

# ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.  
ASHEVILLE, NORTH CAROLINA 28801

## To All Asheville Housing Residents and Voucher Participants:

The Housing Authority of the City of Asheville (HACA) is required by the Public Housing Reform Act to submit a Five-Year Plan for the 2025-2029 fiscal years. This plan defines the HACA's goals and objectives for addressing the housing needs of our communities and explains the strategy for achieving those goals. The Five-Year plan also ensures that the residents have the opportunity to provide input regarding the planned programs and activities.

The HACA also carries the special designation of a Moving to Work (MTW) housing authority. This designation means that the HACA may request waivers of certain federal regulations to streamline our programs and innovate to achieve greater outcomes for our residents.

The purpose of this memorandum is to notify residents that the process of seeking public comment on the Five-Year plan and MTW (Moving to Work) Supplement has begun. Beginning Monday, August 5, 2024, and running through Thursday, September 12, 2024, the Public Comment Period is open.

Your input is valuable to us. There are several ways that you can participate, and share your thoughts and suggestions.

- Visit the 5-Year Plan and MTW Supplement webpage on the HACA website: <https://haca.org/5-year-plan/>
- Plan documents and comment forms can be found in the Management Office at each of the HACA properties
- Send an email to [5YearPlanComments@haca.org](mailto:5YearPlanComments@haca.org)

The proposed goals for the 2025-2029 5-Year Plan that The Housing Authority seeks comments on are:

**Goal 1: Maintain affordable rental housing for households earning 60% of median family income or less** – The HACA will prioritize the preservation of the existing affordable housing in our portfolio.

**Goal 2: Provide special needs housing opportunities** – The HACA will continue to issue special purpose vouchers that serve non-elderly disabled, chronically homeless with co-occurring disorders, and other special populations in supportive housing.

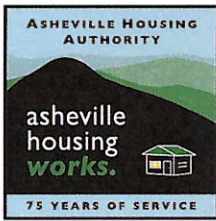
**Goal 3: Support the development of affordable housing in amenity dense communities** – The HACA will target housing developers committed to building or restoring housing options that are easily accessible to public transit, employment centers, and desirable neighborhood amenities such as parks, healthcare facilities, and schools.

**Goal 4: Expand homeownership program** – The HACA will support a path to homeownership by focusing on expanding enrollment in the Family Self-Sufficiency (FSS) program and utilizing the Moving to Work homeownership waiver to advance opportunities for residents to gain economic independence.

**Goal 5: Improve the quality of life in Asheville Housing communities** – The HACA will invest resources to ensure properties in the HACA portfolio are clean, safe, aesthetically pleasing, and offer resident centered services. The HACA will pursue the renovation and redevelopment of units in the housing authority portfolio focusing on elevating the amenities available to residents.

**Goal 6: Support Asheville Housing youth and children** – The HACA will provide more educational and enrichment activities for the children and youth in our communities through our own Resident Services programs.

**Goal 7: Provide excellent customer service** – demonstrated in the method, manner, and timing of our responses in service to our residents, colleagues, partners, and stakeholders.



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The HACA is planning to amend the following waivers in the MTW Supplement:

**2022-1: Stepped Rent:** While this is not an amendment to a waiver as such, it is an amendment to our process for applying new payment standards. For those enrolled in the Stepped Rent (MTW) program, the new payment standards will now be applied at the next regular stepped increase as opposed to the next triennial recertification. There will be no hardship incurred by the residents due to this change.

**2023-3: Local Non-Traditional Activity – Rental Subsidy Program:** This waiver allowed independent non-profit private partners to administer federal resources entrusted to Asheville Housing. The HACA will utilize an electronic application for all programs. Third-party partners will receive application instructions to assist households seeking affordable rental housing through the single point of entry process.

A public hearing will be held during the Working Session of the Board of Commissioners Meeting scheduled for 5:00 PM on Wednesday, September 25, 2024, at the HACA Central Office, located at 165 South French Broad Ave., Asheville, 28801. Resolution to adopt the 5-Year Plan and Moving to Work Supplement will be presented at the Regular Session of the same Board of Commissioners meeting, scheduled to begin at 6:00 PM.

Your input is important to the HACA. We look forward to your input and participation.

Sincerely,

A handwritten signature in blue ink that reads 'Monique L. Pierre'. The signature is written in a cursive, flowing style.

Monique L. Pierre

President & CEO