Orange County Housing Authority (OCHA) Board Meeting

June 20th, 2024

Agenda

- Minutes & Member Updates

- Program Manager Report

- Admin Plan tweak

- Waitlist Preferences

- Adjournment

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Opening meeting items

- Minutes from <u>May</u>

  - Motion to approve

- Member updates

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Program Manager Report

Successful utilization continues

May 2024	
Number of Vouchers	687
Number of Participants (including POV, VASH)	646
Voucher Utilization	93%
HAP Utilization	100%

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

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Expenses leveled off

HAP DETAIL		
Type	**Vouchers**	**Amount**
Regular Vouchers	601	$487,662
Mid-Month Lease-Ups		$3,596
VASH (Veterans Affairs Supportive Housing)	20	$12,261
POV (Port-Out Voucher)	6	$7,982
HOV (Homeownership)	4	$2,245
FYI (Foster Youth to Ind.)	2	$2,306
EHV (Emergency Housing)	14	$13,488
Total	**646**	**$529,540**

Port-Ins climbing

- 40 Port-In Vouchers, $45,122 HAP
  - Up from 35 in previous 2 months

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Leasing levels off, PUC too

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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	11	$819
Apr '24	640	63	$503,185	8	$786
May '24	646	59	$529,540	15	$820
TOTAL	(12 Mo.)			69	$772

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 tick up

Number of Days from Voucher Issuance to Lease-Up

Avg   Median

Month	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May
Avg	128	128	130	131	133	134	134	135	136	136	136	138
Median	95	95	95	96	98	98	97	97	97	97	97	98

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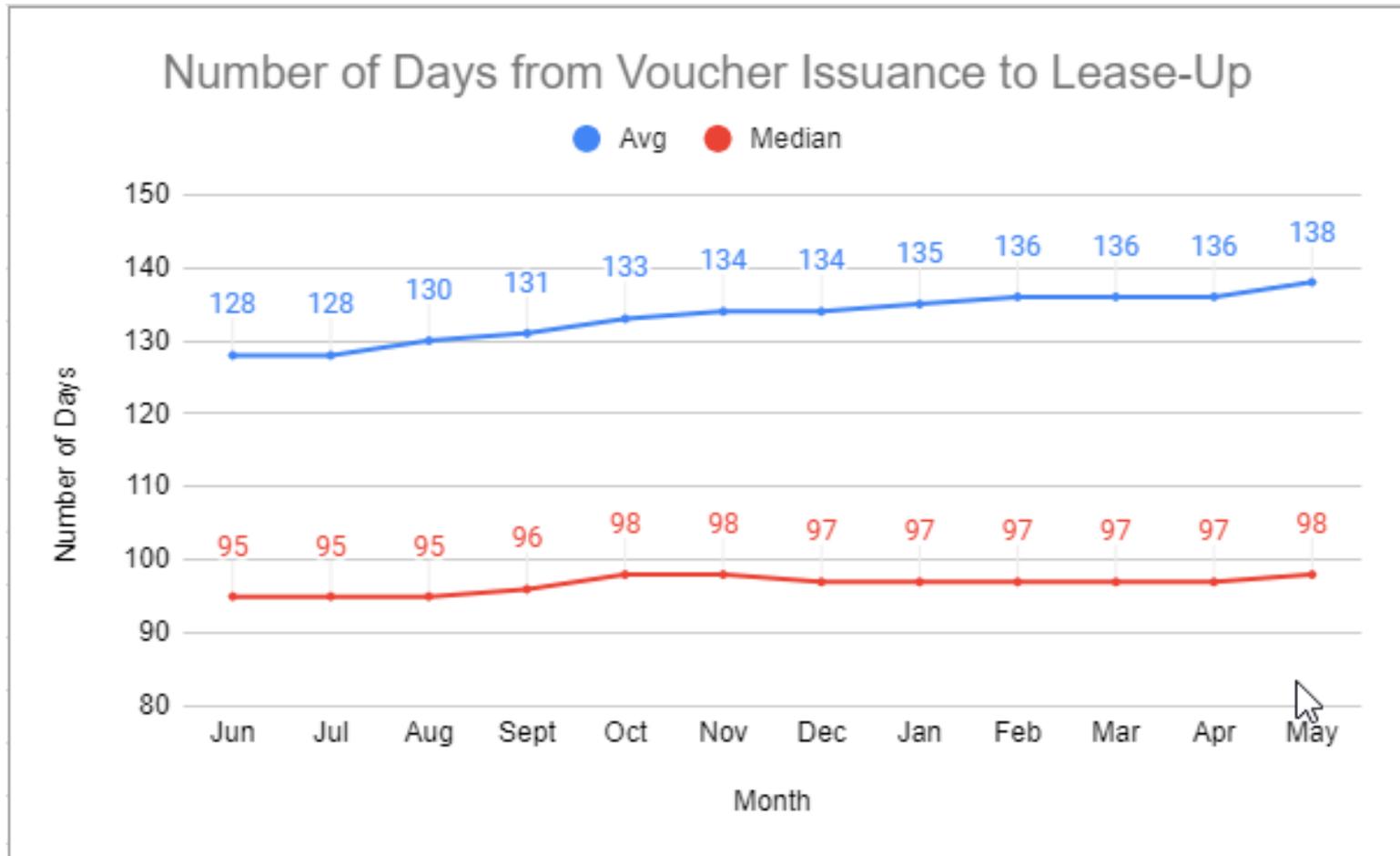
Terminations, Evictions and Appeals - May

- Terminations: 3
  - 2 voluntary, 1 lost contact
- Evictions: 0
- Informal Hearings: 0

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Program Updates

- 20 new VASH vouchers

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Other Items

Admin Plan proposed change

- Termination language around property damage currently states:
  - "Examples of extreme and intentional property damage include ripping out wiring/piping, toppling appliances, and ripping out fixtures or doors."
- Staff proposing to add language that will specify termination in the case that a specific client incurs more than one Risk Mitigation payment to a landlord.

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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

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Waitlist Pref., thoughts from May:

- Raise "Residency" to 50pts.? (Mahood)

- OK to weight FH categories below Residency, just FH categories must have equal wt.

- Raise "Inv. Displacement" to 15? (Sykes)

- Okay to set category for "Time on List" if we choose (would be effective after our initial selection this fall)

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

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Waitlist Preferences, cont'd

- Vote Needed

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

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Wrap Up

Questions

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