



Orange County Housing Authority (OCHA) Board Meeting

DECEMBER 18, 2025



Meeting Agenda

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

Opening meeting items



Minutes from

November



Motion to approve

Member Updates



Program Manager Report



Successful utilization

	SEP	OCT	NOV
Voucher Allocated Total	687	687	687
Number of Participants (for all programs)	619	613	608
Voucher Utilization	90%	89%	89%
HAP Utilization	91%	91%	90%

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	Leased			Remaining
		Sep	Oct	Nov	
Regular Vouchers (FY2011)	335	320	316	313	22
Referred Vouchers (233)	240	225	220	214	26
Reasonable Accommodation (231)	35	27	30	30	6
Veterans Affairs Supportive Housing (VASH)	41	19	19	21	20
Homeownership (HOV)	4	4	4	4	0
Foster Youth Initiative (FYI)	5	2	2	2	3
Port-Out Vouchers (POV)	11	7	7	9	2
Emergency Housing Voucher (HOV)	16	15	15	15	1
Totals	687	619	613	608	80

VMS Report

Type	SEP		OCT		NOV	
	Vouchers	Amount	Vouchers	Amount	Vouchers	Amount
Regular Vouchers	572	\$541,008	566*	\$495,266	559	\$544,234
Mid-Month Lease-Ups		\$9,485		\$12,338		\$1,975
VASH (Veterans Affairs Supportive Housing)	19	\$11,852	19	\$11,693	21	\$12,195
POV (Port-Out Voucher)	7	\$7,438	7	\$7,438	7	\$8,208
HOV (Homeownership)	4	\$2,470	4	\$2,470	4	\$2,470
FYI (Foster Youth to Ind.)	2	\$2,110	2	\$1,412	2	\$1,474
EHV (Emergency Housing)	15	\$15,760	15	\$17,252	15	\$17,445
Total	619	\$590,123	613*	\$547,869	608	\$588,001

Incoming Ports

	SEP	OCT	NOV
# of PIVs	56	54	54
Billed HAP Amount	\$66,182	\$64,371	\$73,038
Billed Admin Fee	\$3,378.03	\$3,419.78	\$3,497.97
Billed Total	\$69,560.03	\$67,790.78	\$76,535.97

Fraud Recovery

	SEP	OCT	NOV
# of Accounts	16	18	20
Amount Received	\$564	\$2,416	\$681
Accounts Paid In Full	0	1	0

Terminations

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

Informal Hearings

	SEP	OCT	NOV
Due to 2nd eviction			0
Due to serious lease violations	3	1	0
Due to complete Annual Recert			0
Grievance			0
Informal Hearing - Overruled	2	1	0
Informal Hearing - Approved	1		0

Discussions



Work Plan

Draft Plan – Orange County

- ~~Accomplishments~~
- ~~Goals~~
 - New Ideas

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

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



Five-Year Plan

Revision to current Five-Year Plan – [Link to online form](#)

Section B.2. – Goals and Objectives

- Expand Housing opportunities by servicing Project Base Voucher units

Section B.3 – Progress Report

- RFP has been released for PBV unit applications
- *“OCHA will non-competitively select PBV projects in accordance with Administrative Plan”*

Questions

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