



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

September 19th, 2024

Agenda

- Minutes, Member Updates, Public Comment
- Program Manager Report
- Housing Department Overview
- Adjournment

Opening meeting items

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

Program Manager Report



Successful utilization continues

August 2024

Number of Vouchers

687

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

646

Voucher Utilization

98.27%

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 | 597 | \$511,314 |
| Mid-Month Lease-Ups | | \$6,539 |
| VASH (Veterans Affairs Supportive Housing) | 22 | \$11,057 |
| POV (Port-Out Voucher) | 6 | \$8,105 |
| HOV (Homeownership) | 4 | \$2,321 |
| FYI (Foster Youth to Ind.) | 2 | \$2,055 |
| EHV (Emergency Housing) | 15 | \$14,097 |
| Total | 646 | \$549,099 |

Port-Ins continue climbing

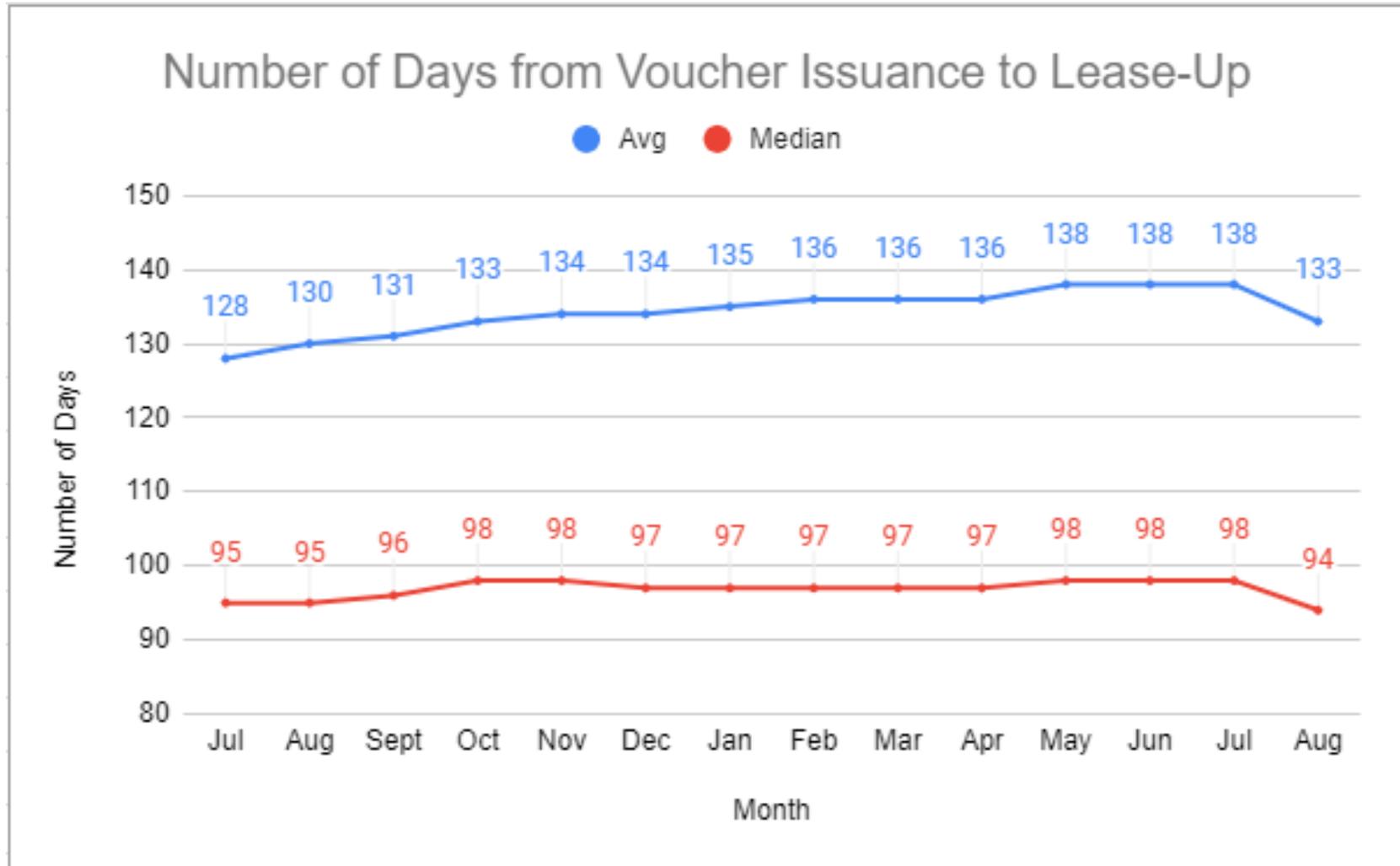
- 48 Port-In Vouchers, \$56,060 HAP
- Up from 40 in May

Leasing levels off, PUC jumps

| Month | Actual UML | Vouchers In Search | Actual HAP | New Vouchers | Per Unit Cost | Previous Year-End UMLs | |
|--------------|-----------------|--------------------|------------|--------------|---------------|------------------------|-----|
| Sep '23 | 635 | 87 | \$474,913 | 1 | \$748 | 2019 | 490 |
| Oct '23 | 628 | 86 | \$442,867 | 4 | \$705 | 2020 | 489 |
| Nov '23 | 636 | 73 | \$505,834 | 2 | \$795 | 2021 | 566 |
| Dec '23 | 638 | 73 | \$514,173 | 3 | \$806 | 2022 | 575 |
| Jan '24 | 636 | 68 | \$514,054 | 5 | \$808 | 2023 | 638 |
| 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 | | |
| Jul '24 | 648 | 57 | \$548,559 | 8 | \$839 | | |
| Aug '24 | 646 | 54 | \$555,638 | 8 | \$860 | | |
| TOTAL | (12 Mo.) | | | 73 | \$791 | | |

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

Lease-up times tick up



Terminations, Evictions and Appeals – August

- Terminations: 2
 - 1 program violation, 1 lost contact
- Evictions: 2
- Informal Hearings: 0

Program Updates

- Payment Standard
 - Consultant strongly advises that we do not raise payment standard this year

Program Updates

- QC Inspections
- HOV Collaboration – Habitat, Community Home Trust, Community Empowerment Fund

Program Updates

- October Event

Date: Saturday, October 12, 2024,

Place: Cedar Falls Park Pavilion

- Time of Event: 12pm-3pm

- Hopeful attendees:

Transit 101, DSS and Health Programs



Other Items: Housing Department Overview



Wrap Up



Questions

- Alycia Brown, HCV Program Manager
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