



RESOLUTION NO. 2025-04

RESOLUTION APPROVING THE HOUSING AUTHORITY OPERATING AND REPLACEMENT RESERVE BUDGETS FOR 2025, EFFECTIVE JANUARY 1, 2025

The Housing Authority of the City of Asheville (“HACA” or “Authority”) administers funding from various Federal, State, and Local resources which are identified in the Annual Budget.

WHEREAS, the Authority will provide the administration and oversight of funding provided through the U.S. Department of Housing and Urban Development HCV and HCVP programs, Dogwood Foundation, Management and Bookkeeping Fees, Rental Income, and other sources, and

WHEREAS, the Authority provides a valuable resource in the form of Accounting Services, Tenant Based Vouchers, Maintenance Services, Project Based Vouchers, Resident Services, Property Management and other Centralized Administrative services, and

WHEREAS, each department and housing community team in the HACA portfolio has identified repair, maintenance, and routine improvements to the physical structures and updates to the various communities that are eligible to be paid for from the Replacement Reserve, and

WHEREAS, the HACA staff has identified the projected income and expenses including staffing, materials and other general expenses that are eligible uses of the federal funds.

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

1. The Board of Commissioners approves the initial 2025 Operations and Replacement Reserve Budgets.
2. The Board of Commissioners hereby directs and authorizes the President and CEO or appointed Designee to take such other actions, from time to time, that are necessary, advisable or in proper keeping with Federal, State or Local laws as required and necessary to implement the budgets of the Authority including, without limitation, the execution and delivery of all agreements, writings and documents (and all amendments, changes, modifications and additions thereto).
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 will 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. 2025-04** was properly approved at a regular meeting held on **March 26, 2025**

By: _____

Rhodney Norman, Associate Secretary

(SEAL)

HACA Agency Wide Budget 2025		RAD PBV Developments				Housing Choice Voucher		Central Office Cost Center		Resident Services (Edington Center, FSS, For Youthful Hand, Hillcrest Enrichment Program, Community Health Workers)		Other HACA Properties	
Approved [date]		Central Avl	South Avl	West Avl	North Avl								
Units		330	274	416	409								
Revenue						Revenue		Revenue		Revenue		Revenue	
Tenant Rent		939,924	1,039,698	1,252,100	1,486,161	HAP Funds for Vouchers 30,438,717		RAD Overhead Fees 1,310,604		Nondwelling Rental 33,058		Tenant Rent 15,713	
Housing Assistance Payments		1,833,390	2,077,205	2,891,400	3,172,519	HAP Funds - MTW		HCV Mgmt/Book Fees 686,240		Management/Resident Surcharge Fees -		Interest Income 18,127	
Gross Potential Rental Revenue		2,773,314	3,116,903	4,143,500	4,658,680	Subtotal HAP 30,438,717		Other Mgmt/Book Fees 641,232		Non Government Grant 527,659.00		Other Income 352,424	
Vacancy Loss Allowance		(83,200)	(93,510)	(124,310)	(139,760)	HCVP Admin Funds 2,647,887		Nondwelling Rental -		FSS/ROSS (HUD/Government Grant) 98,494		Grant Income -	
Other Tenant Charges		37,827	44,891	85,900	88,615					FSS Escrow Forfeiture 74,196.00			
Subtotal Rental Revenue		2,727,941	3,068,284	4,105,090	4,607,535					Surplus Cash 650,000			
Grant Income		-	-	-	-	Other Grant Income 42,649		Other Income 15,077		Donation 4,914			
Other Revenue		1,086,134	1,927	3,389	3,358	Fraud Recovery/Other 325,180		Grant Income		Other Income - Strategic Reserve Account 297,564.00			
Effective Gross Income		3,814,075	3,070,211	4,108,479	4,610,893	Gross Revenue 33,454,433		Gross Revenue 2,653,153		Gross Revenue 1,685,885		Gross Revenue 386,264	
Expenses						Expenses		Expenses		Expenses		Expenses	
Administrative						Administrative		Administrative		Administrative		Administrative	
Administrative Salaries		280,182	146,663	167,692	200,737	Administrative Salaries 1,124,300		Administrative Salaries 1,162,800		Administrative Salaries 1,068,700		Administrative Salaries 630	
Employee Benefits		98,060	39,969	40,489	70,718	Employee Benefits 359,776		Employee Benefits 268,052		Employee Benefits 231,500		Employee Benefits 130	
RAD Overhead Fee		272,790	306,830	410,510	460,750	Mgmt/Book Fees 686,240		Office Expense 311,669		Office Expense 43,249		Office Expense 3,589	
Other Admin Expenses		193,048	336,733	443,901	543,423	Office Expense 105,290		Other Admin Expense 218,412		Other Admin Expense 34,929		Other Admin Expense 45	
Subtotal		844,080	830,195	1,062,592	1,275,628	Other Admin/Legal Expense 126,887		Subtotal 1,960,933		Subtotal 1,378,378		Subtotal 4,394	
Tenant Services						Tenant Services		Tenant Services		Tenant Services		Tenant Services	
Salaries		23,931	16,430	9,664	1,979	Tenant Services Contract Costs -		Salaries -		Salaries 11,487		Salaries 756	
Employee Benefits		1,621	1,070	704	152	Security/Utility Deposit Assistance - EHV -		Employee Benefits -		Employee Benefits 1,545		Employee Benefits 58	
Resident Participation		8,250	6,850	10,400	10,225	Other -		Other 1,759		Other 17,084		Other -	
Resident Surcharged		-	-	-	-	Subtotal -		Subtotal 1,759		FSS Participants 42,189		Subtotal 814	
Other/Youth Stipends		2,004	17,298	42,394	33,108					Subtotal 72,305			
Subtotal		35,806	41,648	63,162	45,464					Subtotal 42,123		Subtotal 27,441	
Utilities						Utilities		Utilities		Utilities		Utilities	
Electricity		278,922	281,785	510,127	614,520	Electricity -		Electricity 31,402		Electricity 20,968		Electricity 8,675	
Gas		38,222	230,064	290,942	221,646	Gas -		Gas 137		Gas 8,922		Gas 12,001	
Water/Sewer		237,080	454,494	402,450	441,616	Water/Sewer -		Water/Sewer 13,768		Water/Sewer 4,163		Water/Sewer 6,126	
Trash/ Other		181,815	18,507	25,402	34,435	Solar/Other -		Garbage/Other 23,800		Solar/Other 8,070		Trash/ Other 639	
Subtotal		736,039	984,850	1,228,921	1,312,217	Subtotal -		Subtotal 69,107		Subtotal 42,123		Subtotal 27,441	
Maintenance and Operations						Maintenance		Maintenance		Maintenance		Maintenance	
Maintenance Labor		903,921	401,536	430,602	397,408	Maintenance Labor -		Maintenance Labor -		Maintenance Labor 116		Maintenance Labor -	
Employee Benefits		185,652	76,313	112,629	89,975	Employee Benefits -		Employee Benefits -		Employee Benefits 151		Employee Benefits 13	
Maintenance Materials and Vehicle		190,840	204,096	242,917	14,022	Maintenance Materials and Vehicles 973		Maintenance Materials and Vehicles 41,072		Headstart Buildings -		Maintenance Materials 32,058	
Maintenance Contracts		597,509	352,295	657,813	671,911	Maintenance Contracts 33,928		Maintenance Contracts 211,528		Edington Center Building 12,632.00		Maintenance Contracts 250,608	
Subtotal		1,877,922	1,034,240	1,443,961	1,173,316	Subtotal 34,901		Subtotal 252,600		Fleet -		Subtotal 282,679	
Protective Services						Other Items		Protective Services		Protective Services		Protective Services	
Protective Service Salary		147,416	3,402	2,772	498	HAP/UAP Payments 30,985,000		Protective Service Expenses 2,645		Subtotal 149,509		Subtotal 12,911	
Employee Benefit Contribution		22,248	189	809	39			Subtotal 2,645		Subtotal 41,360		General Expenses -	
Subtotal		169,664	3,591	3,581	537					Subtotal 41,360		Payment in Lieu of Taxes 4,534	
Taxes/Insurance/Other						Taxes/Insurance/Other		Taxes/Insurance/Other		Taxes/Insurance/Other		Taxes/Insurance/Other	
Insurance		104,369	89,520	129,660	136,014	Insurance 28,376		Insurance 50,204		Insurance 28,528		Insurance 12,911	
General Expenses		1,870	2,722	3,142	2,772	General Expenses 3,500		General Expenses 117,057		General Expenses 12,832		General Expenses -	
Payment in Lieu of Taxes		3,857	3,032	3,153	3,003			Payment in Lieu of Taxes 518				Payment in Lieu of Taxes 4,534	
Bad Debt		33,239	44,438	101,901	59,900								
Subtotal		143,335	139,712	237,856	201,689	Subtotal 31,876		Subtotal 167,779		Subtotal 41,360		Subtotal 17,445	
Total Operating Expenses		3,806,846	3,034,236	4,040,073	4,008,851	Total Operating Expenses 33,454,270		Total Operating Expenses 2,454,823		Total Operating Expenses 1,683,675		Total Operating Expenses 332,773	
Operating Income		7,229	35,975	68,406	602,042	163		198,330		2,210		368,819	
Other Items/Non-Operating						Other Items		Other Items		Other Items		Other Items	
Replacement Reserve Deposits		-	-	-	(600,000)							Woodfin RR Deposits (18,000)	
Casualty Loss Expense		1,791	-	21,918	52,000							Casualty Loss Expense 37,650	
Proceeds from Insurer		(4,258)	(6,223)	(73,352)	(26,367)			Proceeds from Insurer 105				Proceeds from Insurer 8,037	
Net Operating Income		4,762	29,752	16,972	27,675	Net Operating Income 163		Net Operating Income 198,435		Net Operating Income 2,210		Net Operating Income 5,878	