



ORANGE COUNTY
HOUSING DEPARTMENT

Orange County Housing Authority
(OCHA) Board Meeting

November 21st, 2024

Agenda

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

Opening meeting items

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

Program Manager Report



Successful utilization continues

September 2024

Number of Vouchers

687

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

648

Voucher Utilization

94.32%

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	600	\$523,850
Mid-Month Lease-Ups		\$12,079
VASH (Veterans Affairs Supportive Housing)	22	\$11,643
POV (Port-Out Voucher)	6	\$8,105
HOV (Homeownership)	4	\$2,321
FYI (Foster Youth to Ind.)	2	\$2,136
EHV (Emergency Housing)	15	\$14,623
Total	648	\$566,652

Successful utilization continues

October 2024

Number of Vouchers

687

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

655

Voucher Utilization

95.34%

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	606	\$546,140.50
Mid-Month Lease-Ups		\$2,532
VASH (Veterans Affairs Supportive Housing)	21	\$14,032
POV (Port-Out Voucher)	7	\$9,506
HOV (Homeownership)	4	\$2,321
FYI (Foster Youth to Ind.)	2	\$2,136
EHV (Emergency Housing)	15	\$15,869
Total	655	\$583,030.50

Port-Ins continue climbing

- September & October:
- 52 Port-In Vouchers, \$63,960 HAP

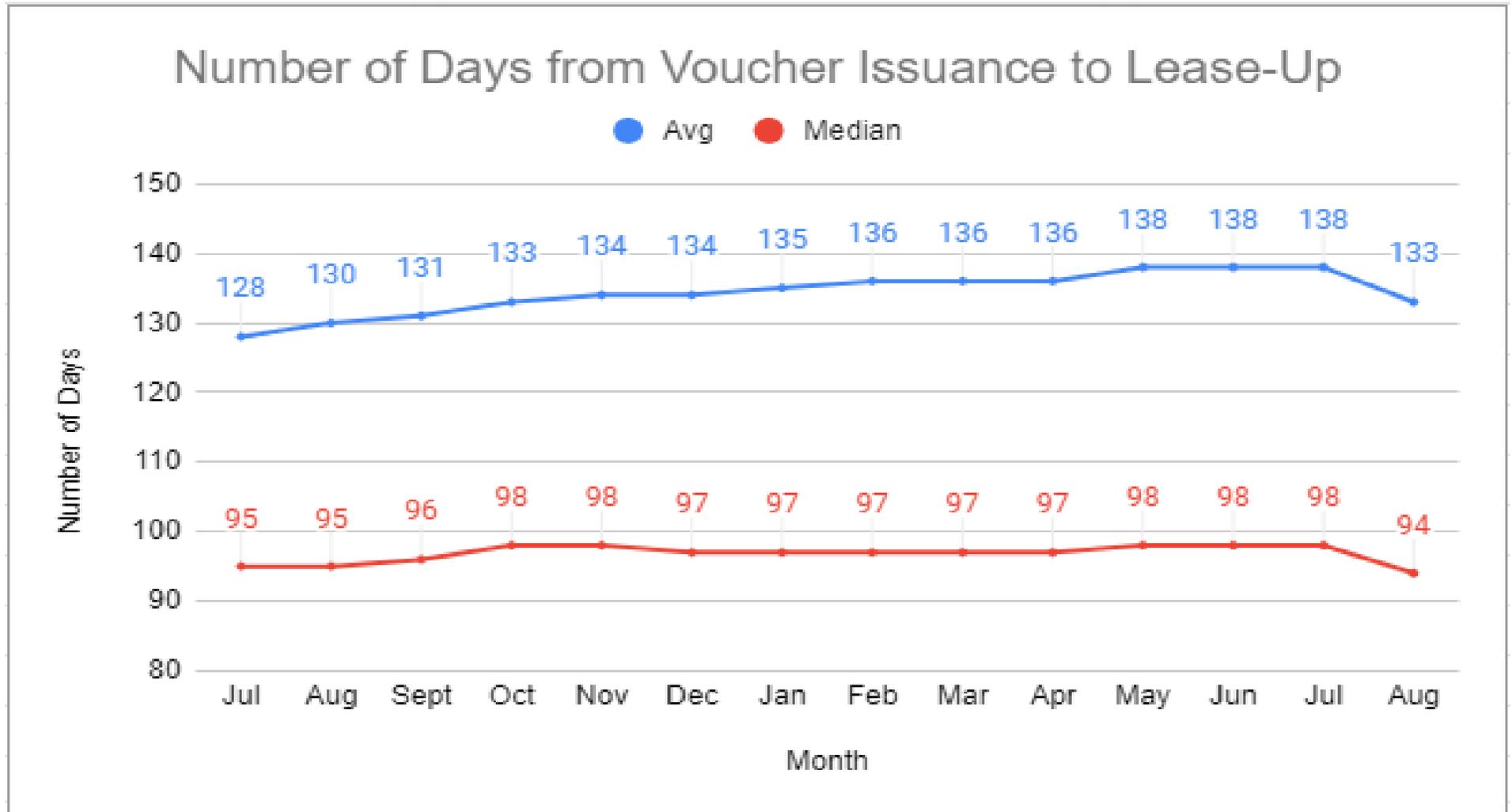
Leasing levels off, PUC jumps

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Jul '24	648	57	\$548,559	8	\$839
Aug '24	646	54	\$555,638	8	\$860
Sep '24	648	50	\$566,652	7	\$874
Oct '24	655	51	\$583,031	7	\$890
TOTAL	(12 Mo.)			87	\$829

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 – Sep. & Oct.

- Terminations: 8

- 3 Program Violation(s)

- vacated unit without notice

- 2 - Deceased

- 2 - Zero HAP - Paid Full Rent for 6 months

- 1 - Informal Hearing

Program Updates

- Reschedule spring/summer
 - HCV Meet and Greet
 - Another park location??
 - Very low turnout
 - Last minute announcement
 - Vendors are willing to return

Program Updates

- Payment Standard
 - Consultant strongly advises that we do not raise payment standard this year
 - **Effective date: November 1st, 2024**



ORANGE COUNTY HOUSING AUTHORITY

Orange County 2024/2025 Voucher Payment Standards

Single Room Occupancy	Efficiency	One- Bedroom	Two- Bedroom	Three- Bedroom	Four- Bedroom
\$1,143	\$1,524	\$1,560	\$1,794	\$2,256	\$2,761

The VPS is the maximum subsidy the Housing Authority can provide toward the contract rent (rent plus utility allowance for utilities, stove or refrigerator paid or provided by the tenant). If the contract rent (rent plus utility allowance) is more than the VPS, the family must make up the difference out of its own pocket.

The Housing Authority must use the **SMALLER** of the number of bedrooms in the rental unit or the number of bedrooms on the voucher to determine the VPS. For example, if a family locates a two-bedroom unit with a three-bedroom voucher, the two-bedroom VPS must be used to calculate your tenant portion of the rent.

Mailing Address
P.O. Box 8181
Hillsborough, NC 27278

Main Office
300 W. Tryon Street
Hillsborough, NC 27278

Satellite Office
2501 Homestead Road
Chapel Hill, NC 27516



Program Updates

- PIC REPORTING :

PIC Reporting Information

Program: Voucher Funded Assistance (HA Code: NC104)

Reporting Rate:	100.72
Required 50058 Forms:	696
Received 50058 Forms:	701
Last Updated:	October 2024

Program Updates

SEMAP Score

"OCHA is a high performer"

'Special thanks goes to the OCHA HCV staff who did a phenomenal job getting the work done!'



Your overall performance rating is High. We have recorded that your PHA has been rated zero on at least one of the performance indicators. Please take the necessary corrective action to ensure compliance with program rules. For each zero rating, you must send HUD a written report describing the corrective action taken within 45 calendar days of the date of this letter or HUD may require a written corrective action plan.

Thank you for your cooperation with the SEMAP process.

Sincerely,

Shelia M. Hester
Director, Office of Public Housing
Office of Field Operations
U.S. Department of Housing and Urban Development



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

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November 1, 2024

Blake Rosser
Executive Director
Orange County Housing Authority
300 West Tryon Street
Hillsborough NC 27278

Dear Mr. Rosser:

Thank you for completing your Section 8 Management Assessment Program (SEMAP) certification for the **Orange County Housing Authority**. We appreciate your time and attention to the SEMAP assessment process. SEMAP enables HUD to better manage the Section 8 tenant-based program by identifying PHA capabilities and deficiencies related to the administration of the Section 8 program. As a result, HUD will be able to provide more effective program assistance to PHAs.

The final SEMAP score for the fiscal year ended **6/30/2024** is **93**. The following are your scores on each indicator:

- Indicator 1 Selection from Waiting List (24 CFR 982.54(d)(1) and 982.204(a))
15 points
- Indicator 2 Reasonable Rent (24 CFR 982.4, 982.54(d)(15), 982.158(f)(7) and 982.507)
20 points
- Indicator 3 Determination of Adjusted Income (24 CFR part 5, subpart F and 24 CFR 982.516) **20 points**
- Indicator 4 Utility Allowance Schedule (24 CFR 982.517) **5 points**
- Indicator 5 HQS Quality Control (24 CFR 982.405(b)) **0 points**
- Indicator 6 HQS Enforcement (24 CFR 982.404) **10 points**
- Indicator 7 Expanding Housing Opportunities **5 points**
- Indicator 8 Payment Standards (24 CFR 982.503) **5 points**
- Indicator 9 Timely Annual Reexaminations (24 CFR 5.617) **10 points**
- Indicator 10 Correct Tenant Rent Calculations (24 CFR 982, Subpart K) **5 points**
- Indicator 11 Pre-Contract HQS Inspections (24 CFR 982.305) **5 points**
- Indicator 12 Annual HQS Inspections (24 CFR 982.405(a)) **5 points**
- Indicator 13 Lease-Up **20 points**
- Indicator 14 Family Self-Sufficiency (24 CFR 984.105 and 984.305) **N/A points**
- Indicator 15 Deconcentration Bonus **N/A points**

Wrap Up



Questions

- Alycia Brown, HCV Program Manager
 - albrown@orangecountync.gov
 - 919-245-2143