

ORANGE COUNTY HOUSING AUTHORITY BOARD

Minutes

August 18, 2021, 6:00 PM

Virtual Zoom Meeting

Members Present: Evelyn Johann, Michael Webb,

Absent: Tammy Jacobs, Paul Reynolds, Adejuwon Ojebuoboh, Corey Root

Staff Present: Blake Rosser HCV Program Manager

Welcome/Introduction

Blake Rosser called the meeting to order at 6:05 pm.

Introduction of meeting attendees:

Blake Rosser – HCVP Program Manager

Evelyn Johann – Board Member

Michael Webb – Board Member

Approval of Minutes:

There was no quorum, so no minutes could be approved.

HCV Program Manager/County Report

General Department Updates

Utilization/Voucher Issuance (see report)

Evelyn: There's a lot of building going on – is there any chance that some of it will be affordable units? BR response: Most new developments have some affordable units but developers usually make payments in lieu to avoid having to put affordable units.

EJ: The only point to make is having public housing in the face of this rental market. Is there any way to push that limit a little more? Is there money to go forward?

BR: Federal funds are moving away from public housing and toward public-private partnership. PBV is the best shot we have as of now to move toward public housing, but as a program we will be pursuing all opportunities for public housing.

EHV: HCV will begin administering 19 EHV vouchers.

VASH: HCV will be meeting with Durham VA to discuss capacity needed. Application for more VASH vouchers due at the end of the month.

Other Business

2 financial reviews going on, one a quality control review for Financial Management, the other an RNP/UNP reconciliation going back to 2016. HCV Staff will be meeting with Finance next week to address this. EJ provided a brief summary of the PHA's issues with financial reporting.

Regarding voucher issuance, based on Two-Year Tool we will have to slow down issuance soon, however the 19 EHV vouchers will give us a 3-4 month cushion before we have to ramp down to 2-3 per month (the PHA does not want to shut down issuance completely, and they also want to be able to reopen waitlist even if it is only to pull 4-5 people at a time).

Reopening waitlist: Board will have the opportunity to determine how we pull from traditional waitlist when we reopen it. EJ suggests avoiding homelessness and setting a preference for families.

EJ: Regarding offset, will they restore funds if we show we can spend it. BR: I believe those funds are lost, but we can eventually request more if we show our capacity supports it.

There being no further business the meeting was adjourned at 7:00 p.m.

Respectfully Submitted: Blake Rosser