



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

November 21, 2025



Meeting Agenda

- Approval of Minutes
- Member Updates
- Program Manager Report
- Discussions
- Adjournment

Opening meeting items

- Minutes from
 - September
- Motion to approve

Member Updates



Program Manager Report



Successful utilization

	AUG	SEP	OCT
Voucher Allocated Total	687	687	687
Number of Participants (for all programs)	622	619	613
Voucher Utilization	92%	90%	89%
HAP Utilization	91%	91%	91%

POV - Port-Out Voucher

PIV - Port-In Voucher

VASH - Veterans Affairs Supportive Housing

HAP - Housing Assistance Payment

FYI - Foster Youth

EHV – Emergency Housing Voucher



Voucher Allocation

Voucher Type	Allocated	Used			Remaining
		Aug	Sep	Oct	
Regular Vouchers (FY2011)	340	324	320	316	24
Referred Vouchers (233)	240	225	225	220	20
Reasonable Accommodation (231)	30	28	27	30	0
Veterans Affairs Supportive Housing (VASH)	41	18	19	19	22
Homeownership (HOV)	4	4	4	4	0
Foster Youth Initiative (FYI)	5	2	2	2	3
Port-Out Vouchers (POV)	11	6	7	7	4
Emergency Housing Voucher (HOV)	16	15	15	15	1
Totals	687	622	619	613	74

VMS Report

	AUG		SEP		OCT	
Type	Vouchers	Amount	Vouchers	Amount	Vouchers	Amount
Regular Vouchers	579	\$532,458	572	\$541,008	558	\$495,266
Mid-Month Lease-Ups		-\$105		\$9,485		\$12,338
VASH (Veterans Affairs Supportive Housing)	17	\$13,884	19	\$11,852	19	\$11,693
POV (Port-Out Voucher)	6	\$6,368	7	\$7,438	7	\$7,438
HOV (Homeownership)	4	\$2,470	4	\$2,470	4	\$2,470
FYI (Foster Youth to Ind.)	2	\$2,110	2	\$2,110	2	\$1,412
EHV (Emergency Housing)	15	\$16,827	15	\$15,760	15	\$17,252
Total	622	\$574,012	619	\$590,123	613	\$547,869

Incoming Ports

	AUG	SEP	OCT
# of PIVs	57	56	54
Billed HAP Amount	\$71,683*	\$66,182	\$64,371
Billed Admin Fee	\$3,704.47	\$3,378.03	\$3,419.78
Billed Total	\$75,387.47*	\$69,560.03	\$67,790.78

Fraud Recovery

	AUG	SEP	OCT
# of Accounts	15	16	18
Amount Received	\$	\$564	\$2,416
Accounts Paid In Full	1	0	1

Terminations

EOPs	AUG	SEP	OCT
Deceased	1	1	3
Serious Program Violation	1	4	
Failed to complete Annual RX	2		1
Voluntary Termination			
Self Sufficient - 180 days no HAP	2	1	
Failed to pay overpayment			

Informal Hearings

	AUG	SEP	OCT
Due to 2nd eviction	1		
Due to serious lease violations	1	3	1
Due to complete Annual Recert			
Grievance	1		
Informal Hearing - Overruled	2	2	1
Informal Hearing - Approved	1	1	

Discussions



Flood zones

In consideration of the evacuation of units post-Chantal, OCHA has decided to implement the following when voucher holders have identified a unit that is within a 'floodplain'.

This form (included in presentation) will be issued to the tenant to make them aware of the following:

- a) Tenant acknowledges that rental insurance is highly recommended
- b) Owner may not be responsible for the loss of their personal belongings
- c) Acknowledges that we informed about the area being considered in a 'flood zone'.



Foster Youth to Independence Initiative (FYI)

- *Foster Youth to Independence Initiative*
- Youth at least 18 years and not more than 24 years of age who left foster care, or will leave foster care within 90 days, in accordance with a transition plan described in Section 475(5)(H) of the Social Security Act and are homeless or are at risk of becoming homeless at age 16 or older.
- an FYI voucher issued to such a youth may only be used to provide housing assistance for the youth for a maximum of 36 months
- OCHA would like to propose to have FYI vouchers who have completed their maximum time be transferred to HCV program

Foster Youth to Independence Initiative (FYI)

- *Similar to the transferring process that was approved for EHV going to HCV*
- *Same process would apply with FYI going to HCV*
 - *Updating the preference*
- *Currently only 2 of the 5 vouchers awarded are being utilized*
- *New referrals soon to be expected from DSS*

Work Plan

Draft Plan – Orange County

- Accomplishments
- Goals
 - New Ideas

[OCHA Board – Work Plan](#) – Link to word doc

Questions

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

