



ORANGE COUNTY
HOUSING DEPARTMENT

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

August 15th, 2024

Agenda

- Minutes, Member Updates, Public Comment
- Program Manager Report
- Event Planning – October?
- Adjournment

Opening meeting items

- Minutes from June
 - Motion to approve
- Member updates
- Public Comment

Program Manager Report



Successful utilization continues

June 2024

Number of Vouchers

687

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

642

Voucher Utilization

93%

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	\$499,567
Mid-Month Lease-Ups		\$3,588
VASH (Veterans Affairs Supportive Housing)	22	\$14,975
POV (Port-Out Voucher)	6	\$7,982
HOV (Homeownership)	4	\$2,245
FYI (Foster Youth to Ind.)	2	\$2,055
EHV (Emergency Housing)	15	\$15,945
Total	642	\$546,357

Port-Ins climbing

- 42 Port-In Vouchers, \$48,865 HAP
- Up from 40 in May

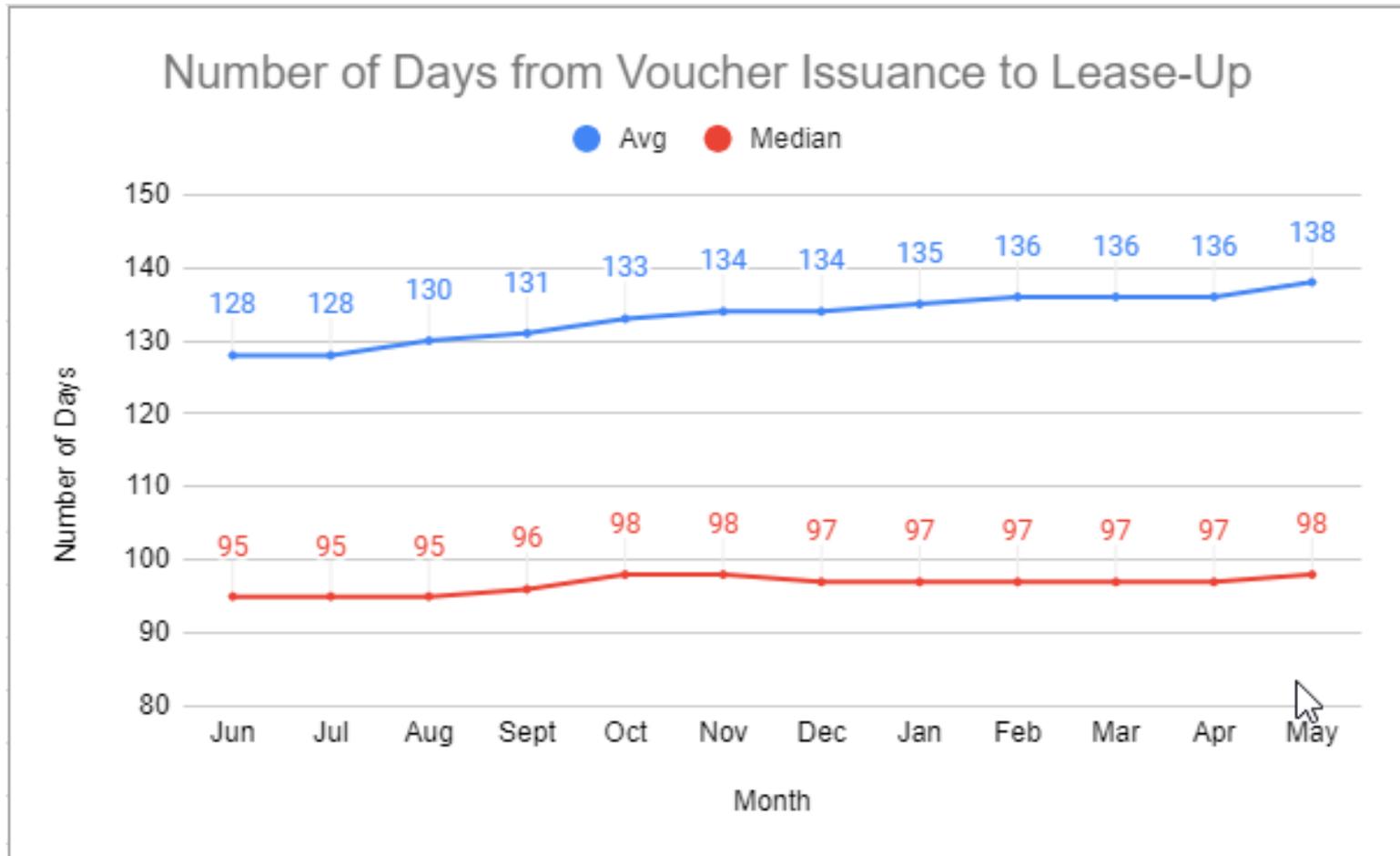
Leasing levels off, PUC jumps

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Jun '24	642	61	\$546,357	8	\$851
TOTAL	(12 Mo.)			71	\$779

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



Terminations, Evictions and Appeals – June/July

- Terminations: 9
 - 1 voluntary, 2 lost contact, 4 passed away, 2 program violation
- Evictions: 0
- Informal Hearings: 0

Program Updates

- Quality Control Inspections
- SEMAP
- New Inspection system (NSPIRE) implementation delayed

Other Items



Client Event for October?

- Previous Ideas:
 - Transit 101 demonstration from CH Transit
 - Waitlist Info if reopening
- Further thoughts or ideas...

Future Meeting Topics?

- Annual Work Plan for Oct/Nov
- Other ideas...
- Also to consider:
 - Moving to bi-monthly meetings
 - If not formally making meeting bi-monthly, then more freely cancelling meetings with no pressing business

Wrap Up



Questions

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