



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

**RAD Contract Rent Inflation Adjustment 2024**

The following new Contract Rents are approved for the listed RAD Project Based Voucher properties listed below effective December 1, 2024. This inflation adjustment is based on HUD’s published Operating Cost Adjustment Factor (OCAF) of 4.9% (86 FR 68513). Note that Tenant Rent will continue to be based on each family’s adjusted annual income, or based on the Stepped Rent for families selected to that study group.

Current RAD Contract Rents since 12/1/2023						
	OBR	1BR	2BR	3BR	4BR	5BR
Central AVL (Aston/Altamont/Bartlett)	604	854	973			
Southside (Livingston/Erskine/Walton)		799	912	1003	1090	1111
West AVL (Pisgah View/Deaverview)		813	978	1186		
North AVL (Hillcrest/Klondyke/Scattered)		819	924	1020	1105	1131
<i>FY2024 HUD Fair Market Rents</i>	<i>1428</i>	<i>1496</i>	<i>1680</i>	<i>2160</i>	<i>2851</i>	<i>3278</i>
<i>2024 FMR + 20%</i>	<i>1713</i>	<i>1795</i>	<i>2016</i>	<i>2592</i>	<i>3421</i>	<i>3933</i>
<i>Note: Maple Crest is on a different renewal schedule and is not included here.</i>						
New - RAD Contract Rents with 4.9% OCAF, effective 12/1/2024						
	OBR	1BR	2BR	3BR	4BR	5BR
Central AVL (Aston/Altamont/Bartlett)	634	896	1021			
Southside (Livingston/Erskine/Walton)		838	957	1052	1143	1165
West AVL (Pisgah View/Deaverview)		853	1026	1244		
North AVL (Hillcrest/Klondyke/Scattered)		859	969	1070	1159	1186
<i>FY2025 HUD Fair Market Rents</i>	<i>1286</i>	<i>1347</i>	<i>1512</i>	<i>1944</i>	<i>2566</i>	<i>2950</i>
<i>2025 FMR + 50%</i>	<i>1929</i>	<i>2021</i>	<i>2268</i>	<i>2991</i>	<i>3849</i>	<i>4425</i>
<i>Note: Maple Crest is on a different renewal schedule and is not included here.</i>						