

Memorandum

To: WCCA Officers and Board Members
From: Robert Hooper, Housing Director
Subject: 2022 Voucher Payment Standards
Date: March 25, 2022

WNC Source is required to maintain the Payment Standards for the Housing Choice Voucher Program at between 90 and 110% of HUD's published Fair Market Rents (FMR's) for the Asheville Metropolitan Statistical Area in which Henderson County is included.

After the 2022 FMR's were published and became effective October 1, 2021, the Asheville Housing Authority in collaboration with WNC Source submitted an appeal to HUD to revise and increase them for both counties in our service area. HUD published its revised FMR's in the March 10, 2022, Federal Register. Consequently, our Payment Standards for both counties are out of compliance. The attached resolutions will increase the Payment Standards to bring them into compliance with the new FMR's.

In addition, because the FMR's for Transylvania County still lag significantly behind those for Henderson County, we applied for HUD's approval to use higher "Success Rate" exception payment standards for Transylvania County in order to bring the payment standards closer to the reality of the rental market in the county. The attached resolution reflects those amounts.

Please feel free to contact me if you have any questions regarding the FMR's, Payment Standards, and/or this resolution in advance of the Board Meeting.

**RESOLUTION ADOPTING PAYMENTS STANDARDS, SCHEDULE 2022-T
WNCSOURCE**

WHEREAS: Western Carolina Community Action, Inc., d/b/a WNCSource is a Public Housing Agency for United States Department of Housing and Urban Development for the purpose of operating the Section 8 Housing Choice Voucher Program in Henderson and Transylvania Counties, North Carolina, (the "PHA"); and,

WHEREAS: WNCSource is governed by its Board of Directors; and,

WHEREAS: Federal regulations at 24 CFR 982.503 require that the PHA establish a payment standard within a "basic range" established by HUD (between 90 and 110 percent of the published FMR for each unit size); and

WHEREAS: HUD has revised upward the 2022 Fair Market Rents for Transylvania County; and

WHEREAS: Federal regulations at 24CFR982.503(e) state that HUD may approve requests from PHAs whose FMRs are computed at the 40th percentile rent to establish higher, success rate payment standard amounts. A success rate payment standard amount is defined as any amount between 90 percent and 110 percent of the 50th percentile rent based on the 50th percentile rents rather than the standard 40th percentile Fair Market Rents (FMRs); and

WHEREAS: WNCSource has demonstrated to HUD that it meets the requirements to use the 50th percentile rent; and

WHEREAS: HUD has approved WNCSource's request to use the 50th percentile rent for Transylvania County; now be it

RESOLVED: That the payment standards for Transylvania be adopted according to **Schedule 2022-T** as follows:

Transylvania County:

0 Bedroom = \$865
1 Bedroom = \$871
2 Bedroom = \$1,146
3 Bedroom = \$1,416
4 Bedroom = \$1,672

Effective date for new contracts is immediate and effective April 15, 2022.

Effective date for annual recertification to be May 1, 2022.

The above revised resolution is adopted by vote of the WNCSource Board of Directors at its regularly scheduled Board meeting the 14th day of April, 2022, and is recorded in the corporate minutes thereof.

Chairman Printed name

Signature

Seal:

RESOLUTION ADOPTING PAYMENTS STANDARDS, SCHEDULE 2022-H

WNCSource

WHEREAS: Western Carolina Community Action, Inc., d/b/a WNCSource is a Public Housing Agency for United States Department of Housing and Urban Development for the purpose of operating the Section 8 Housing Choice Voucher Program in Henderson and Transylvania Counties, North Carolina, (the "PHA"); and,

WHEREAS: WNCSource is governed by its Board of Directors; and,

WHEREAS: Federal regulations at 24 CFR 982.503 require that the PHA establish a payment standard within a "basic range" established by HUD (between 90 and 110 percent of the published FMR for each unit size); and

WHEREAS: HUD has revised upward the 2022 Fair Market Rents for the Asheville Metropolitan Statistical Area of which Henderson County is a part; and

WHEREAS: The current 2021 payment standards are out of compliance with the Federal Regulations at 24 CFR 982.503; now be it

RESOLVED: That the payment standards for Henderson be adopted according to **Schedule 2022-H** as follows:

Henderson County:

0 Bedroom = \$1,188

1 Bedroom = \$1,209

2 Bedroom = \$1,378

3 Bedroom = \$1,879

4 Bedroom = \$2,359

Effective date for new contracts is immediate and effective April 15, 2022.

Effective date for annual recertification to be May 1, 2022.

The above revised resolution is adopted by vote of the WNCSource Board of Directors at its regularly scheduled Board meeting the 14th day of April, 2022, and is recorded in the corporate minutes thereof.

Chairman Printed name

Signature

Seal