



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

Housing Choice Voucher Program

Wednesday, May 22, 2024



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Housing Choice Voucher Program Monthly Reporting

Continued Occupancy – Michelle Moore, Co-Director

General Update –

In April 2024, the Housing Choice Voucher Program had the following tenant-based vouchers leased:

- 285 VASH (VA Supportive Housing) Vouchers - issued by referral only by the VA (+7 lease ups since March)
- 61 NED (Non-Elderly Disabled) Vouchers - issued by referral only by community partners with MOAs in place with HACA (+1)
- 31 Mainstream Vouchers - issued by referral only by community partners with MOAs in place with HACA (no change)
- 37 Emergency Housing Vouchers - issued by referral from CoA CoC, ABCCM, Eliada Homes, Helpmate, and Homeward Bound (-1)
- 7 Foster Youth to Independence (FYI) Vouchers (no change)
- 10 Enhanced Vouchers (also known as Tenant Protection Vouchers) - issued at Spruce Hill Apartments (no change)
- 6 Portable Vouchers - vouchers issued by other PHAs and approved to port (transfer) to HACA (no change)
- 78 Homeowner Vouchers (no change)

- 6 Tenant Mobility Vouchers (PBV residents who lived in PBV 1 year+ and moved into private rental market with their TBV)

- 18 Project-Based Vouchers at LifeHouse

Acknowledgements –

The following Housing Support Specialist completed their Rent Calculation training through Quadel and passed their certification testing:

Moriah Mora
Ken Rodriguez
Ari Katzovich and
Nicole Dixon



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Key Indicators –

Meeting/Exceeding Expectations:

During the month of April, Housing Support Specialists completed 224 on-time annual recertifications, and 294 Housing Quality Standards inspections were completed.

HCVP had fifteen (15) MTW enrollments in April, ten (10) of which were enrollments at new admission/lease-up. Of the total fifteen (15) enrollments, five (5) were assigned to Stepped Rent and ten (10) were assigned to Standard Rent. We had a consent rate of 80% with our April enrollments. And as of the end of April, 1038 total households have been enrolled, 515 of which have been enrolled in Stepped Rent; the remaining 523 were assigned to the Standard Rent Calc method.

Items of Moderate Concern:

HCVP's remaining staff vacancies include:

- one (1) Housing Support Specialist-Admissions position
- one (1) Housing Quality Standards (HQS) Inspector and
- one (1) Move to Work Support staff person.

HCVP continues to interview new candidates in hopes of filling the remaining vacancies.

Unexpected Anomalies/High Risk Concerns:

N/A

Miscellaneous:

HCVP has continued its training on its Yardi Rent Café portal. All Housing Support Specialists have completed their training. Current training is focused on Admissions and applications.

The goal of expanding our Yardi use to include Rent Café' is to improve efficiency by going paperless. The conversion process is anticipated to wrap up in the coming months. Once implemented, Rent Café will offer online applications (including application submission and ability to confirm wait list status), online recertifications, expanded landlord portal, and features such as online rent payments, online maintenance requests, etc., which will help other departments.



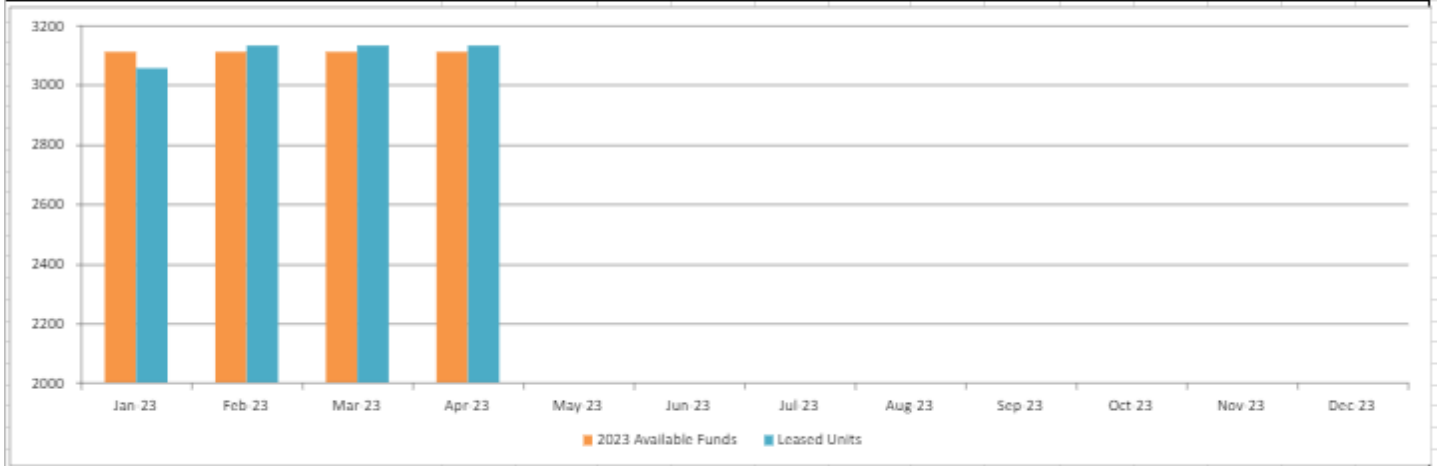
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Asheville Housing Vouchers – April 2024

Asheville Housing Vouchers - April 2024											
Voucher Program	Lease-Up						Monthly Processes				
	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	1346	90.9%	135	N/A	0	17	27	133	124
Project Based - LIFE House of Asheville (LH vouchers)	20	20	18	90.0%	1	1	0	0	0	2	0
Tenant Based - Regular HCVs	1368	1065	1252	117.6%	187	74	6	7	4	112	64
Tenant Based - VA Supportive Housing (VASH) Vouchers	366	366	285	77.9%	81	21	0	7	0	30	21
Tenant Based - Non Elderly Disabled (NED) Vouchers	75	75	61	81.3%	14	4	0	1	0	5	2
Tenant Based - Mainstream Vouchers	37	37	31	83.8%	6	5	0	0	0	3	3
Tenant Based - Emergency Housing Vouchers (EHV)	47	47	36	76.6%	6	0	0	0	1	3	7
Tenant Based - Foster Youth to Independence (FYI) Vouchers	8	8	7	87.5%	1	1	0	1	0	1	0
Tenant Based - Enhanced Vouchers (EVO) - Spruce Hill Apts	13	13	10	76.9%	3	0	0	0	0	1	0
Tenant Based - Portable (Vouchers Ported Out to Other PHAs)	N/A	N/A	6	N/A	0	0	0	0	0	0	0
Tenant Based - Homeownership	N/A	N/A	78	N/A	0	0	0	0	1	4	3
Total HCVP	3459	3112	3130	100.6%	60	106	6	33	33	294	224

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	3112	3112	3112	3112									3112
Leased Units	3055	3130	3130	3130									3111
%	98.2%	100.6%	100.6%	100.6%									100.0%
Wait List	4025	3483	3487	3178									3543



2024 Budget Authority (HAP MS, and EHV)	30,260,912	Occupancy based on BA
12-Month Per Unit Cost	810.43	98% 95%
Vouchers Supported by BA	3112	3049 2956
BA as % of Total Vouchers	90%	



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Admissions – Noele Tackett, Co-Director

General Update –

In April 2024, Asheville Housing and Related Properties had a combined total of 167 vacancies. Of those vacancies, 29 are in rehab/hold for various reasons, 133 repair make-ready for maintenance and 5 ready to rent.

We moved in 27 families between all properties and the average unit turn-around time averaged about 70 days per unit.

There are a total of 627 applicants on the PBV waitlist and 2551 on the TBV waitlist.

Acknowledgements –

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Moriah Mora
Ken Rodriguez
Ari Katzovich and
Nicole Dixon

Key Indicators –

Meeting/Exceeding Expectations:

During the month of April, Admissions pulled 300 applicants from the waiting list and began processing and scheduling those applicants.

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Asheville Housing & Related Properties – Occupancy April 2024

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Property	Units	Occupied	Occ Rate	Rehab/ Hold	Make Ready	Ready	Moved In	Vacant Days	Average		
RAD PBV	Altamont	55	51	⊗ 93%		4	1	129	⊗ 129		
	Aston	161	150	⊙ 93%		11	4	349	⊗ 87		
	Bartlett	114	105	⊗ 92%		9	1	60	⊗ 60		
	Deaverview	160	131	⊗ 82%	7	22	1	91	⊗ 91		
	Hillcrest	227	207	⊗ 91%		20	2	187	⊗ 94		
	Klondyke	182	174	⊙ 96%	1	7	1	91	⊗ 91		
	Pisgah View	256	231	⊗ 90%		25	5	764	⊗ 153		
	Southside	274	261	⊙ 95%		13	1	63	⊗ 63		
Maple Crest	96	86	⊗ 90%		10		1	36	⊙ 36		
Other	Avl Terrace	248	234	⊙ 94%	1	9	4	8	75	⊙ 9	
	Brevard	163	161	⊙ 99%		2	2	44	⊙ 22		
	Curve/Short	2	1	⊗ 50%	1			0	0	⊙ 0	
	Woodfin	19	0	⊗ 0%	19			0	0	⊙ 0	
	Woodridge	160	158	⊙ 99%		1	1	0	0	⊙ 0	
Total	2117	1950	⊗ 92%	29	133	5	27	1889	⊗ 70		

