



Resolutions

Wednesday, October 22, 2025

- **Resolution 2025-08: Approval of Amended Utility Allowances for HCVP Effective 12/01/2025**
- **Resolution 2025-09: Approval of Updated 2025 RAD Contract Rent OCAF Effective 12/01/2025** *and associated documents*
- **Resolution 2025-10: Approval of Amended Payment Standards for HCVP Effective 12/01/2025**
- **Resolution 2025-11: Approval of HACA 2025 Holiday Closure Schedule**



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

RESOLUTION NO. 2025-08

RESOLUTION APPROVING THE AMENDED UTILITY ALLOWANCES FOR THE HOUSING CHOICE VOUCHER PROGRAM EFFECTIVE DECEMBER 1, 2025

The Housing Authority of the City of Asheville (“HACA” or “Authority”) requires an annual study of utility rates and charges, and any time the results of these annual reviews reflect 10% or greater change in utility rates, the Authority is required to adjust its utility allowances. This resolution will allow HACA to update annual utility allowances effective December 1, 2025.

WHEREAS, the study was conducted by Nelrod Company in accordance with HUD Regulations 24 CFR 982.517 Utility Allowance Schedule Housing Choice Voucher Program. The HUD Regulation (24 CFR 982.517) requirement of a comparison of the utility providers’ rates and charges was conducted and indicated a greater than 10% change in utility rates and charges since the 2024 study was conducted. Therefore, the Housing Authority of the City of Asheville, NC is updating utility allowances (using HUSM, conversion factors, and national averages) for electricity, natural gas, bottle gas/propane, fuel oil, water, sewer, and trash collection for a Section 8 HCV Multi-Family (Apartment) and Single-Family (Detached House). This update study was conducted in accordance with HUD Regulations 24 CFR 982.517.

WHEREAS, HACA’s utility allowances only affect our tenant-based voucher holders. Utility Allowances do not affect residents in our project-based properties since utilities are included in project-based voucher contract rents.

WHEREAS, the increased utility allowances will take effect on December 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 and CEO or Designee to implement the amended utility allowances for the Housing Choice Voucher Program effective December 1, 2025.
2. The President & CEO or Designee is hereby authorized and directed, in the name and on behalf of the HACA, to negotiate, execute and deliver all such agreements, documents and instruments and take all each other actions as are 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.



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

RECORDING OFFICER'S CERTIFICATION

I, Rhodney Norman, the duly appointed Secretary of the Housing Authority of the City of Asheville, do hereby certify that **Resolution NO. 2025-08** was properly approved at a regular meeting held on **October 22, 2025**

By: _____

Rhodney Norman, Secretary

(SEAL)



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

RESOLUTION NO. 2025-09

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

The Housing Authority of the City of Asheville (“HACA” or “Authority”) has the opportunity to adjust our contract rents for our RAD 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, HACA has 65 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 residents’ portion of rent.

WHEREAS, this annual increase is important because it allows for 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 effects all of our Project-based Voucher units with the exception of Maple Crest. Maple Crest is on a different schedule, and we will address their increase in January 2025.

WHEREAS, this increase will take effect on December 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 and CEO or Designee to implement the 2025 Operating Cost Adjustment Factor (OCAF).
2. The President & CEO or Designee is hereby authorized and directed, 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 are 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.



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801

RECORDING OFFICER'S CERTIFICATION

I, Rhodney Norman, the duly appointed Secretary of the Housing Authority of the City of Asheville, do hereby certify that **Resolution NO. 2025-09** was properly approved at a regular meeting held on **October 22, 2025**

By: _____

Rhodney Norman, Secretary

(SEAL)

information technology, *e.g.*, permitting electronic submission of responses.

(5) Ways to minimize the burden of the collection of information on those who are to respond, including the use of automated collection techniques or other forms of information technology.

HUD encourages interested parties to submit comment in response to these questions.

C. Authority

Section 3507 of the Paperwork Reduction Act of 1995, 44 U.S.C. chapter 35.

Colette Pollard,

*Department Reports Management Officer,
Office of Policy Development and Research,
Chief Data Officer.*

[FR Doc. 2024–29094 Filed 12–10–24; 8:45 am]

BILLING CODE 4210–67–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–7086–N–33]

60-Day Notice of Proposed Information Collection: Multifamily Insurance Benefits Claims Package, OMB Control No.: 2502–0418

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice.

SUMMARY: HUD is seeking approval from the Office of Management and Budget (OMB) for the information collection described below. In accordance with the Paperwork Reduction Act, HUD is requesting comment from all interested parties on the proposed collection of information. The purpose of this notice is to allow for 60 days of public comment.

DATES: *Comments Due Date:* February 10, 2025.

ADDRESSES: Interested persons are invited to submit comments regarding this proposal.

Written comments and recommendations for the proposed information collection can be sent within 60 days of publication of this notice to www.regulations.gov. Interested persons are also invited to submit comments regarding this proposal by name and/or OMB Control Number and can be sent to: Colette Pollard, Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Room 8210, Washington, DC 20410–5000; telephone (202) 402–3400. (this is not a toll-free number) or email at Colette.Pollard@hud.gov, for a copy of

the proposed forms or other available information.

FOR FURTHER INFORMATION CONTACT:

Colette Pollard, Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; email Colette.Pollard@hud.gov or telephone (202) 402–3400. This is not a toll-free number. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech and communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Copies of available documents submitted to OMB may be obtained from Ms. Pollard.

SUPPLEMENTARY INFORMATION: This notice informs the public that HUD is seeking approval from OMB for the information collection described in Section A.

A. Overview of Information Collection

Title of Information Collection: Multifamily Insurance Benefits Claims Package.

OMB Approval Number: 2502–0418.

OMB Expiration Date: 07/31/2025.

Type of Request: Extension of a currently approved collection.

Form Numbers: HUD–2741; HUD–2742; HUD–2744–A; HUD–2744–B; HUD–2744–C; HUD–2744–D; HUD–2744–E; HUD–434; HUD–1044–D.

Description of the need for the information and proposed use: A lender with an insured multifamily mortgage pays an annual insurance premium to the Department. When and if the mortgage goes into default, the lender may elect to file a claim for FHA Multifamily insurance benefits with the Department. HUD needs this information to determine if FHA multifamily insurance claims submitted to HUD are accurate, valid and support payment.

Respondents: Business or other for-profit; State, Local, or Tribal Government.

Estimated Number of Respondents: 110.

Estimated Number of Responses: 110.

Frequency of Response: Occasional.

Average Hours per Response: 6.25.

Total Estimated Burden: 688.

B. Solicitation of Public Comment

This notice is soliciting comments from members of the public and affected parties concerning the collection of information described in Section A on the following:

(1) Whether the proposed collection of information is necessary for the proper performance of the functions of the agency, including whether the information will have practical utility;

(2) The accuracy of the agency's estimate of the burden of the proposed collection of information;

(3) Ways to enhance the quality, utility, and clarity of the information to be collected; and

(4) Ways to minimize the burden of the collection of information on those who are to respond; including through the use of appropriate automated collection techniques or other forms of information technology, *e.g.*, permitting electronic submission of responses.

HUD encourages interested parties to submit comments in response to these questions.

C. Authority

Section 3507 of the Paperwork Reduction Act of 1995, 44 U.S.C. 3507.

Jeffrey D. Little,

General Deputy Assistant Secretary for Housing.

[FR Doc. 2024–29058 Filed 12–10–24; 8:45 am]

BILLING CODE 4210–67–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–6495–N–01]

Notice of Certain Operating Cost Adjustment Factors for 2025

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice; request for comment.

SUMMARY: This notice establishes operating cost adjustment factors (OCAFs) for project-based assistance contracts issued under section 8 of the United States Housing Act of 1937 and renewed under the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) for eligible multifamily housing projects having an anniversary date on or after February 11, 2025. OCAFs are annual factors used to adjust section 8 rents renewed under section 515 or section 524 of MAHRA. Additionally, OCAFs are part of an allowable method of rent adjustment for project-based voucher contracts pursuant to the provision at section 8(o)(13)(I) of the United States Housing Act of 1937 that was implemented June 6, 2024. Through this notice HUD also seeks public input on the technical changes to its OCAF calculation method.

DATES: *Comment due date:* January 10, 2025.

Applicability Date: February 11, 2025.

ADDRESSES: HUD invites interested persons to submit comments regarding changes to the OCAF calculation method. Communications must refer to the above docket number and title and should contain the information specified in the “Request for Public Comments and FMR Reevaluations” section. There are two methods for submitting public comments:

1. *Electronic Submission of Comments.* Interested persons may submit comments or reevaluation requests electronically through the Federal eRulemaking Portal at <https://www.regulations.gov>. HUD strongly encourages commenters to submit comments or reevaluation requests electronically. Electronic submission of comments or reevaluation requests allows the author maximum time to prepare and submit a comment or reevaluation request, ensures timely receipt by HUD, and enables HUD to make them immediately available to the public. Comments or reevaluation requests submitted electronically through the <https://www.regulations.gov> website can be viewed by other submitters and interested members of the public. Commenters or reevaluation requestors should follow instructions provided on that site to submit comments or reevaluation requests electronically.

2. *Submission of Comments by Mail.* Members of the public may submit comments or requests for reevaluation by mail to the Regulations Division, Office of General Counsel, Department of Housing and Urban Development, 451 7th Street SW, Room 10276, Washington, DC 20410–0500. Due to security measures at all federal agencies, however, submission of comments by standard mail often results in delayed delivery. To ensure timely receipt of comments or reevaluation requests, HUD recommends that comments or requests submitted by standard mail be submitted at least two weeks in advance of the deadline. HUD will make all comments or reevaluation requests received by mail available to the public at <https://www.regulations.gov>.

Note: To receive consideration as public comments or reevaluation requests, comments or requests must be submitted through one of the two methods specified above. Again, all submissions must refer to the docket number and title of the notice.

No Facsimile Comments or Reevaluation Requests. HUD does not accept facsimile (FAX) comments or requests.

FOR FURTHER INFORMATION CONTACT:

Jennifer Lavorel, Director, Office of Asset Management and Portfolio Oversight Program Administration Office, Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; telephone number 202–402–2515 (this is not a toll-free number). HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech or communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

SUPPLEMENTARY INFORMATION:

I. Background

Section 514(e)(2) and section 524(c)(1) of the Multifamily Assisted Housing Reform and Affordability Act of 1997 (MAHRA) (42 U.S.C. 1437f note), as amended, require HUD to establish guidelines for the development of operating cost adjustment factors (OCAFs) for rent adjustments. Similar language is found in sections 524(a)(4)(C)(i), 524(b)(1)(A), and 524(b)(3)(A) of MAHRA, all of which prescribe the use of the OCAF in the calculation of renewal rents. MAHRA gives HUD broad discretion in setting OCAFs, referring, for example, in sections 524(a)(4)(C)(i), 524(b)(1)(A), 524(b)(3)(A), and 524(c)(1), to simply “an operating cost adjustment factor established by the Secretary.” HUD uses a single methodology for establishing OCAFs. The sole limitation to this grant of authority is a specific requirement in each of the foregoing provisions that application of an OCAF “shall not result in a negative adjustment.”

In addition to their use under MAHRA, section 8(o)(13)(I)(i) of the United States Housing Act of 1937 allows the use of OCAFs for project-based voucher contracts as implemented on June 6, 2024 in *Housing Opportunity Through Modernization Act of 2016—Housing Choice Voucher (HCV) and Project-Based Voucher Implementation; Additional Streamlining Changes* (89 FR 38224 (May 7, 2024)).

OCAFs vary among States and territories. Contract rents are adjusted by applying the OCAF for the State or territory in which the subject project is located to that portion of the rent attributable to operating expenses exclusive of debt service.

The OCAFs provided in this notice are applicable to eligible projects having a contract anniversary date on or after February 11, 2025.

II. Changes to OCAF Methodology

HUD seeks public input on the following technical changes to its OCAF calculation methodology.

Insurance component data source. To calculate the inflation factor for the insurance component, HUD has since 2023 used the industry data for Direct Property and Casualty Insurers-Commercial Multiple Peril Insurance series from the Bureau of Labor Statistics, Producer Price Index (PPI). Beginning with the 2025 OCAFs, HUD instead will use the year-to-year change in actual cost data from audited financial statements, as it better captures the significant rise in property insurance costs that multifamily properties have faced in recent years. Specifically, HUD will use actual State-level data, except for States that have fewer than 100 multifamily properties with submitted audited financial statements in 2022 and 2023. For those States, HUD instead uses the HUD Regional average change in actual insurance expenditures. By contrast, HUD’s former methodology of using the PPI failed to capture significant geographic variations in the cost of insurance, as it is a national index. With respect to these changes to OCAF methodology, HUD will consider all comments submitted not later than 30 days from the date of publication of this notice. Unless HUD receives comment that would lead to the reconsideration of these changes, the changes will become effective on February 11, 2025. If HUD receives adverse comment that leads to reconsideration, HUD will notify the public via a revised notice issued immediately following the close of the comment period.

III. OCAF Data Sources

OCAFs are calculated as the sum of weighted component cost changes for electricity, employee benefits, employee wages, fuel oil, goods/supplies/equipment, insurance, natural gas, property taxes, and water/sewer/trash, using publicly available indices. The weights used in the OCAF calculations for each of the nine cost component groupings are set using current percentages attributable to each of the nine expense categories. HUD calculates weights using three years of audited Annual Financial Statements from projects covered by OCAFs. The expenditure percentages for these nine categories have been found to be stable over time, and using three years of data increases their stability. The nine cost component weights, and, thus, the OCAFs, are calculated at the State level, which is the lowest level of

geographical aggregation with enough projects to permit statistical analysis. These data are not available for the Western Pacific Islands, so data for Hawaii are used as the best available indicator of OCAF's for these areas.

HUD uses the best current price data sources for the nine cost categories in calculating annual change factors. State-level data for electricity, fuel oil, and natural gas from Department of Energy surveys are relatively current and continue to be used. Data on changes in employee benefits, employee wages, goods/supplies/equipment, property taxes, and water/sewer/trash costs are available only at the national level. For insurance in 2025, HUD will use State and HUD Region data as described below.

The data sources used for the selected nine cost indicators are as follows:

- **Electricity:** Energy Information Agency (EIA), May 2024 "Electric Power Monthly" report, Table 5.6.B. HUD compares the January 2024 to May 2024 estimate to the January 2023 to May 2023 estimate. https://www.eia.gov/electricity/monthly/epm_table_grapher.php?t=epmt_5_06_b.

- **Employee benefits:** Bureau of Labor Statistics (BLS) Employment Cost Index (ECI), Private Industry Benefits, All Workers (Series ID CIU2030000000000001), at the national level. HUD compares the second quarter 2024 to the second quarter of 2023.

- **Employee wages:** Bureau of Labor Statistics (BLS) ECI, Private Industry Wages and Salaries, All Workers (Series ID CIU2020000000000001), at the national level. HUD compares the second quarter 2024 to the second quarter of 2023.

- **Fuel Oil:** EIA U.S. Weekly Heating Oil and Propane Prices report. Average weekly residential heating oil prices in cents per gallon excluding taxes for the period from October 2, 2023, through the week of March 25, 2024, are compared to the average from October 3, 2022, through the week of March 27, 2023. For the States with insufficient fuel oil consumption to have separate estimates, the relevant regional Petroleum Administration for Defense Districts (PADD) change between these two periods is used; if there is no regional PADD estimate, the U.S. change between these two periods is used. https://www.eia.gov/dnav/pet/pet_pri_wfr_a_EPD2F_PRS_dpgal_w.htm.

- **Goods/Supplies/Equipment:** Bureau of Labor Statistics (BLS) Consumer Price Index, All Items Less Food, Energy and Shelter (Series ID CUUR0000SA0L12E) at the national level. HUD compares the July 2024 estimate to the estimate for July 2023.

- **Insurance:** Audited Financial Statements (AFS), multifamily data for property insurance at the State-level or, for those States with fewer than 100 multifamily properties, at the HUD regional level.¹ HUD compares the average annual property insurance expenditures in 2022 to the expenditures in 2023.

- **Natural Gas:** Energy Information Agency (EIA), Natural Gas, Residential Energy Price, June 2023–May 2024 monthly prices in dollars per 1,000 cubic feet at the State level. Due to EIA data quality standards, several States were missing data for one or two months in 2023 and 2024; in these cases, data for these missing months were estimated using data from the surrounding months in that year and the relationship between that same month and the surrounding months in 2022. http://www.eia.gov/dnav/ng/ng_pri_sum_a_EPG0_PRS_DMcf_a.htm.

- **Property Taxes:** Census Quarterly Summary of State and Local Government Tax Revenue—Table 1 [https://www.census.gov/econ/currentdata/dbsearch?programCode=QTAX&startYear=2021&endYear=2024&categories\[\]=QTAXCAT1&dataType=TOTAL&geoLevel=US&adjusted=0¬Adjusted=1&errorData=0](https://www.census.gov/econ/currentdata/dbsearch?programCode=QTAX&startYear=2021&endYear=2024&categories[]=QTAXCAT1&dataType=TOTAL&geoLevel=US&adjusted=0¬Adjusted=1&errorData=0). Twelve-month property taxes are computed as the total of four quarters of tax receipts for the period from April through March. Total 12-month taxes are then divided by the number of occupied housing units to arrive at average 12-month tax per housing unit. The number of occupied housing units is taken from U.S. Census Bureau's Current Population Survey/Housing Vacancy Survey (CPS/HVS) housing inventory estimates, Table 8: <https://www.census.gov/housing/hvs/data/histtab8.xlsx>.

- **Water/Sewer/Trash:** Consumer Price Index, All Urban Consumers, Water and Sewer and Trash Collection Services (Series ID CUUR00 00SEHG) at the national level. HUD compares the estimate for July 2024 to the estimate for July 2023.

The sum of the nine cost component percentage weights equals 100 percent of operating costs for purposes of OCAF calculations. To calculate the OCAFs, State-level cost component weights developed from AFS data are multiplied by the selected inflation factors. For

¹ The financial statements comprise approximately 17,000 residential properties, including those in the section 8 (including RAD conversions), section 202, and section 811 programs of HUD's Office of Multifamily Housing. There are 17 States with fewer than 100 properties that receive a regional average.

instance, if wages in Virginia comprised 50 percent of total operating cost expenses and increased by 4 percent from 2023 to 2024, the wage increase component of the Virginia OCAF for 2025 would be 2.0 percent (50% * 4%). This 2.0 percent would then be added to the increases for the other eight expense categories to calculate the 2025 OCAF for Virginia. For States where the calculated OCAF is less than zero, the OCAF is floored at zero. The OCAFs for 2025 are included as an Appendix to this notice.

IV. Findings and Certifications: Environmental Impact

This notice sets forth rate determinations and related external administrative requirements and procedures that do not constitute a development decision affecting the physical condition of specific project areas or building sites. Accordingly, under 24 Code of Federal Regulations 50.19(c)(6), this notice is categorically excluded from environmental review under the National Environmental Policy Act of 1969 (42 U.S.C. 4321).

V. Paperwork Reduction Act

This notice does not impact the information collection requirements already approved by the Office of Management and Budget (OMB) with OMB Approval Number 2502–0587, under the Paperwork Reduction Act of 1995 (44 U.S.C. 3501–3520). In accordance with the Paperwork Reduction Act, an agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless the collection displays a currently valid OMB control number.

VI. Assistance Listing Number

The Assistance Listing number for this program is 14.195.

Julia R. Gordon,

Assistant Secretary for Housing—FHA Commissioner.

Appendix

Operating Cost Adjustment Factors for 2025

Alabama	5.3
Alaska	5.1
Arizona	5.5
Arkansas	4.7
California	5.0
Colorado	3.8
Connecticut	3.0
Delaware	4.4
District of Columbia	4.5
Florida	5.7
Georgia	4.9
Hawaii	5.0
Idaho	5.7
Illinois	4.2

Indiana	4.4
Iowa	4.6
Kansas	4.5
Kentucky	4.8
Louisiana	7.0
Maine	3.6
Maryland	4.6
Massachusetts	3.9
Michigan	4.3
Minnesota	4.2
Mississippi	5.4
Missouri	5.4
Montana	4.1
Nebraska	5.0
Nevada	4.8
New Hampshire	3.5
New Jersey	4.7
New Mexico	5.6
New York	4.5
North Carolina	5.2
North Dakota	4.3
Ohio	4.9
Oklahoma	4.5
Oregon	5.7
Pacific Islands	4.1
Pennsylvania	4.1
Puerto Rico	5.0
Rhode Island	4.9
South Carolina	5.0
South Dakota	4.4
Tennessee	5.4
Texas	5.9
Utah	4.7
Vermont	5.2
Virgin Islands	8.5
Virginia	4.3
Washington	5.8
West Virginia	5.1
Wisconsin	4.1
Wyoming	4.3
United States	4.8

[FR Doc. 2024–29016 Filed 12–10–24; 8:45 am]

BILLING CODE P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–7086–N–32]

60-Day Notice of Proposed Information Collection: Disaster Response Survey and Disaster Recovery Survey, OMB Control No.: 2502–0615

AGENCY: Office of the Assistant Secretary for Housing—Federal Housing Commissioner, HUD.

ACTION: Notice.

SUMMARY: HUD is seeking approval from the Office of Management and Budget (OMB) for the information collection described below. In accordance with the Paperwork Reduction Act, HUD is requesting comment from all interested parties on the proposed collection of information. The purpose of this notice is to allow for 60 days of public comment.

DATES: *Comments Due Date:* February 10, 2025.

ADDRESSES: Interested persons are invited to submit comments regarding this proposal.

Written comments and recommendations for the proposed information collection can be sent within 60 days of publication of this notice to www.regulations.gov. Interested persons are also invited to submit comments regarding this proposal by name and/or OMB Control Number and can be sent to: Colette Pollard, Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Room 8210, Washington, DC 20410–5000; telephone (202) 402–3400. (this is not a toll-free number) or email at Colette.Pollard@hud.gov, for a copy of the proposed forms or other available information.

FOR FURTHER INFORMATION CONTACT: Colette Pollard, Reports Management Officer, REE, Department of Housing and Urban Development, 451 7th Street SW, Washington, DC 20410; email Colette.Pollard@hud.gov or telephone (202) 402–3400. This is not a toll-free number. HUD welcomes and is prepared to receive calls from individuals who are deaf or hard of hearing, as well as individuals with speech and communication disabilities. To learn more about how to make an accessible telephone call, please visit <https://www.fcc.gov/consumers/guides/telecommunications-relay-service-trs>.

Copies of available documents submitted to OMB may be obtained from Ms. Pollard.

SUPPLEMENTARY INFORMATION: This notice informs the public that HUD is seeking approval from OMB for the information collection described in Section A.

A. Overview of Information Collection

Title of Information Collection: Disaster Response Survey and Disaster Recovery Survey.

OMB Approval Number: 2502–0615.

OMB Expiration Date: July 31, 2025.

Type of Request: Revision of a currently approved collection.

Form Number: None.

Description of the need for the information and proposed use: The two Disaster Surveys (Disaster Response Survey and Disaster Recovery Survey) will assess the operational and capacity status of Housing Counseling Agencies impacted disasters through the life cycle of the disasters. These Surveys are necessary to assess the impact of the disasters on the operation of HUD-approved housing counseling agencies. These surveys will more accurately assess the current operating status and

capacity of housing counseling agencies impacted by disasters through the life cycle of disasters. The information collected will be used to identify the needs of the housing counseling agency and to inform OHC about the types of support that would be the most responsive to the needs of agencies and their clients.

Respondents: Not-for-profit institutions.

Estimated Number of Respondents: 2,500.

Estimated Number of Responses: 5,000.

Frequency of Response: 1–3 per year.

Average Hours per Response: 1.

Total Estimated Burden: 5,000 hours.

B. Solicitation of Public Comment

This notice is soliciting comments from members of the public and affected parties concerning the collection of information described in Section A on the following:

(1) Whether the proposed collection of information is necessary for the proper performance of the functions of the agency, including whether the information will have practical utility;

(2) The accuracy of the agency's estimate of the burden of the proposed collection of information;

(3) Ways to enhance the quality, utility, and clarity of the information to be collected; and

(4) Ways to minimize the burden of the collection of information on those who are to respond; including through the use of appropriate automated collection techniques or other forms of information technology, *e.g.*, permitting electronic submission of responses.

HUD encourages interested parties to submit comment in response to these questions.

C. Authority

Section 3507 of the Paperwork Reduction Act of 1995, 44 U.S.C. 3507.

Jeffrey D. Little,

General Deputy Assistant Secretary for Housing.

[FR Doc. 2024–29057 Filed 12–10–24; 8:45 am]

BILLING CODE 4210–67–P

DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

[Docket No. FR–7080–N–58]

30-Day Notice of Proposed Information Collection: Energy Efficient Mortgage (EEM) Program, OMB Control No.: 2502–0561

AGENCY: Office of Policy Development and Research, Chief Data Officer, HUD.



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Asheville, NC MSA FMRs for All Bedroom Sizes

Final FY 2026 & Final FY 2025 FMRs By Unit Bedrooms

Year	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
FY 2026 FMR	\$1,227	\$1,429	\$1,567	\$1,905	\$2,629
FY 2025 FMR	\$1,286	\$1,347	\$1,512	\$1,944	\$2,566

Buncombe County, NC is part of the Asheville, NC MSA, which consists of the following counties: Buncombe County, NC; Henderson County, NC; and Madison County, NC. All information here applies to the entirety of the Asheville, NC MSA.

Fair Market Rent Calculation Methodology

[Show/Hide Methodology Narrative](#)

Fair Market Rents for metropolitan areas and non-metropolitan FMR areas are developed as follows:

1. **[Calculate the Base Rent](#)**: HUD uses 2019-2023 5-year American Community Survey (ACS) estimates of 2-bedroom adjusted standard quality gross rents calculated for each FMR area as the new basis for FY2026, provided the estimate is statistically reliable. For FY2026, the test for reliability is whether the margin of error for the estimate is less than 50% of the estimate itself and whether the ACS estimate is based on at least 100 survey cases. HUD does not receive the exact number of survey cases, but rather a categorical variable known as the count indicator indicating a range of cases. An estimate based on at least 100 cases corresponds to a count indicator of 4 or higher.

If an area does not have a reliable 2019-2023 5-year estimate, HUD checks whether the area has had at least 2 minimally reliable estimates in the past 3 years, or estimates that meet the 50% margin of error test described above. If so, the FY2026 base rent is the average of the inflated ACS estimates.

If an area has not had a minimally reliable estimate in the past 3 years, HUD uses the estimate for the area's corresponding metropolitan area (if applicable) or

State non-metropolitan area as the basis for FY2026.

2. **Calculate the Basis for Recent Mover Adjustment Factor**: HUD calculates a recent mover adjustment factor by comparing an ACS 2023 1-year 40th percentile recent mover 2-bedroom rent to the ACS 2019-2023 5-year 40th percentile adjusted standard quality gross rent. If either the recent mover and non-recent mover rent estimates are not reliable, HUD uses the recent mover adjustment for a larger geography. For metropolitan areas, the order of geographies examined is: FMR Area, Entire Metropolitan Area (for Metropolitan Sub-Areas), State Metropolitan Portion, Entire State, and Entire US; for non-metropolitan areas, the order of geographies examined is: FMR Area, State Non-Metropolitan Portion, Entire State, and Entire US. The recent mover adjustment factor is floored at one.

HUD first examines recent movers who have moved within the current year of the ACS survey. If there is no reliable local area estimate, HUD then examines those who have moved into their residence within the current year or preceding year of the ACS survey. Upon determining a reliable recent mover estimate, HUD calculates the appropriate recent mover adjustment factor between the 5-year data and the 1-year data.

3. **Adjust for Inflation**: In order to calculate rents that are "as of" 2024, HUD applies a gross rent inflation adjustment factor using data from commercial rent data sources and the Consumer Price Index. HUD uses a local measure of private rent inflation for markets that are covered by at least three of the six available sources of private rent data. HUD combines this local measure of rent inflation with either the local metropolitan area CPI rent of primary residence for the 23 areas where such data exist, or the regional CPI rent in areas without a local index.

For areas without at least three of the six private rent data sources available, HUD uses a regional average of private rent inflation factors alongside the regional CPI rent of primary residence. HUD constructs the regional average by taking the rental unit weighted average of the change in rents of each area in a region that does have private rent data coverage. HUD averages the private and CPI shelter rent data with the year-to-year change in the CPI housing fuels and utilities index for the area in order to make the resulting inflation measure reflective of gross rents.

The private and CPI gross rent update factors are then combined using a weighting scheme which controls the national weighted average of the private and CPI gross rent factors to the national change in the ACS recent mover gross rent. The resulting weights assigned are as follows: $\mathbf{W}_{2024} = 0.643$ assigned to the private gross rent factor and $(1 - \mathbf{W}_{2024}) = 0.357$ assigned to the CPI gross rent factor.

4. **Calculate the Trend Factor**: To further inflate rents from CY2024 to FY2026, HUD uses a "trend factor" based on the forecast of CPI gross rent changes through FY2026.
5. **Multiply the Factors**: HUD multiplies the base rent by the recent mover factor, the gross rent inflation factor, and the trend factor to produce a rent that is "as of" the current fiscal year.
6. **Compare to the State minimum**: FY2026 FMRs are then compared to a State minimum rent, and any area whose preliminary FMR falls below this value is raised to the level of the State minimum.
7. **Calculate Bedroom Ratios**: HUD calculates "bedroom ratios" and multiplies these by the two-bedroom rent to produce preliminary FMRs for unit sizes other than two bedrooms.
8. **Compare to Last Year's FMR**: FY2026 FMRs may not be less than 90% of FY2025 FMRs. Therefore, HUD applies "floors" based on the prior year's FMRs.

The results of the Fair Market Rent Step-by-Step Process

1. **Base Rent Calculation**

The following are the 2023 American Community Survey 5-year 2-Bedroom Adjusted Standard Quality Gross Rent estimates and margins of error for Asheville, NC MSA.

Area	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 5-Year 2-Bedroom Adjusted Standard Quality Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Asheville, NC MSA	<u>\$1,106</u>	\$37	\$37 / \$1,106=0.03345	6	0.03345 < .5 6 ≥ 4 Use ACS ₂₀₂₃ 5-Year Asheville, NC MSA 2-Bedroom Adjusted Standard

Since the ACS₂₀₂₃ Margin of Error Ratio is less than .5, HUD uses the ACS₂₀₂₃ Asheville, NC MSA value for the estimate of 2-Bedroom Adjusted Standard Quality Gross Rent (Base Rent).

Area	FY2026 Base Rent
Asheville, NC MSA	\$1,106

2. Recent Mover Adjustment Factor Calculation

A recent mover adjustment factor is applied based on the smallest area of geography containing Asheville, NC MSA that has an ACS₂₀₂₃ 1-year Adjusted Standard Quality Recent-Mover estimate with a Margin of Error Ratio that is less than .5 and a sufficient number of sample cases.

Area	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
Asheville, NC MSA – ACS 1-year recent mover 2 Bedroom	\$1,300	\$195	0.15	1	1 < 4 Do Not Use ACS ₂₀₂₃ 1-Year Asheville, NC MSA 2-Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Asheville, NC MSA – ACS 1-year recent mover All Bedroom	\$1,427	\$133	0.093	2	2 < 4 Do Not Use ACS ₂₀₂₃ 1-Year Asheville, NC MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Asheville, NC MSA –	\$1,314	\$244	0.186	2	2 < 4 Do Not Use

Area	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent	ACS ₂₀₂₃ 1-Year Adjusted Standard Quality Recent-Mover Gross Rent Margin of Error	Ratio	Sample Size Category	Result
ACS 2-year recent mover 2 Bedroom					ACS ₂₀₂₃ 1-Year Asheville, NC MSA 2 Bedroom Adjusted Standard Quality Recent-Mover Gross Rent
Asheville, NC MSA – ACS 2-year recent mover All Bedroom	\$1,448	\$143	0.099	4	$0.099 < .5$ $4 \geq 4$ Use ACS ₂₀₂₃ 1-Year Asheville, NC MSA All Bedroom Adjusted Standard Quality Recent-Mover Gross Rent

The calculation of the relevant Recent-Mover Adjustment Factor for Asheville, NC MSA is as follows:

ACS ₂₀₂₃ 5-Year Area	ACS ₂₀₂₃ 5-Year 40th Percentile Adjusted Standard Quality Gross Rent	ACS ₂₀₂₃ 1-Year 40th Percentile Adjusted Standard Quality Recent-Mover Gross Rent
Asheville, NC MSA – All Bedroom	\$1,119	\$1,448

Area	Ratio	Recent-Mover Adjustment Factor
Asheville, NC MSA	$\$1,448 / \$1,119 = 1.294$	$1.294 \geq 1.0$ Use calculated Recent-Mover Adjustment Factor of 1.294

3. Inflation Adjustment Factor Calculation

A gross rent inflation adjustment factor is applied based on a weighted average of

a private source gross rent inflation factor and a Consumer Price Index gross rent inflation factor. Since Asheville, NC MSA is covered by at least 3 private data sources, a local-based private rent factor is applied. Furthermore, since Asheville, NC MSA is not covered by a local-CPI rent area, a Region-based CPI gross rent factor is applied.

Components of 2024 Inflation Adjustment Factor for Asheville, NC MSA					
	R₂₀₂₄ = Shelter Rent Change, 2023 to 2024	U₂₀₂₄ = CPI Annual Utilities Change, 2023 to 2024	C₂₀₂₄ = ACS Utility Cost as a Percent of Gross Rent	Gross Rent Inflation Factor Calculation = (R₂₀₂₄ × (1- C₂₀₂₄) + U₂₀₂₄ × C₂₀₂₄)	Inflation Factor Type
P₂₀₂₄ = Private Inflation Factor	1.01496	1.03068	0.13708	(1.01496 * 0.86292) + (1.030684 * 0.1371)= 1.01711	Local
CPI₂₀₂₄ = CPI Inflation Factor	1.05782	1.03068	0.14634	(1.05782 * 0.8537) + (1.03068 * 0.1463)= 1.05385	Region

The 2024 Gross Rent Inflation Factor for Asheville, NC MSA is computed as follows:

$$\begin{aligned}
 &= \text{CPI}_{2024} \times (1 - \text{W}_{2024}) + \text{P}_{2024} \times \text{W}_{2024} \\
 &= (1.05385 \times 0.356965956) + (1.01711 \times 0.643034044) \\
 &= (0.376189) + (0.654036) \\
 &= \mathbf{1.03023}
 \end{aligned}$$

4. **Trend Factor Adjustment**

The calculation of the Trend Factor is as follows: HUD forecasts the change in gross rents from 2024 to 2026 for each CPI area and Census Region. This makes Fair Market Rents "as of" FY2026.

Trend Factor		Trend Factor Type
Trend Factor	1.06308	Region

5. **Combination of Factors**

The FY 2026 2-Bedroom Fair Market Rent for Asheville, NC MSA is calculated as follows:

Area	<u>Base Rent</u>		<u>Recent-Mover Adjustment Factor</u>		<u>Annual 2023 to 2024 Gross Rent Inflation Adjustment</u>		<u>Trending 2024 to FY2026</u>		FY 2026 2-Bedroom FMR
Asheville, NC MSA	\$1,106	*	1.2940	*	1.03023	*	1.06308	=	\$1,567

6. **State Minimum Comparison**

In keeping with HUD policy, the preliminary FY 2026 FMR is checked to ensure that it does not fall below the state minimum.

Area	Preliminary FY2026 2-Bedroom FMR	FY 2026 North Carolina State Minimum	Final FY2026 2-Bedroom FMR
Asheville, NC MSA	\$1,567	<u>\$925</u>	\$1,567 ≥ \$925 Use Asheville, NC MSA FMR of \$1,567

7. **Bedroom Ratios Application**

Bedroom ratios are applied to calculate FMRs for unit sizes other than two bedrooms.

Click on the links in the table to see how the bedroom ratios are calculated.

FY 2026 FMRs By Unit Bedrooms					
	<u>Efficiency</u>	<u>One-Bedroom</u>	<u>Two-Bedroom</u>	<u>Three-Bedroom</u>	<u>Four-Bedroom</u>
FY 2026 FMR	\$1,227	\$1,429	\$1,567	\$1,905	\$2,629

8. **Comparison to Previous Year**

The FY2026 FMRs for each bedroom size must not be below 90% of the FY2025 FMRs.

Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
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FY2025 FMR	\$1,286	\$1,347	\$1,512	\$1,944	\$2,566
FY2025 floor	\$1,158	\$1,213	\$1,361	\$1,750	\$2,310
FY 2026 FMR	\$1,227	\$1,429	\$1,567	\$1,905	\$2,629
Use FY2025 floor for FY2026?	No	No	No	No	No

Final FY2026 Rents for All Bedroom Sizes for Asheville, NC MSA

Final FY 2026 FMRs By Unit Bedrooms

	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom
Final FY 2026 FMR	\$1,227	\$1,429	\$1,567	\$1,905	\$2,629

The FMRs for unit sizes larger than four bedrooms are calculated by adding 15 percent to the four bedroom FMR, for each extra bedroom. For example, the FMR for a five bedroom unit is 1.15 times the four bedroom FMR, and the FMR for a six bedroom unit is 1.30 times the four bedroom FMR. FMRs for single-room occupancy units are 0.75 times the zero bedroom (efficiency) FMR.

Permanent link to this page:

http://www.huduser.gov/portal/datasets/fmr/fmrs/FY2026_code/2026summary.odn?&year=2026&fmrtype=Final&selection_type=county&fips=3702199999

Select a different area

Press below to select a different county within the same state (same primary state for metropolitan areas):

Alamance County, NC
Alexander County, NC
Alleghany County, NC
Anson County, NC
Ashe County, NC

▲
●
▼

Select a new county

Press below to select a different state:

Select a new state

Select a Final FY 2026 Metropolitan FMR Area:

Asheville, NC MSA

▼

Select Metropolitan FMR Area

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| [FMR/IL Summary System](#) | [Multifamily Tax Subsidy Project \(MTSP\) Income Limits](#) | [HUD](#)
[LIHTC Database](#) |

Prepared by the [Program Parameters and Research Division](#), HUD. Technical problems or questions? [Contact Us](#).



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE
ASHEVILLE, NORTH CAROLINA 28801

RAD Contract Rent Inflation Adjustment 2025

The following new Contract Rents are approved for the listed RAD Project Based Voucher properties listed below effective December 1, 2025. This inflation adjustment is based on HUD's published Operating Cost Adjustment Factor (OCAF) of 5.2% (FR 6495-N-01). 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 12/1/2024						
	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
FY2025 HUD Fair Market Rents	1286	1347	1512	1944	2566	2950
2025 FMR + 20%	1543	1616	1814	2332	3079	3540
<i>Note: Maple Crest is on a different renewal schedule and is not included here.</i>						
New - RAD Contract Rents with 5.2% OCAF, effective 12/1/2025						
	OBR	1BR	2BR	3BR	4BR	5BR
Central AVL (Aston/Altamont/Bartlett)	666	942	1074			
Southside (Livingston/Erskine/Walton)		881	1006	1106	1202	1225
West AVL (Pisgah View/Deaverview)		897	1079	1308		
North AVL (Hillcrest/Klondyke/Scattered)		903	1019	1125	1219	1247
FY2026 HUD Fair Market Rents	1227	1429	1567	1905	2629	3023
2026 FMR + 20%	1472	1715	1880	2286	3155	3628
<i>Note: Maple Crest is on a different renewal schedule and is not included here.</i>						

Phone: 828.258.1222 Fax: 828.254.2276 www.haca.org



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

RESOLUTION NO. 2025-10

RESOLUTION APPROVING THE AMENDED PAYMENT STANDARDS FOR THE HOUSING CHOICE VOUCHER PROGRAM EFFECTIVE DECEMBER 1, 2025

The Housing Authority of the City of Asheville (“HACA” or “Authority”) uses Fair Market Rents to determine its voucher payment standards. The payment standard sets the maximum subsidy payment a family can receive from the PHA each month [24 CFR 982.505(a)]. Payment standards are based on fair market rents (FMRs) published annually by HUD. FMRs are set at a percentile within the rent distribution of standard quality rental housing units in each FMR area. For most jurisdictions FMRs are set at the 40th percentile of rents in the market area. The PHA must establish a payment standard schedule that establishes payment standard amounts for each FMR area within the PHA’s jurisdiction, and for each unit size within each of the FMR areas. For each unit size, the PHA may establish a single payment standard amount for the whole FMR area or may set different payment standards for different parts of the FMR area. Unless HUD grants an exception, the PHA is required to establish a payment standard within a “basic range” established by HUD – between 90 and 110 percent of the published FMR for each unit size.

WHEREAS, 2026 Fair Market Rents (FMR) were recently released by HUD.

WHEREAS, HACA Using its MTW flexibility, as documented in the approved 2023 MTW Supplement to the PHA Plan, has HUD’s approval to go as high as 120% of area Fair Market Rent (FMR).

WHEREAS, HACA proposes payment standards at 120% of the 2026 Fair market Rent for all voucher sizes.

WHEREAS, Families in the voucher program are having increasing difficulty locating private landlords willing to lease a unit under the program, and these rates make our families as competitive as possible.

WHEREAS, these payment standards are for private market housing and do not affect the contract rent amounts for Asheville Housing’s RAD Project Based Voucher units.

WHEREAS, this increase will take effect on December 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 and CEO or Designee to implement the amended payment standards as approved by HUD.
2. The President & CEO or Designee is hereby authorized and directed, 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 are determined to be necessary or desirable and any additional actions that are legally permissible and necessary or advisable to carry it out.



ASHEVILLE HOUSING AUTHORITY

**165 SOUTH FRENCH BROAD AVE.
ASHEVILLE, NORTH CAROLINA 28801**

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.



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

RECORDING OFFICER'S CERTIFICATION

I, Rhodney Norman, the duly appointed Secretary of the Housing Authority of the City of Asheville, do hereby certify that **Resolution NO. 2025-10** was properly approved at a regular meeting held on **October 22, 2025**

By: _____

Rhodney Norman, Secretary

(SEAL)



RESOLUTION NO. 2025-11
APPROVAL OF 2025 END OF YEAR CLOSURE SCHEDULE

The Housing Authority of the City of Asheville (“HACA” or “Authority”) wishes to express its sincere appreciation to its employees for their dedicated service to the HACA and the communities that we serve. It is therefore recommended that a holiday schedule be adopted with dedicated time off DURING THE HOLIDAY SEASON.

WHEREAS, the HACA recognizes the value of time spent with families, work life balance, and self-care during the holiday season; and

WHEREAS, the HACA’s leadership propose the following holiday schedule to the 2025 End of Year Holiday Schedule; and

Date	Holiday Status
Monday, December 22, 2025	PTO or workday if previously approved by supervisor
Tuesday, December 23, 2025	Holiday Closure - Added
Wednesday, December 24, 2025	HACA Designated Holiday Day – Existing
Thursday, December 25, 2025	HACA Designated Holiday Day – Existing
Monday, December 29, 2025	PTO or workday if previously approved by supervisor
Tuesday, December 30, 2025	Holiday Closure Added
Wednesday, December 31, 2025	HACA Designated Holiday Day – Existing
Thursday, January 1, 2026	HACA Designated Holiday Day – Existing

WHEREAS, essential services employees, as defined herein, shall maintain necessary staffing levels to provide basic services as needed during the holiday period; and

WHEREAS, staff required to work during these designated holiday days shall receive their regular pay for the hours worked, plus additional pay for the day of the closure; and

WHEREAS, staff who are on-call and perform work on these designated holiday days will receive twice their regularly hourly rate for the hours worked, as per the HACA on-call policy defined in the HACA Employee Handbook; and

WHEREAS, all staff, unless previously approved by their supervisor, will return to work on Monday, January 5, 2026; and

WHEREAS, a Public Notice will be issued regarding office closures and availability of essential staff and services during the holiday period; and

WHEREAS, this policy shall be reviewed annually by the HACA CEO, and the Director of Human Resources, and any proposed changes shall be presented to the Board of Commissioners for approval,



ASHEVILLE HOUSING AUTHORITY

165 SOUTH FRENCH BROAD AVE.
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**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 and CEO or Designee to adopt the proposed 2025 End of Year Holiday Schedule.
2. The President & CEO or Designee is hereby authorized and directed, 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 are 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.



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

RECORDING OFFICER'S CERTIFICATION

I, Rhodney Norman, the duly appointed Secretary of the Housing Authority of the City of Asheville, do hereby certify that **Resolution NO. 2025-11** was properly approved at a regular meeting held on **October 22, 2025**

By: _____

Rhodney Norman, Secretary

(SEAL)



ASHEVILLE HOUSING AUTHORITY
165 SOUTH FRENCH BROAD AVE.
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ESSENTIAL WORKERS AS DEFINED BY THE HACA
Grounds Crew and General Laborers (as scheduled)
Maintenance Crew (on-call / emergency)
Finance and Accounting Teams (for month-end, payroll and audit purposes))