

15F - ORANGE COUNTY HOUSING AUTHORITY (OCHA)

Operational Summary

Description:

To provide safe, decent, and sanitary housing conditions for very low-income families and to manage resources efficiently.

At a Glance:

Total FY 2020-2021 Current Modified Budget:	239,854,383
Total FY 2020-2021 Actual Expenditure + Encumbrance:	212,255,459
Total Final FY 2021-2022:	255,343,463
Percent of County General Fund:	N/A
Total Employees:	114.00

Strategic Goals:

- Develop and expand the availability of quality affordable housing opportunities for low-income and special needs clients

Key Outcome Indicators:

Performance Measure	2020 Business Plan	2021 Business Plan	How are we doing?
	Results	Target	
NUMBER OF FAMILIES ASSISTED - FAMILY UNIFICATION PROGRAM What: Reunites families whose children have been or are in danger of being separated from their parent(s) and Youth 18 to 24 years old who left foster care or will leave foster care within 90 days. Why: Reunites children who have been removed from their families/parent(s) or those who are in danger.	Assisted an average of 286 families in the Family Unification Program.	Assist 325 families.	OCHA expects to achieve this target by September 30, 2021.
NUMBER OF FAMILIES GRADUATED - FAMILY SELF SUFFICIENCY (FSS) What: The number of families that graduate from the Family Self Sufficiency Program. Why: Counts the number of families that complete their five-year contract to achieve self-sufficiency.	13 families graduated.	7 families graduated.	OCHA expects to achieve this target.
NUMBER OF HOUSEHOLDS ASSISTED IN CONTINUUM OF CARE/ SHELTER PLUS CARE HOUSING ASSISTANCE PROGRAM What: The number of formerly homeless households with disabilities receiving rental assistance in Continuum of Care/Shelter Plus Care. Why: Counts the number of special needs clients receiving housing assistance and prevents homelessness.	571 households assisted.	Up to 560 households assisted.	OCHA expects to achieve this target.
LEASE UP RATE - HOUSING CHOICE VOUCHER PROGRAM What: Percentage of Housing Choice Vouchers or funding used monthly to assist households in the Program. Why: Measures the utilization rate and successful use of these housing resources.	94% lease-up, based on 100% utilization of Housing Assistance Payment funds.	95% lease-up of units or 99% utilization of Housing Assistance Payment funds.	OCHA may not meet this target due to lack of affordable units and high rents in Orange County.
AVERAGE/MEDIAN UNIT SUBSIDY OR COST PER UNIT What: Average Housing Assistance Payment (HAP) per unit. Why: If cost/unit exceeds projected amount, budget may be insufficient to assist the max # of households.	\$1,301 per unit.	\$1,370 per unit.	OCHA may not meet this target due to increasing rents in Orange County.

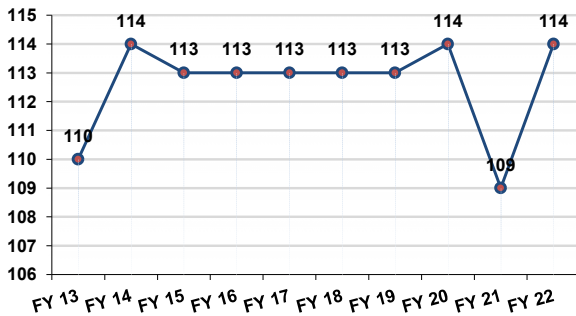
FY 2020-21 Key Project Accomplishments:

- Applied for and received 124 Mainstream vouchers to provide rental assistance to non-elderly disabled individuals experiencing homelessness.



- Della Rosa - 25 Project-Based Housing Choice Vouchers (PBV) new construction completed and fully leased. This project provides rental assistance to households experiencing homelessness.
- Placentia Veterans Village - 49 Veterans Affairs Supportive Housing (VASH) PBV new construction completed and fully leased. This project provides rental assistance to homeless veterans.

Ten Year Staffing Trend:



Ten Year Staffing Trend Highlights:

- In FY 2020-21, 5 positions were restored as a Mid-Year Budget Adjustment to fulfill on going operational needs for the Housing Choice Voucher program.
- During the FY 2020-21 budget process, 5 vacant positions were deleted per CEO recommendation.

- During the FY 2019-20 budget process, 1 Housing Specialist III was added to support the 132 additional VASH vouchers that were awarded by the Department of Housing and Urban Development (HUD).
- In FY 2018-19, 2 Housing Specialist II positions that were deleted due to the Vacant Position Policy were restored to fulfill on going operational needs for the waiting list and Housing Choice Voucher program.
- During the FY 2014-25 budget process, 1 Planner III position was transferred to Fund 15G following a realignment of duties.
- In FY 2012-13, 2 positions were added to help administer the 268 Special Admission Section 8 Tenant Protection Vouchers for residents of Bethel Towers in Costa Mesa. Another 2 positions were transferred from Fund 15G to address reductions as the result of the elimination of Redevelopment as well as to meet continuing needs for the OC Housing Authority.

Budget Summary

Changes Included in the Base Budget:

The FY 2021-22 Base Budget is approximately \$15.5 million higher than the FY 2020-21 Modified Budget due to increase in expenditures in professional services contracts and public housing assistance payments.

Final Budget History:

Sources and Uses	FY 2019-2020	FY 2020-2021	FY 2020-2021	FY 2021-2022 ⁽¹⁾	Change from FY 2020-2021	
	Actual Exp/Rev	Budget ⁽¹⁾	Actual Exp/Rev	Final Budget	Budget	
		As of 6/30/21	As of 6/30/21		Amount	Percent
Total Positions	109	114	114	114	0	0.0
Beginning Fund Balance - Unassigned	0	0	0	0	0	0.0
Total Revenues	199,588,999	233,354,883	216,947,664	242,425,769	9,070,886	3.9
Total Expenditures/Encumbrances	197,924,144	239,854,383	212,255,459	255,343,463	15,489,080	6.5
Prior Year Encumbrance Cancellations	35,041	0	9,592	0	0	0.0
Inc/(Dec) to Obligated Fund Balances	1,699,895	(6,499,500)	4,701,798	(12,917,694)	(6,418,194)	98.7
Ending Fund Balance - Unassigned	1	0	(1)	0	0	0.0

(1) The above totals may not match FY 2020-21 Current Modified Budget and FY 2021-22 Final Budget totals included in "At a Glance" due to inclusion of increases in Obligated Fund Balances.

Columns may not total correctly due to rounding.

Detailed budget by expense category and by activity is presented for agency: Orange County Housing Authority (OCHA) in the Appendix on page A171



15F - Orange County Housing Authority (OCHA)

Summary of Final Budget by Revenue and Expense Category:

Revenues/Appropriations	FY 2019-2020	FY 2020-2021	FY 2020-2021	FY 2021-2022	Change from FY 2020-2021	
	Actual Exp/Rev	Budget As of 6/30/21	Actual Exp/Rev As of 6/30/21	Final Budget	Budget Amount	Percent
Revenue from Use of Money and Property Category	\$ 13,877	\$ 16,700	\$ 7,894	\$ 10,365	\$ (6,335)	(37.9)%
Intergovernmental Revenues Category	199,499,228	233,138,183	216,937,376	242,390,231	9,252,048	4.0
Charges For Services Category	235	0	3,161	2,845	2,845	0.0
Miscellaneous Revenues Category	70,548	200,000	(768)	22,328	(177,672)	(88.8)
Other Financing Sources Category	5,112	0	0	0	0	0.0
Obligated Fund Balances	0	6,499,500	0	12,917,694	6,418,194	98.8
Fund Balance Unassigned	0	0	0	0	0	0.0
Total Revenues	199,588,999	239,854,383	216,947,664	255,343,463	15,489,080	6.5
Salaries & Benefits Category	9,492,084	11,464,382	9,761,480	10,952,707	(511,675)	(4.5)
Services & Supplies Category	3,954,607	10,951,467	4,991,894	18,424,379	7,472,912	68.2
Other Charges Category	184,433,911	217,328,534	197,456,819	225,839,813	8,511,279	3.9
Equipment Category	0	40,000	0	40,000	0	0.0
Intangible Assets-Amortizable Category	0	0	0	14,564	14,564	0.0
Other Financing Uses Category	43,541	70,000	45,266	72,000	2,000	2.9
Obligated Fund Balances	1,699,895	0	4,701,798	0	0	0.0
Total Requirements	199,624,039	239,854,383	216,957,257	255,343,463	15,489,080	6.5
Beginning Fund Balance - Unassigned	0	0	0	0	0	0.0
Current Year Revenue	199,588,999	233,354,883	216,947,664	242,425,769	9,070,886	3.9
Current Year Expenses	(197,845,993)	(239,854,383)	(212,124,866)	(255,343,463)	(15,489,080)	6.5
Prior Year Expenses	(16,128)	0	(62,801)	0	0	0.0
Decrease/(Increase) Reserve for Encumbrances	(26,982)	0	(58,200)	0	0	0.0
Decrease/(Increase) to Obligated Fund Balances	(1,699,895)	6,499,500	(4,701,798)	12,917,694	6,418,194	98.7
Ending Fund Balance - Unassigned	\$ 1	\$ 0	\$ (2)	\$ 0	\$ 0	0.0%

Columns may not total correctly due to rounding.