing

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Mar '24	638	70	\$522,510	8	\$819
TOTAL	(12 Mo.)			49	\$755

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: 3
 - 1 deceased, 1 voluntary, 1 moved without notice
- Evictions: 0
- Informal Hearings: 0

Program Updates

- Re-funding of HCV program
- Landlord Incentive idea
 - “Matching” Repair Fund for long-term tenants (5+ years)
 - OCHA would match up to X dollars for wear-and-tear repairs

Other Items



Waitlist Preference discussion

- Must decide which categories we want to prioritize when selecting from waitlist.
- Starting point suggestion →

Preference	Points
Homelessness	100
Domestic Violence	100
“Move On” Referral	100
Residency	40
Elderly	15
Disabled	15
Family with Children	15
Veteran	10
Involuntary Displacement	10
Foster Youth	10

Wrap Up



Questions

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