



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

May 16th, 2025



Meeting Agenda

- Minutes
- Member Updates
- Project Base Voucher (PBV) Program
- Program Manager Report
- Admin Plan
- Adjournment

Opening meeting items

- Minutes from
 - February and March
- Motion to approve

Program Manager Report



Successful utilization

April 2025

Number of Vouchers

687

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

653

Voucher Utilization

96%

HAP Utilization

96.7%

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



Expenses

APRIL HAP DETAIL

Type	Vouchers	Amount
Regular Vouchers	609	\$559,020
Mid-Month Lease-Ups		\$869
VASH (Veterans Affairs Supportive Housing)	18	\$13,555
POV (Port-Out Voucher)	6	\$7,055
HOV (Homeownership)	4	\$2,376
FYI (Foster Youth to Ind.)	2	\$2,136
EHV (Emergency Housing)	15	\$16,611
Total	654	\$601,622

Leasing levels

Month	Actual UML	Vouchers In Search	Actual HAP	New Vouchers	Per Unit Cost
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
Nov-24	660	49	\$594,764	9	\$890
Dec-24	670	51	\$609,836	3	\$910
Jan-25	661	40	\$604,028	8	\$927
Feb-25	663	35	\$620,315	2	\$903
Mar-25	659	35	\$617,510	0	\$819
Apr-25	654	35	\$601,622	0	\$920
Total	(12 Mo.)		\$6,977,852	75	\$875

Previous Year-End UMLs	
2020	489
2021	566
2022	575
2023	638
2024	648

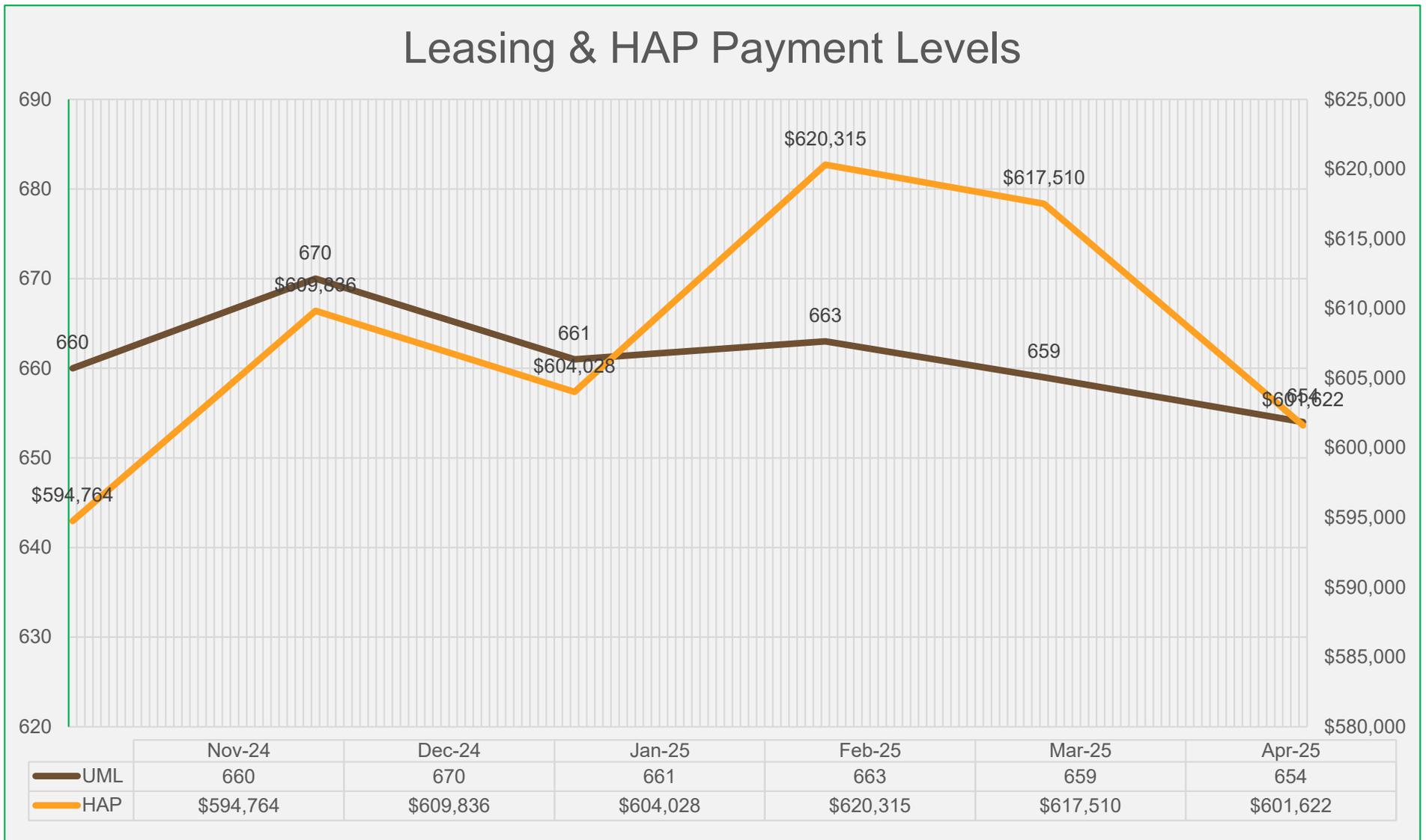
UML – Unit Month Leased
PUC – Per Unit Cost
HAP – Housing Assistance Payment

Port-Ins - April

- 55 Port-In Vouchers
- HAP = \$58,470

- With Port-Ins
 - *Total HAP paid out - \$660,092*

Leasing Levels (past six months)



End of Participation – April

- Terminations: 3
 - Deceased: 3
- Evictions: 0
- Appeals: 0
- Informal Hearing: 0

PHA Plan

- Project Base Vouchers
 - Admin Plan Review
 - Vote Needed

Admin Plan

- Terminations - Evictions
 - When HCV tenants fail to pay their rent portion . . .
 - Staff Recommendation:
 - How many instances should be allowed?
 - How long to allow them to re-apply for HCV?

Admin Plan

- Terminations - Repayments
 - When HCV tenants fail to report an increase of their household income
 - Staff Recommendation:
 - Should we terminate if participant fails to pay their overpayment?
 - If so, how many instances are allowed to default before termination? (*Currently 3 times.*)

Questions

- Alycia Brown, HCV Program Manager
 - albrown@orangecountync.gov
 - 919-245-2143
- Blake Rosser, Housing Director
 - brosser@orangecountync.gov
 - 919-314-7584

