



RESOLUTION NO. 2026-01

RESOLUTION APPROVING THE UPDATED RAD CONTRACT RENT OPERATING COST ADJUSTMENT FACTOR (OCAF) FOR 2026, EFFECTIVE MARCH 1, 2026, or such later date as permitted by HUD.

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 has not been released.

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, approval of the 2026 Operating Cost Adjustment Factor (OCAF) will be an 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 HACA to get more federal subsidy for our properties so that we can continue to pay our bills as costs increase over time.

WHEREAS, HUD annually publishes an Operating Cost Adjustment Factor (“OCAF”) that may permit an adjustment to contract rents under the HAP Contract; and

WHEREAS, the applicable OCAF percentage for the upcoming contract year has not yet been released by HUD, but is expected to be issued during the current fiscal year; and

WHEREAS, the Board of Directors desires to authorize management to timely request and implement the HUD-approved OCAF rent adjustment once published, in accordance with HUD regulations and program requirements; and

WHEREAS, this increase will take effect on March 1, 2026, or such later date as permitted by HUD.



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 updated Contract Rent Operating Cost Adjustment Factor (OCAF), effective March 1, 2026, or such later date as permitted by HUD.
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.



Asheville Housing Authority
165 S. French Broad Ave, Asheville 28801
Ph: (828) 258-1222
Haca.org

RECORDING OFFICER'S CERTIFICATION

I, Ella Santos, the duly appointed Secretary of the Housing Authority of the City of Asheville, do hereby certify that Resolution **NO. 2026-01** was properly approved at a regular meeting held on **January 28, 2026**.

By: _____

Ella Santos, HACA Board Secretary

(SEAL)