



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-5000

OFFICE OF PUBLIC AND INDIAN HOUSING

November 7, 2024

Mr. Robert Hooper
Housing Director
WNCSOURCE
220 King Creek Boulevard
Hendersonville, NC 28793

Dear Mr. Hooper:

The Department of Housing and Urban Development (HUD) reviewed the WNCSOURCE request for a waiver of item(s) marked in a checklist submitted pursuant to “Regulatory Waivers and Administrative Flexibilities During a Presidentially Declared Disaster, for Public Housing Agencies During CY 2024 and CY 2025” FR-6438-N-01 (February 5, 2024).

WNCSOURCE is recovering from damage related to Hurricane Helene and is located in an area encompassed by the applicable Major Disaster Declaration (MDD). WNCSOURCE serves Public Housing and or Housing Choice Voucher families and will use the requested flexibilities to better assist families displaced by this natural disaster. This request was submitted by an authorized official and includes documentation of the impacts from the tropical storm and the corresponding need for the waivers based on the public housing agency’s (PHA) circumstances. Accordingly, HUD finds there is good cause to waive, and hereby waives, the following regulations and/or requirements:

Checklist Item	Flexibility Requested	Waiver Status
Tier 1 Waivers A:	24 CFR 982.201(e) and 960.259: Verification of Date of Birth and Disability Status. Approved for a period of 12 months following the date of this letter.	APPROVED
B:	24 CFR 984.303(d): Family Self Sufficiency (FSS) Contract of Participation, Contract Extension	APPROVED
C:	24 CFR 982.201 (e) and 960.259 (a) (1) and (2) and (c): Eligibility Determination, Income Verification. Approved for a period of 12 months following the date of this letter.	APPROVED
D:	24 CFR 982.206 (a) (2) and 960.206: Waiting List Opening and Closing Public Notice	NOT REQUESTED
E:	PIH Notice 2011-65: Timely Reporting Requirements of the Family Report (form HUD-50058) (90 days from effective date of any action recorded on line 2b of form HUD-50058 (or form HUD-50058 MTW)	APPROVED

Checklist Item	Flexibility Requested	Waiver Status
F:	24 CFR 982.516(a)(2) and (3): Family Income and Composition Annual and Interim Examinations for HCV and PBV; 24 CFR 960.259(c): Family Information and Verification for PH and PIH Notice 2023-27	APPROVED
G:	24 CFR 5.703(d)(5): National Standards for the Physical Inspection of Real Estate, Units.	APPROVED
H:	24 CFR 982.503 (c): HUD Approval for Exception Payment Standard Amount. Waiver Cap Listed in FR Notice is 150%.	APPROVED
I:	24 CFR 982.54(d)(2): Term of Voucher, Extension of Term	APPROVED
J:	24 CFR 982.305 (c): PHA Approval of Assisted Tenancy, When HAP Contract is Executed	APPROVED
K:	24 CFR 982.633(a): Occupancy of Home	APPROVED
L:	24 CFR 982.54 (a): Administrative Plan	APPROVED
M:	24 CFR 982.405 (b) Supervisory Quality Control Inspection	APPROVED
N:	24 CFR 982.312 Absence from Unit	APPROVED
O:	24 CFR 982.455; 983.258 and 983.211(a): Automatic Termination of HAP Contract or Required Removal of Unit from the PBV HAP	APPROVED
P:	24 CFR 982.517 (c): Revisions of Utility Allowance Schedule	APPROVED
Q:	PIH Notice 2018-1, Section 9: Guidance on Small Area Fair Market Rent (SAFMR) and Payment Standard	NOT REQUESTED
R:	24 CFR Part 985: Section 8 Management Assessment Program (SEMAP)	APPROVED
S:	24 CFR 965.302: Requirements for Energy Audits	NOT REQUESTED
T:	24 CFR 965.507: Review and Revisions of Allowances	NOT REQUESTED
U:	24 CFR 966.5: Posting of Policies, Rules and Regulations	NOT REQUESTED
Tier 2 Waivers A:	24 CFR 5.801 (c) and (d) (1): Uniform Financial Reporting Standards, Filing of Financial Reports, Reporting Compliance	APPROVED
B:	24 CFR Part 902: Public Housing Assessment System	NOT REQUESTED
C:	24 CFR 905.306: Extension of Deadline for Programmatic Obligation and Expenditure of Capital Funds	NOT REQUESTED
D:	24 CFR 905.322(b): Fiscal Closeout	NOT REQUESTED
E:	24 CFR 905.314 (b) and (c): Cost and Other Limitations, Maximum Project Cost, Total Development Cost (TDC) Limit	NOT REQUESTED
F:	24 CFR 905.314(j): Cost and Other Limitations, Types of Labor	NOT REQUESTED

Checklist Item	Flexibility Requested	Waiver Status
G:	24 CFR 905.400(i)(5): Capital Fund Formula, Replacement Housing Factor to Reflect Formula Need for Projects with Demolition or Disposition Occurring on or after October 1, 1998, and Prior to September 30, 2013.	NOT REQUESTED
H:	24 CFR 970.15(b)(1)(ii): Demolition/Disposition Applications and Environmental Reviews Performed under 24 CFR Parts 50 and 58	NOT REQUESTED
I:	24 CFR 970.15(b)(2): Cost Estimate for Demo Application	NOT REQUESTED
J:	24 CFR 990.145(b)(2): Dwelling Units with Approved Vacancies	NOT REQUESTED
K.	Waivers that are not identified in this PIH document	NOT REQUESTED

All waiver approvals are for the lesser of (i) the term requested in your submitted waiver request, or (ii) the term limits published in the *Federal Register* notice, unless an alternative limit is provided by HUD in the above chart. If any provisions of this waiver or its application to any HUD requirement is made invalid by PHA omission or is no longer needed due to changing circumstances, HUD reserves the right to revoke all or a portion of this waiver at any time.

Should you have any questions, please contact the Disaster Waiver Processing Team at PIHDisasterRelief@hud.gov.

Sincerely,

 for

Richard J. Monocchio
Principal Deputy Assistant Secretary