



RESOLUTION NO. 2025-02

RESOLUTION APPROVING THE UPDATED RAD CONTRACT RENT OPERATING COST ADJUSTMENT FACTOR (OCAF) FOR 2025, EFFECTIVE MARCH 1, 2025

The Housing Authority of the City of Asheville (“HACA” or “Authority”) has the opportunity to adjust our contract rents for our RAD Maple Crest Project-based Voucher properties on an annual basis. HUD calculates and publishes the amount we can increase, and this year’s Operating Cost Adjustment Factor (OCAF) is 5.2%.

WHEREAS, tenant rent will continue to be based on each Project-based Voucher family’s adjusted annual income or based on the stepped rent for families selected to that study group.

WHEREAS, Maple Crest has 0 residents who pay full contract rent without a housing subsidy and they will see an increase of 5.2% to their rent.

WHEREAS, approval of the 2025 Operating Cost Adjustment Factor (OCAF) will be a 5.2% increase in revenue for HACA. The increase will not affect our income-based resident’s portion of rent.

WHEREAS, this annual increase is important because it allows HACA to get more federal subsidy for our properties so that we can continue to pay our bills as costs increase over time.

WHEREAS, this increase will take effect on March 1, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ASHEVILLE:

1. The Board of Commissioners hereby directs and authorizes the President & CEO or appointed Designee to implement the amended utility allowances for the Housing Choice Voucher Program effective March 1, 2025.
2. The Board of Commissioners hereby directs and authorizes the President & CEO or appointed Designee, in the name and on behalf of the HACA, to negotiate, execute and deliver all such agreements, documents and instruments and take all such other actions as determined to be necessary or desirable and any additional actions that are legally permissible and necessary or advisable to carry it out.
3. All acts of the officers and staff of the Authority in furtherance of the purposes of this resolution are hereby ratified and approved.
4. This resolution shall take effect immediately upon its passage.



RECORDING OFFICER'S CERTIFICATION

I, Rhodney Norman, the duly appointed Associate Secretary of the Housing Authority of the City of Asheville, do hereby certify that Resolution NO. 2025-02 was properly approved at a regular meeting held on January 22, 2025.

By: _____

Rhodney Norman, Associate Secretary

(SEAL)