



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

Executive Progress Report to the Board of Commissioners

January 24, 2024

Mission: The Mission of the Housing Authority of the City of Asheville is to provide safe, quality, and affordable housing, to expand available resources, and to collaborate with the community to create opportunities for resident self-reliance and economic independence.

Purpose of this Report: This report is designed to keep the Board of Commissioners, Residents and Staff informed about the business of the HACA. It includes the monthly report for the month of December 2023 and is shared publicly to encourage transparency in the operations of the HACA. This document will be presented monthly by the President and CEO to the Board of Commissioners.

Urgent – Breaking News!

The Housing Authority is required to submit an **Annual Plan** each year. This year the plan submission is delayed due to a misunderstanding. The plan will be published for 45 days and be presented to the March 27th Board of Commissioners meeting for approval. HUD is aware of the issue and has afforded us an extended deadline. Also, a Resident Advisory Board meeting will be held with resident representation from all sites to notify them of the updated Annual Plan. Public comments will be accepted through email and compiled for the submission.

In 2023, the HCV/PBV were paused from pulling applicants from the HCV/PBV waiting lists. The “Pause” was to allow new staff to be hired and trained, and process improvement planning to be launched. With the new staff in place, the first applicant notices will go out on February 1, 2024. We will jump start the process with 500 notification letters to applicants. We are excited to begin this next step in the process.

Human Resources

Progress:

1. Onboarded Maintenance, HSS and FSS staff.
2. Processed one return to work.
3. Hired one Paralegal, and a Director of Information Technology
4. Continued posting Accounting positions, interviewing new staff and ordering background and pre-employment drug screening reports.

The HACA has continued to work with our Payroll vendor to correct numerous flaws in the set-up of the system that is impacting the monthly reporting. The complications are further exacerbated by reports that Paychex has not been running that the HACA was accustomed to receiving when ADP was the vendor. Several meetings have been held with Paychex, Flock (benefits), HART (retirement) and the current benefits broker.

The HR department has recommended pursuing a new payroll firm at the next opportunity.



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The Security Guard contract is still in place as a support to the HCVP department. The contract will be extended as necessary.

The new HACA handbook has been uploaded to the Paychex website.

Community Relations

Progress:

1. City of Asheville – The HACA Family Self-Sufficiency staff and the PCEO participated in the Buncombe County initiative for individuals, organizations and entities to join and learn about how to change and stop violence in the community. The methodology was evidence based and grassroots; promoting change from within the community, driven by the members of the community.
2. The HACA presented to the County Commissioners Housing Committee on December 5th. This is a first step to share more information regarding our progress and timeline for activities leading into Q1 of 2024. We received very positive feedback.
3. A follow-up meeting was held with Buncombe County to discuss ways to collaborate with the annual application cycle, how HCV/PBV vouchers are allocated, and various other housing topics.

Public Safety

Progress:

1. Communicate more effectively and timely with City and County Law Enforcement officials when concerning activities are taking place on the HACA communities
2. Preparing more formal memorandums to document incidents
3. Launched collaboration with APD and Asheville Parking Enforcement which passed City Council on December 12, 2023. Communication with residents is ongoing.

The Protective Services team serves as the observational team and as a protective presence at three of our sites:

1. Number of people banned
 - December: 19
 - January (to date): 2
2. Incidents of significance – There was one incident related to an eviction where the former residents barricaded themselves in the apartment and refused to vacate. Police were alerted and the issue was eventually resolved.
3. Number of Protective Services employees –
 - Asheville Terrace: 2 FTE, 1 Stipend
 - Aston Towers: 3 FTE
 - Altamont: 1 PTE

The HACA also engages a security guard at the central offices. The service is in response to an incident that occurred.



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Internal Process Improvement

Progress:

1. Level setting for all of the HACA programs is underway. Over the past few months, the Property Management department has been pulling additional reports that hone in on critical information that can tell us how well we are doing in administering the communities rent collections, etc. The new measurements that will be added to monthly reports (after this month). The new metrics are key to seeing progress in clear consistent terms:
 - a. **Vacancy Status** – this metric will show the status of the vacancy including maintenance needs, clean-out, painting, eviction/move-out, and if a file has been received so that tenant move in can be scheduled.
 - b. **Regular Delinquency Balances** – This metric will demonstrate the rent collection status so that Directors and Managers are able to
 - c. **High Balance Delinquencies** – Monthly we pull a delinquency report that demonstrates balances owed to sites. It is inaccurate to think that all of the uncollected rents are 1) from the current site where the tenant resides, 2) are exceptionally high due to non-collection efforts of the management staff. The Management teams will identify high balance delinquencies. Also, with the new Yardi module, residents will be able to see their monthly balances, payments, etc. so that they can keep up with their progress if they have a payment agreement for past due amounts.
2. The **Compliance and Internal Audit** Specialist has conducted the first Processes Mapping exercise with the HCV – Admissions and Continued Occupancy department. Process Mapping, SWOT Analysis and Key Process Indicators (KPIs) will be used to assess, evaluate and set standards for streamlining all processes that take place between the time an application is received and the tenant file is transmitted to the site manager. The first session included six teams that included Admissions, Continued Occupancy, MTW, Inspection, and Administration. Participants included the Director of IT, Accounting Manager, FSS Coordinator and the COO. This group will continue throughout the process to ensure process overlap and the opportunity for input. The session went well and staff were engaged. The first session started late due to a fire alarm, so it will be continued into the second session. Staff remarked that there were secondary processes that needed to be mapped.
3. Insurance Claims and Accidents are also now handled by the **Compliance and Internal Audit** Specialist. During the month of December, there were four accidents and seven claims filed. The claims included vehicle accidents by an employee, one accident with an uninsured motorist, and a roof fire at the Edington Center caused by a vandal. The total amount received from claims is \$25,000.00.
4. The **Yardi** planning process is ongoing for the addition of Procure to Pay, Rent Café and Online applications. The planning team includes representation from property management, FSS, Finance, Compliance and Audit, Information Technology and HCVP.
5. Resident Services finalized the Services Application for third part access to the HACA properties and the Summer Youth Activities. The documents were submitted to IT for form development and are expected to be available for the 2024 season with the added



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ASHEVILLE, NORTH CAROLINA 28801

benefit on online submission. The universal application for youth programming will bring continuity for program acceptance and participation in an open and transparent manner.

6. Receiving forms and applications electronically is a great advantage that will cut back on staff time. The HR application will be next along with the forms being developed for internal HR functions.
7. The Information Technology department is working on the transition to Microsoft 365 with Teams, Share Point and VOIP. The updated system will alleviate the need for servers as all of the HACA's data will be stored and backed-up in the cloud. Additionally, the cost savings is projected to be significant. One of the reasons to use Share Point, is the ability to create a collaborative Teams environment where documents can be shared and worked on amongst staff. The updated system will also support remote work because it allows instant video calling, and eventually the digitizing of all HACA resident files.

Resident Participation Activities and Engagement

Progress: Ongoing

1. Resident Participation Funding is now available. Each site's Resident Council will have the ability to request resources for eligible activities.
2. The fund balances have been identified.
3. The HACA staff will conduct meetings at each site explaining the proposed uses of Resident Participating Funding.
4. In some instances, the Resident Associations may request funds that are outside of the scope of activities eligible under the federal regulations. The HACA remains committed to providing funding where possible to support special events, celebrations, community building activities etc.
5. Resident Services staff continue to assist the Resident Associations to identify eligible uses and effectively deliver resources and services
6. Hiring new Resident Initiative Coordinators is in the works and expected to be rolled out in Q1 of 2024

Vacancy Report

- **Eviction – In court/Locked Out 92**

When a tenant is evicted they are locked out usually with 7 days to arrange to retrieve their personal belongings.

- **Ready for Occupancy: 33**

When a unit is "ready for occupancy" that means it is cleaned and the site is waiting to receive the tenant file from admissions. Currently applicants are offered one unit. If they do not accept, they are moved to the end of the list. We are examining the effect of this policy.

- **Assigned File for Move-in: 18**

Assigned file for Move-in means that the site has received a file for a particular unit and they are arranging for the move-in date.



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- **Maintenance Turn: 36**

The Maintenance team utilizes a punch list to indicate what needs to be done to prepare a unit for occupancy. Depending on the severity of the unit when it is turned back over to the site when the prior tenancy is terminated. Units in this condition usually need a number of services including painting, holes repaired, windows and general scrubbing.

- **Needs Inspection 6**

Once a unit is cleaned out and repairs completed, the manager will arrange an inspection.

- **Unit Clean Out Needed: 0**

General Report

Maple Crest

The Maple Crest community is struggling. A number of complaints have come in regarding property management and the professionalism of the PPM staff. In January of 2024, the HACA took over the majority interest in the property. Staff are currently preparing for the take-over of property management, maintenance and oversight. There have continued to be a number of instances of property damage. Previously, PPM was advised by the PCEO to install cameras. They did not do as advised, the repercussions being that they can never seem to identify who is doing the vandalism. The most recent event was where the fire extinguishers were discharged in one of the buildings. The clean-up costs are estimated to be between \$20-\$30k. Cameras installed in the hallways would have given management a visual on who was responsible for the vandalism.

Bond Funding

The previously approved Lakeshore Villas is requesting to amend their bond issuance due to an increase in construction pricing. Mountain Housing Opportunities, Inc. is the developer on this project. The first resolution amends the initial Inducement Resolution 2022-2 from \$17M to \$28M. The Bond Counsel has provided the updated resolution for the current Board Packet. No secondary resolution will be required.

Budget Planning

The HACA has concluded the initial budget planning process. The budget includes several changes including the hiring of additional full-time and part-time positions. The budget also includes a new monthly sur-charge for centralized maintenance and resident services activities. There is an increase in the amount of resources under the resident services umbrella.

Development/Redevelopment

The HACA has decided to proceed with the Tax Credit application to NCHFA for the Deaverview Redevelopment Phase 1A. The reasoning for the change in planning is as follows:

1. The LIHTC application is due on Tuesday, January 23, 2024. The HACA and HMO met with Julie McGovern, our attorney from Reno Cavanaugh to work out a preliminary agreement so that we could proceed with the application in this round.

Moving Maintenance Main Office

The City of Asheville is requiring the Housing Authority to give up its Central Maintenance Yard



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due to incompatible zoning. The central yard move will require a building and site for large trucks, maintenance vehicles, trash compactor/garbage truck, diesel fuel, gas pumps, etc. The yard must be fenced and securable to keep the vehicles, tools, and etc., secure. The HACA Maintenance team has been searching for a building, we plan to engage a realtor if our current efforts don't yield a suitable site. If we find a site the proposal will be presented to the Board of Commissioners.

Resident Services Monthly Reporting - Shaunda Jackson, Director

December 2023

General Update –

For the month of December, Family Self-Sufficiency enrolled two new participants, and four participants started escrowing.

The FSS Team attended and helped with the Christmas event at Claxton Elementary.

The Accelerate Buncombe project is coming to an end on December 31, 2023. Those who have completed the program are now employed or have been given promotions and a raise in pay.

We are continuing diaper distribution for Pisgah View and Deaverview residents. We distributed diapers and wipes to 30+ families combined from both sites as well as other HACA properties in partnership with Babies Need Bottoms.

Resident Services was awarded \$65,000 from Dogwood Health Trust to support our residents in removing barriers to financial independence and homeownership. \$30,000 will go towards closing opportunity gaps and supporting residents on their journey to financial independence; \$30,000 will go towards supporting residents with homeownership; and \$5,000 is for community events.

Positive Opportunities Develop Success (PODS) was awarded \$500,000 by Dogwood Health Trust's Nurturing Potentials of Underserved Children and Youths in Asheville grant. These funds will be awarded over a three-year span.

Youthful Hand was awarded \$3900 from CoThinkk to support the academic success of students residing in low income communities.

Acknowledgements –

Accelerate Buncombe- 3 new Clients attending Roberson Community College for the Community Health Worker Course.

Resident Services would like to recognize one resident who completed her Forensic Peer Support training, Peer support within the Criminal Justice System Training with Sunrise Community, and the QPR Suicide Prevention Gatekeepers Program with QPR Institute.



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Shaunda Jackson and Thomas Priester received CoThinkk Community Leader Award for playing critical roles in the social change ecosystem of Western NC and working to shift the narrative of communities of color!

Lepoleon “Duke” Finley (CHW) continues to do an outstanding job supporting residents experiencing substance abuse and/or mental health concerns, as well as connecting residents to resources and supporting them with housekeeping to prevent eviction. Duke also supports the afterschool program with transportation.

Ms. Earle continues to support students in school and the afterschool program with academics. She provided resources and housekeeping tools to families in need to support their mental health and eviction prevention.

Key Indicators –

Meeting/Exceeding Expectations:

The Resident Services Department took part in the Race to Feed Holiday event organized by Rhonda Mapp. We gave away 200 turkeys and 500 Thanksgiving meals. We’d like to thank Ms. Pierre, Commissioner Wynn and Commissioner Jackson for supporting the team with assembling and delivering over 180 meals to elderly and disabled residents in Aston, Altamont, Bartlett, Klondyke and PVA.

Tamara Miller (FSS/Resident Support/CHW) met with Parent Next Door participants to explain FSS and Homeownership programs HACA has to offer our residents.

Thomas Priester submitted a referral to Working Wheels Program for a resident to assist with the reliable transportation to and from work.

Robert Butler and Eric Robinson successfully passed their Community Health Workers exams. Congrats!

Items of Moderate Concern:

The FSS Team receives a lot of questions and inquiries about the changes that have taken place within the HACA that employees do not have full information to share with the residents and/or community partners.

Unexpected Anomalies/High Risk Concerns:

Staff continues to experience Yardi software issues when it comes to processing FSS cases, which creates a lot of additional work and puts escrow calculations at risk of being incorrect.

Paychex continues to have significant issues that have increased the amount of time staff is spending processing payroll.

Our residents are being impacted by the closure of our HCV waitlists and transfers.

Resident services are currently reviewing the contract with Waste Pro due to inconsistency with dumpsters.

Miscellaneous:

Monthly senior breakfasts at PVA and DVA sites are scheduled for the third and fourth Wednesdays of November.



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PVA and DVA Diaper Distribution are the second and fourth Fridays of each month

Resident Services & Community



Mrs. Jackson and Ms. Hopkins
Heading out to deliver meals!



Commissioner Wynn, Giving Back!



Ms. Nikita Lindsey, ASM
Participating in the Event!



Ms. Pierre assembling plates
for our residents.





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Christmas at Edington

Pajama Day- Christmas Break



Christmas BINGO K-2nd Grade Classes

THE KIDS THAT WON GIFTS PLAYING ... BINGO



K-2



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Christmas Cookies and Ornaments

1st nd 2nd grade decorating cookiessss

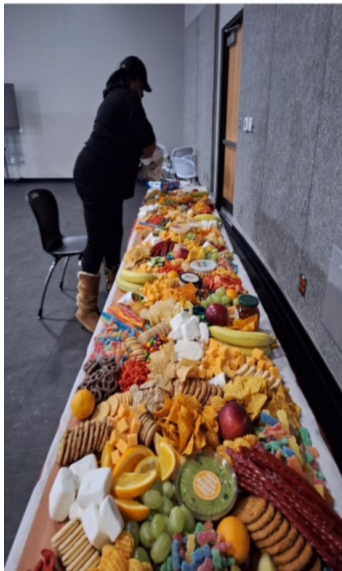


Ornaments turned out great!!!



Charcuterie for Christmas

Ms. Betty setting up!



Charcuterie for the kids!



They LOVE IT!





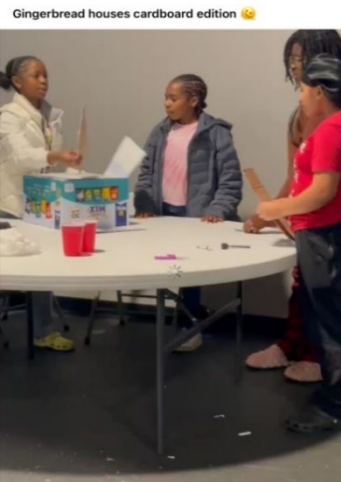
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3rd and 4th Grade Musical Cup Game and Hungry Hippo



5th Grade and Up

Gingerbread House Team Challenge



Christmas Break Donut Challenge





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Property Management Monthly Reporting - December 2023

Central Properties-Evette Smith, Director

General Update – Staff is looking forward to the new year. We are continuing to strive to reduce our vacancies and reduce delinquency.

Acknowledgements – I would like to acknowledge Ronnie Gillespie and his team with assisting the Central maintenance team with the clean-up of the trash rooms and stairwells at Bartlett Arms. The trash was overwhelming for staff as we had never experienced this amount of trash before. Ronnie and his team stepped in and assisted with bagging and removing all of the trash within a few hours.

Key Indicators –

Meeting/Exceeding Expectations:

The maintenance team has worked steadily to complete all unit turns for December in a timely manner all units were inspected and given the green light for move ins.

Items of Moderate Concern:

Continued evictions for criminal activity and nonpayment of rents has caused us to have more than our share of move outs. We are still awaiting move in files for most of the units at Aston; it has been a slow process.

Unexpected Anomalies/High Risk Concerns:

We ended the year with a higher than usual vacancy rate for Aston and Bartlett. Units are ready but we continue to wait for files.

Miscellaneous:

All previous residents have been moved out of the Woodfin Apartments; it is 100% vacant. We have started the clean out and removal of furniture and other items left behind. Once the building is completely cleaned out we will walk each unit and assess damages and prepare to seek funding to begin the renovation process.

North Properties-Rhodney Norman, Director

General Update – North Properties continue moving forward in the right direction as we move towards the end of the year. Our team is committed to our everyday duties and continuing to provide the best service possible.

Acknowledgements – I'd like to acknowledge Tamara Mills-Cooper for her willing spirit, flexibility and hard work. Hillcrest has a new maintenance mechanic on the team. Michael Watkins has definitely been a tremendous help during his short time here.

A BIG thanks to the maintenance staff who came out during the holiday break to assist with trash collection and emergency calls.



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ASHEVILLE, NORTH CAROLINA 28801

Key Indicators –

Meeting/Exceeding Expectations:

Despite the short work month, staff was able to house 6 new families and complete 12HQS inspections.

Items of Moderate Concern:

We are still experiencing a delay in receiving tenant files for new admissions once the unit is ready. We have 12 units currently unassigned. We also have 22 outstanding HQS inspections due to the short month.

Miscellaneous:

We were able to clean our roofs, gutters and downspouts as well as brush removal and trimming as we continue improving our sites curb appeal. Klondyke staff is working with the city sanitation department in ordering and placing bear proof trash cans throughout the community and scattered sites.

Southside-Sheri Guyton, Director

General Update – Team Southside is committed to our everyday duties and expectations as we continue to provide quality service and cleanliness to our residents and community while holding residents and staff accountable. Daily operations continue moving forward as we are taking care of property and resident needs, one step at a time.

Acknowledgements – We welcomed our new site manager, Kristen Bingle to Southside. She comes to us with a healthy knowledge of property management. Kristen is warm, friendly and inviting. She is well on her way to establishing positive relationships with the residents and staff.

Key Indicators –

Meeting/Exceeding Expectations:

In December, we welcomed 1 family admission to Southside. We continue to meet our HQS deadline with 10 HQS inspections and 6 re-inspections.

Items of Moderate Concern:

We have seen an increase of monthly rent not being paid on time this month. We will continue to support our residents with assisting them with securing pledges to ensure rent continues to be promptly paid. Delinquent rent collection is our top priority. We were made aware that Eblen is no longer assisting residents with rental assistance.

Unexpected Anomalies/High Risk Concerns:

We are addressing occupancy and are awaiting files to fill the vacant apartments.

Miscellaneous:

In December we replaced furnace filters in all units. All units were cleaned and heating system in each were checked ensuring optimum efficiency for the 2024 heating season. We replaced water lines within a 4-building area in Livingston in November/December while taking care of 16 residents with minimal water interruptions and issues.



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ASHEVILLE, NORTH CAROLINA 28801

West Properties – Tara Irby, COO (reporting)

General Update – Given that we have a shortened work month, staff is working hard to be proactive in making sure that work is completed and potential issues are addressed as we take time to take a physical and mental break from the consistent, challenging work that we've been engaged in over the last year. While we have worked hard to serve our residents, I am grateful to leadership for the ability to take this much needed time off to serve the wellbeing of our employees.

Acknowledgements – I'd like to acknowledge the continual efforts of Management and Maintenance staff as they continue to make every effort to operate as if there aren't challenges. They have worked tirelessly and without complaint and are well deserving of this end of the year break.

Key Indicators –

Meeting/Exceeding Expectations:

West properties staff continue to meet the needs of residents, maintain expected occupancy rates, be fiscally responsible and maintain the assets to the best of their abilities.

Items of Moderate Concern:

We continue to work toward lessening the lag time with HQS inspections/work orders and general maintenance at PVA, specifically. Internal support from other development Maintenance has been instrumental.

Unexpected Anomalies/High Risk Concerns:

Finding qualified and willing candidates for Maintenance and Assistant Site Manger positions is a challenge. The longer these positions remain vacant the greater the impact on our efficiency and performance and our level of service. It is the hope to be fully staffed and trained by the end of the first quarter next year.

Miscellaneous:

Decisions about how we proceed with the re-development of Deaverview are being discussed and will be decided upon. All activities related to the re- development have come to a halt while these decisions as to the best way forward, take place. Staff and residents are eager to know the future of the Development.



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Admissions – Noelle Tackett, Director

General Update – In December, we moved in 24 families and our overall unit turn around days averaged 50 days per unit. The overall occupancy rate was 94%. We ended the month with 134 vacancies, 28 out of service for various reasons, 103 in repair make ready for maintenance repair and 3 that are ready to rent.

Key Indicators –

Meeting/Exceeding Expectations:

Since June 1st, Admissions has had 94 enrollments into the MTW program. 81 have consented to the study and 46 have been assigned to Stepped Rent. We documented 300 visitors to our Admissions office in December.

Items of Moderate Concern:

After filling four (4) staff vacancies on HCVP's Housing Support Specialist team, remaining vacancies include: one (1) Housing Support Specialist-Admissions position and one (1) Move To Work (MTW) Support Staff position. HCVP plans to interview new candidates in hopes of filling these last two remaining vacancies.

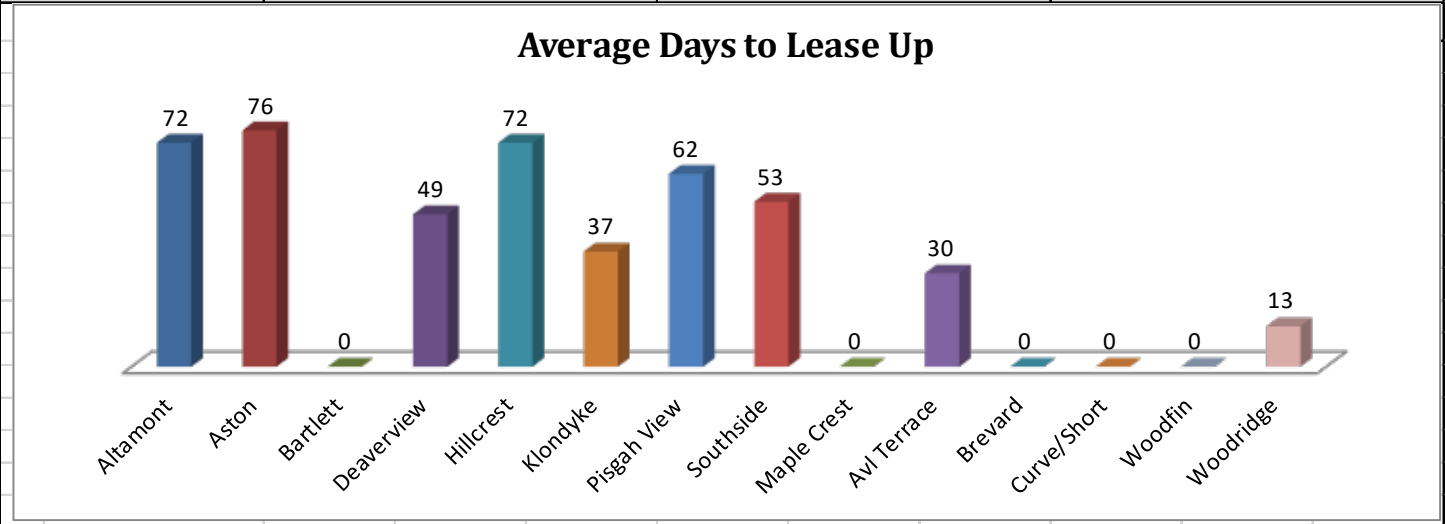
Miscellaneous:

The Housing Authority opted to expand its existing Yardi software programming to include additional modules through its Rent Cafe' portals. The goal of this expansion is to improve efficiency by going paperless. HCVP, along with other HACA staff, attended a kick-off call with Yardi in November. The conversion process is anticipated to take four months, and once implemented will offer online applications (including application submission and ability to confirm wait list status), online recertifications, expanded landlord portal, and features which will help other departments such as online rent payments, online maintenance requests, etc.



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Asheville Housing & Related Properties - Occupancy December 2023											
Property	Units	Occupied	Occ Rate	Rehab/ Hold	Make Ready	Ready	Moved In	Vacant Days	Average		
RAD PBV	Altamont	55	53	96%		2		1	72	72	
	Aston	161	148	92%		13		3	227	76	
	Bartlett	114	106	93%		8		0	0	0	
	Deaverview	160	142	89%	7	11		1	49	49	
	Hillcrest	227	212	93%		15		5	360	72	
	Klondyke	182	174	96%	1	7		4	149	37	
	Pisgah View	256	235	92%		21		2	123	62	
	Southside	274	263	96%		11		2	105	53	
Maple Crest	96	87	91%		9		0	0	0		
Other	Avl Terrace	248	242	98%		3	3	2	60	30	
	Brevard	163	162	99%		1		0	0	0	
	Curve/Short	2	1	50%	1			0	0	0	
	Woodfin	19	0	0%	19			0	0	0	
	Woodridge	160	157	98%		3		4	52	13	
Total	2117	1982	94%	28	104	3	24	1197	50		





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Continued Occupancy – Michelle Moore, Director

General Update –The Housing Choice Voucher Program continues to administer special purpose vouchers in partnership with special services provider partners. Recertifications are ongoing and take a great deal of staff time on a regular basis. The department of Housing and Urban Development (HUD) has provided additional voucher funding that will allow an increase in the number of vouchers that may be issued. One prior issuance of Project Based Vouchers is on hold due to a foreclosure on a project that was awarded 100 vouchers. The vouchers will remain attached to the project until it is clear that another development partner won't continue and complete the property with the same population.

Acknowledgements –

Sandy Kuykendall completed all 12 of the New Admission MTW enrollments alongside handling her day-to-day workload.

Kendra Roberts has maintained HCVP's highest consent rate of voucher holders voluntarily consenting to their data collection for the MTW study. Out of the 94 MTW enrollments she has completed since January of 2023, she has only had three voucher holders opt out of voluntary consent of their data collection. This gives Kendra a 96% voluntary consent rate.

Key Indicators –

Meeting/Exceeding Expectations:

Housing Support Specialists completed 182 on-time annual recertifications during the month of November. And 204 Housing Quality Standards inspections were completed. HCVP had 84 MTW enrollments in December, 12 of which were enrollments at new admission/lease-up. Of the total 84, 42 were assigned to Standard Rent and 42 were assigned to Stepped Rent.

Items of Moderate Concern:

After filling four (4) staff vacancies on HCVP's Housing Support Specialist team, remaining vacancies include: one (1) Housing Support Specialist-Admissions position and one (1) Move To Work (MTW) Support Staff position. Pre-screened applicants will be provided to HCVP from the Human Resources department.

Miscellaneous:

The Housing Authority opted to expand its existing Yardi software programming to include additional modules. The goal of this expansion is to improve efficiency by going paperless. HCVP, along with other HACA staff, attended a kick-off call with Yardi in November. The impact on HCVP will include online applications (including application submission and ability to confirm wait list status), online recertifications, and expanded landlord portal which will also include ACH payments directly deposited to landlords.



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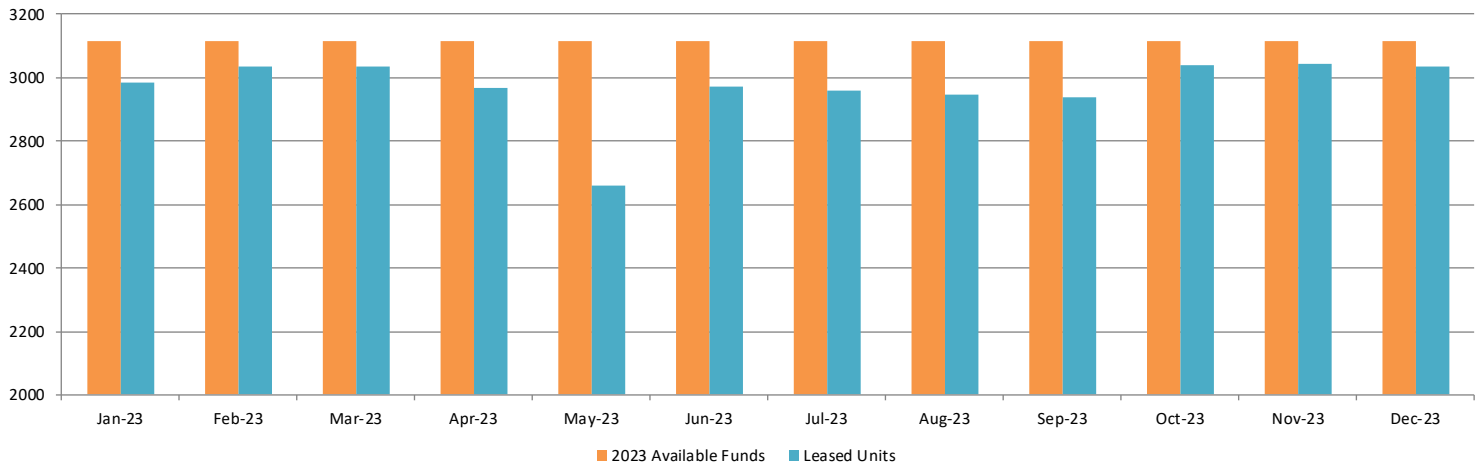
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Asheville Housing Vouchers - December 2023

Lease-Up							Monthly Processes				
Voucher Program	Total Vouchers	Available to Lease	Leased	Occupancy Rate	Available	Assigned/ Looking	Mobility Moves	Moved In	Moved Out	Inspect	Re-Exam
Project Based - RAD (HACA Owned & Managed Properties)	1525	1481	1362	92.0%	119	N/A	0	18	15	93	87
Project Based - LIFE House of Asheville (LH vouchers)	20	20	19	95.0%	1	0	0	0	0	0	0
Tenant Based - Regular HCVs	1368	1057	1150	108.8%	-93	83	3	3	0	82	67
Tenant Based - VA Supportive Housing (VASH) Vouchers	366	366	271	74.0%	95	23	0	6	1	11	15
Tenant Based - Non-Elderly Disabled (NED) Vouchers	75	75	63	84.0%	12	0	0	0	0	4	7
Tenant Based - Mainstream Vouchers	37	37	31	83.8%	6	0	0	0	0	4	1
Tenant Based - Emergency Housing Vouchers (EHV)	47	47	41	87.2%	6	1	0	0	0	6	3
Tenant Based - Foster Youth to Independence (FYI) Vouchers	8	6	2	33.3%	1	1	0	1	0	1	0
Tenant Based - Enhanced Vouchers (EVO) - Spruce Hill Apts	13	13	11	84.6%	2	0	0	0	0	0	1
Tenant Based - Portable (Vouchers Ported Out to Other PHAs)	13	13	8	N/A	0	0	0	0	0	0	0
Tenant Based - Homeownership	N/A	N/A	78	N/A	0	0	0	0	0	3	1
Total HCVP	3472	3115	3036	97.5%	149	108	3	28	16	204	182

Housing Choice Voucher - Annual Trends

Program	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Oct-23	Nov-23	Dec-23	Average
2023 Available Funds	3115	3115	3115	3115	3115	3115	3115	3115	3115	3115	3115	3115	3115
Leased Units	2983	3036	3036	2967	2659	2973	2958	2948	2938	3037	3043	3036	2968
%	95.8%	97.5%	97.5%	95.2%	85.4%	95.4%	95.0%	94.6%	94.3%	97.5%	97.7%	97.5%	95.3%
Wait List	1499	1560	1577	1458	1405	1531	1339	1303	1308	1293	1258	1236	1397



2023 Budget Authority (HAP and MS)	27,882,661		Occupancy based on BA	
12-Month Per Unit Cost (thru 2/2023)	745.90		98%	95%
Vouchers Supported by BA	3115		3053	2959
BA as % of Total Vouchers	90%			