

**RESOLUTION ADOPTING EXCEPTION RATE PAYMENTS STANDARDS OF THE
PUBLISHED FMR FOR HENDERSON COUNTY
WESTERN CAROLINA COMMUNITY ACTION, INC. d/b/a 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: 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; and

WHEREAS: WNCSOURCE has demonstrated to HUD that it meets the requirements to use the 120 percent of the published FMR; and

WHEREAS: HUD has approved WNCSOURCE's request to use the 111 percent of the published FMR for Henderson County; now be it

RESOLVED: That the current revised payment standards (from what was approved at the November 14, 2024 board meeting) for Henderson County be adopted according to **Schedule 2025-H** as follows:

Henderson County:

0 Bedroom = \$1,427

1 Bedroom = \$1,495

2 Bedroom = \$1,678

3 Bedroom = \$2,157

4 Bedroom = \$2,848

Effective date for new contracts is November 14th, 2024.

Effective date for annual recertifications to be January 1, 2025.

The above revised resolution is adopted by vote of the Western Carolina Community Action, Inc., Board of Directors at its regularly scheduled Board meeting the 12th day of December, 2024, and is recorded in the corporate minutes thereof.

David Carfolite
Board Chair Printed Name

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Board Chair Signature