



ASHEVILLE HOUSING AUTHORITY
165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

2019 SUCCESS RATE PAYMENT STANDARDS
Change Effective Date: December 1, 2018

Old Payment Standards	0BR	1BR	2BR	3BR	4BR
2018 HUD Fair Market Rents	655	660	829	1120	1460
2018 HUD 50th Percentile Rents	712	717	901	1217	1587
2018 Asheville Housing Payment Standards (12/1/2017)	783	788	991	1338	1745

New Payment Standards	0BR	1BR	2BR	3BR	4BR
2019 HUD Fair Market Rents	794	799	993	1356	1744
2019 HUD 50th Percentile Rents	870	875	1088	1485	1911
2019 Asheville Housing Payment Standards (12/1/2018)	957	962	1196	1633	2102



U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Greensboro Field Office
Office of Public Housing
1500 Pinecroft Road, Suite 401, Asheville Building
Greensboro, North Carolina 27407-3838
336-547-4000
www.hud.gov • espanol.hud.gov

R

OCT 31 2018

Mr. David Nash
Chief Operations Officer
Housing Authority of the
City of Asheville
165 South French Broad Avenue
Asheville, NC 28801

Dear Mr. Nash:

Our office is in receipt of correspondence from the Asheville Housing Authority dated October 12, 2018, requesting HUD approval for success rate payment standard amounts. After reviewing your past SEMAP reports and additional communication from your agency, it appears the Asheville Housing Authority has demonstrated cause to qualify for the success rate payment standard amounts using the 50th percentile rent, in accordance with 24 CFR 982.503(e). Therefore, the PHA's request is **approved**.

In addition, PHA's adopting success rate payment standard amounts will be measured under SEMAP to determine their performance in improving voucher holder success rates using the higher payment standard amounts.

Lastly, please notify your constituents of this approval and explain how it may or may not affect their payments.

If you have any further questions, please contact Mark Arrowood, of my staff, at Mark.G.Arrowood@hud.gov or 336-851-8107.

Sincerely,

Raquel K. Hardin
Division Director, Office of Public Housing
Office of Field Operations
U.S. Department of Housing and Urban Development

R

NOV 01 2018
PRM

HUD's mission is to increase homeownership, support community development and increase access to affordable housing free from discrimination.



ASHEVILLE HOUSING AUTHORITY
165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

October 12, 2018

Courtney N. Kyles, Director
Office of Public Housing
US Department of Housing & Urban Development
1500 Pinecroft Road, Suite 401
Greensboro, NC 27407

Re: Success Rate Payment Standard Renewal Request

Dear Ms. Kyles:

I am writing to respectfully request renewed HUD approval to use success rate payment standard amounts pursuant to 24 C.F.R. 982.503(e), based on the 50th percentile rents rather than the standard 40th percentile Fair Market Rents (FMRs). We offer the following in support of this request:

1. Fewer than 75% of the families for whom we issued tenant-based vouchers between January 1, 2017 and March 31, 2018 have successfully leased units. In fact, the overall average success rate during that period is only 47% (see attached table).
2. We established payment standard amounts at 110% of the FMR prior to January 1, 2017, and at 110% of the 50th Percentile Rents after that date.
3. We have a policy of issuing tenant based vouchers for initial terms of 90 days for each family and, upon request by any family that has made sustained but unsuccessful efforts to locate suitable housing, we typically grant additional search time up to a total of 180 days.
4. Our SEMAP rating is currently High Performer and has never been Troubled.

Rents continue to increase in the private market in Asheville and Buncombe County, so this flexibility is critical for our tenant-based voucher holders to be successful. We request approval to use the published 2018 50th Percentile Rents below, to which we will apply our payment standard flexibility:

	0BR	1BR	2BR	3BR	4BR
2019 FMR	794	799	993	1356	1744
2019 50th Percentile Rents	870	875	1088	1485	1911
Potential Payment Standards (+10%)	957	962	1196	1633	2102

Feel free to contact Brandy Woodard or David Nash if there are questions about this request.

Sincerely,

A handwritten signature in black ink that reads "Gene Bell". The signature is written in a cursive style with a large initial "G" and "B".

Gene Bell
Chief Executive Officer

Cc: Mark Arrowood, Raquel Hardin
David Nash, Brandy Woodard

Month	Days to Lease-Up							Success Rate Summary			
	<30	<60	<90	<120	<150	<180	Expired	Yes	No	Total	Success Rate
Jan-17	8	1	4	2	0	1	14	16	14	30	53%
Feb-17	6	4	2	4	3	2	31	21	31	52	40%
Mar-17	8	4	1	3	0	1	41	17	41	58	29%
Apr-17	10	2	2	3	3	3	9	23	9	32	72%
May-17	9	4	2	0	0	1	7	16	7	23	70%
Jun-17	10	8	0	3	1	2	12	24	12	36	67%
Jul-17	7	12	0	3	2	0	13	24	13	37	65%
Aug-17	4	9	1	3	0	0	22	17	22	39	44%
Sep-17	4	3	1	3	1	2	33	14	33	47	30%
Oct-17	5	3	3	3	1	1	11	16	11	27	59%
Nov-17	5	2	0	4	3	2	31	16	31	47	34%
Dec-17	4	4	5	1	0	0	22	14	22	36	39%
											2017 Avg
											47%
Jan-18	5	6	3	0	0	1	12	15	12	27	56%
Feb-18	4	5	2	1	0	2	27	14	27	41	34%
Mar-18	11	4	10	1	1	3	32	30	32	62	48%
Total	234	201	103	92	54	66	651	277	317	594	47%