

Memorandum

To: WNCSOURCE Officers and Board Members

From: Robert Hooper, Housing Director

Subject: 2025 Exception Payment Standards

Date: November 7, 2024

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.

Also, Federal regulations at 24 CFR 982.503 (d)(3)(i)(ii) and section D.4 state that the HUD Field Office may approve an exception payment standard amount from above 110 percent of the published FMR to 120 percent of the published FMR (upper range) if the HUD Field Office determines that approval is justified by the median rent method or the 40th percentile rent

Now that the 2025 FMR's have been published and went into effect October 1, 2024, it's been determined that the payment standards may not be adequate. The attached resolutions will increase the Payment Standards for both counties to provide rental relief to residents facing rent burdens.

Additionally, Transylvania County payment standards still lag significantly behind those for Henderson County. To combat this, we are requesting HUD's approval to use 120% of HUD's published Fair Market Rents (FMR's) for Transylvania County in order to bring the payment standards closer to the reality of the rental market in the county as well as 111% of HUD's published Fair Market Rents (FMR's) for Henderson 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.

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