



# ORANGE COUNTY HOUSING DEPARTMENT

## Orange County Housing Authority (OCHA) Board Meeting

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**August 21, 2025**



# Meeting Agenda

- Minutes
- Member Updates
- Program Manager Report
- Complete discussion of Repayment/Overpayments
- Payment Standards – 2025 FMR
- Adjournment

# Opening meeting items

- Minutes from
  - May & June
- Motion to approve

# Program Manager Report



# Successful utilization

	MAY	JUN	JUL
<b>Voucher Total</b>	<b>687</b>	<b>687</b>	<b>687</b>
<b>Number of Participants</b> (for all programs)	<b>630</b>	<b>626</b>	<b>6</b>
<b>Voucher Utilization</b>	<b>93%</b>	<b>91%</b>	<b>91%</b>
<b>HAP Utilization</b>	<b>90%</b>	<b>90%</b>	<b>89%</b>

POV - Port-Out Voucher

PIV - Port-In Voucher

VASH - Veterans Affairs Supportive Housing

HAP - Housing Assistance Payment

FYI - Foster Youth

EHV – Emergency Housing Voucher



# Expenses

Type	MAY		JUN		JUL	
	Vouchers	Amount	Vouchers	Amount	Vouchers	Amount
Regular Vouchers	592	\$564,304	588	\$564,581	583	\$562,401
Mid-Month Lease-Ups		\$2,156		\$2,345		\$1,676
VASH (Veterans Affairs Supportive Housing)	17	\$12,936	17	\$13,906	17	\$13,906
POV (Port-Out Voucher)	6	\$6,368	6	\$6,368	6	\$6,368
HOV (Homeownership)	4	\$2,470	4	\$2,470	4	\$2,470
FYI (Foster Youth to Ind.)	2	\$2,136	2	\$2,296	2	\$2,296
EHV (Emergency Housing)	15	\$16,616	15	\$16,431	15	\$16,431
<b>Total</b>	<b>630</b>	<b>\$602,638</b>	<b>626</b>	<b>\$602,129</b>	<b>621</b>	<b>\$601,403</b>

# Voucher Allocation -

Voucher Type	Allocated	Used			Remaining
		May	June	July	
Regular Vouchers (FY2011)	<b>340</b>	<b>331</b>	<b>335</b>	<b>335</b>	<b>0</b>
Referred Vouchers (233)	<b>240</b>	<b>233</b>	<b>238</b>	<b>238</b>	<b>2</b>
Reasonable Accommodation (231)	<b>30</b>	<b>29</b>	<b>28</b>	<b>28</b>	<b>7</b>
Veterans Affairs Supportive Housing (VASH)	<b>41</b>	<b>17</b>	<b>22</b>	<b>23</b>	<b>18</b>
Homeownership (HOV)	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>0</b>
Foster Youth Initiative (FYI)	<b>5</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>
Port-Out Vouchers (POV)	<b>11</b>	<b>6</b>	<b>6</b>	<b>10</b>	<b>1</b>
Emergency Housing Voucher (HOV)	<b>16</b>	<b>15</b>	<b>15</b>	<b>16</b>	<b>0</b>
<b>Totals</b>	<b>687</b>	<b>637</b>	<b>650</b>	<b>656</b>	<b>31</b>

# Port-Ins

	MAY	JUNE	JULY
# of PIVs	56	59	62
Billed HAP Amount	\$67,541	\$67,541	\$74,9398
Billed Admin Fee	\$3,733.36	\$3,733.36	\$3,970.98
<b>Billed Total</b>	<b>\$71,274.36</b>	<b>\$71,274.36</b>	<b>\$78,368.98</b>

# End of Participation

<b>EOPs</b>	<b>May</b>	<b>June</b>	<b>July</b>
<b>Deceased</b>	<b>1</b>	<b>3</b>	<b>1</b>
<b>Failed to complete Annual RX</b>		<b>1</b>	
<b>Evictions - Failure to Pay Rent Portion</b>	<b>1</b>	<b>1</b>	
<b>Expired Voucher</b>	<b>1</b>		
<b>Other Serious Violations</b>	<b>1</b>		
<b>TOTALS</b>	<b>4</b>	<b>5</b>	<b>1</b>
<b>Informal Hearing/Continued</b>			
<b>Informal Hearing/Terminated</b>	<b>2</b>		

# Administrative Plan



# Admin Plan

- Terminations - Repayments
  - When HCV tenants fail to report an increase of their household income
    - Reviewed:
      - Should we terminate if participant fails to pay their overpayment? *Yes – Per Admin Plan PHA must terminate assistance*

# Admin Plan

- Terms of Payment: *Current*

Repayment Terms		
Months		Amount Owed
	12	>\$1,000
	24	>\$1,001 but <\$1,999
	30	>\$2,000 but < \$2,999
	36	>\$3,000

# Admin Plan

- Terms of Payment: *Proposal*

## Repayment Terms

### Months

### Amount Owed

12	>\$750
18	>\$751 but <\$1,249
24	>\$1,250 but <\$1,349
30	>\$1,350 but < \$1,499
36	>\$1,500 but <\$2,499
42	>\$2,500 but <\$3,999
48	>\$4,000 but <\$4,999

# Admin Plan

- If so, how many instances are allowed to default before termination?
  - *Currently 3 times.*
  - *Alternate times*
    - *Participants have the option to have their repayment agreement recalculated if their household income has changed*

# Fair Market Rent



# 2025 Fair Market Rents

Efficiency	One Bedroom	Two Bedroom	Three Bedroom	Four Bedroom	Five Bedroom
\$1,548	\$1,637	\$1,872	\$2,334	\$2,807	\$3,228

**OCHA Payment Standards will be 100% of FMR**

# Questions

- Alycia Brown, HCV Program Manager
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  - 919-245-2143
- Blake Rosser, Housing Director
  - [brosser@orangecountync.gov](mailto:brosser@orangecountync.gov)
  - 919-314-7584