



Helping People Help Themselves

Housing Choice Voucher
Program Overview

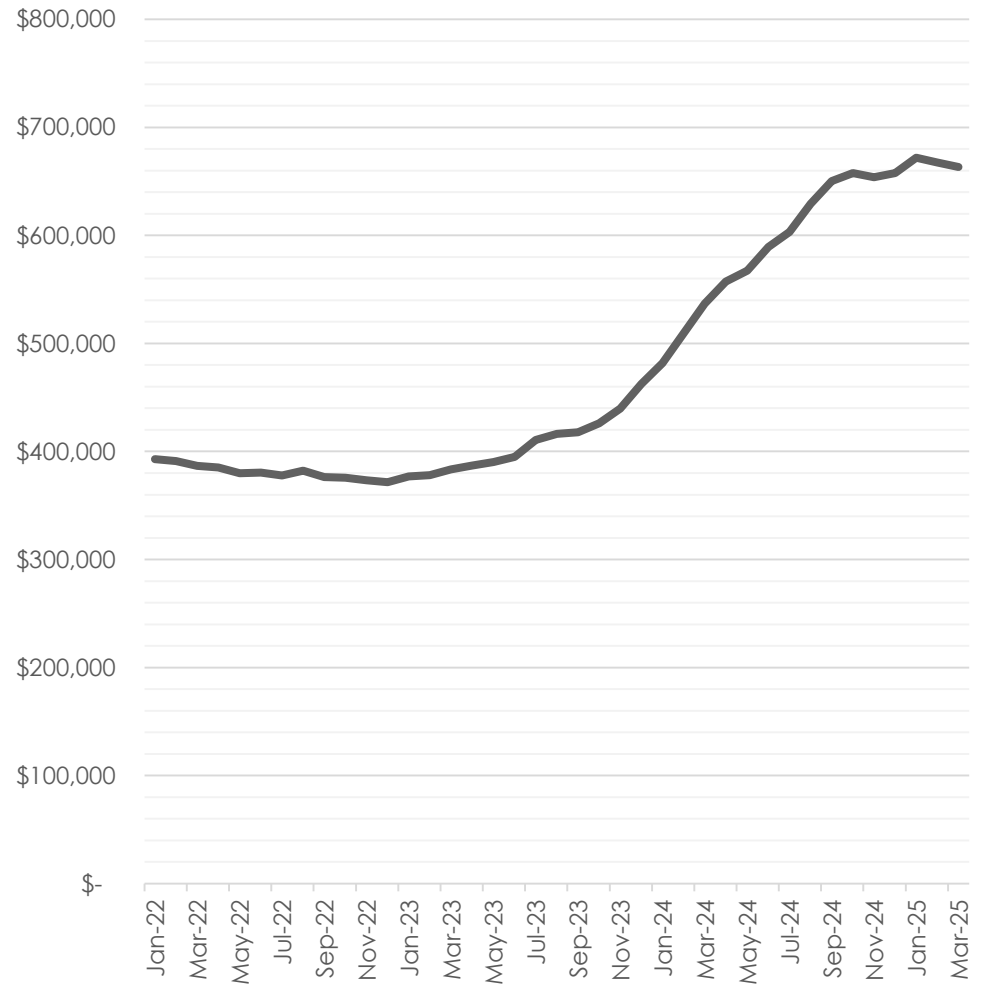
FUNDING & WAIT LIST
TRENDS- MARCH 2025

What Is The HCV Program?

- ▶ The **Housing Choice Voucher (HCV) Program** helps low-income families, seniors, and individuals with disabilities afford safe, private-market housing. Administered by Public Housing Agencies, it provides rental assistance by covering a portion of the rent, with families paying the rest. The program promotes housing stability and choice for participants.


Mountain
Projects, Inc.
HCV
Program
Rental
Payments
(Jan 2022-
Mar 2025)

Rental Payments



What the HCV Program Pays Per Unit Each Month

Month	Vouchers In Use	Per Unit Cost
Jan-22	842	\$ 466.60
Mar-22	838	\$ 461.39
Jun-22	815	\$ 466.63
Sep-22	797	\$ 472.14
Dec-22	777	\$ 478.16
Mar-23	775	\$ 494.88
Jun-23	786	\$ 502.66
Sep-23	810	\$ 515.68
Dec-23	835	\$ 553.79
Mar-24	882	\$ 608.78
Jun-24	915	\$ 644.05
Sep-24	935	\$ 695.69
Dec-24	915	\$ 718.88
Mar-25	889	\$ 746.06

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- ▶ In August 2024, **Mountain Projects, Inc.** was notified by HUD that it was entering **shortfall status**, halting new voucher issuance due to projected overspending.
 - ▶ HUD and HCV consultants indicated that **entering shortfall was necessary** to secure additional funding and expand the program long-term.
 - ▶ **Maximizing voucher use** has been a challenge due to landlords leaving the program for the more lucrative private and vacation rental markets.
 - ▶ **Fair Market Rents (FMRs)** set by HUD often fall below actual market rates, but in 2023 and 2024, Mountain Projects received approval from HUD **to raise rent standards to 120%**, making vouchers more competitive.
 - ▶ HUD **bases funding on prior-year spending**, leaving Mountain Projects underfunded in 2024 despite increased voucher usage.
 - ▶ A **nationwide shortfall in HUD's set-aside funds** has delayed additional funding, and with congressional stop-gap funding stuck at 2024 levels, Mountain Projects will likely **remain in shortfall through 2025**, unable to issue new vouchers to assist the **500+ families on the waiting list**.

Mountain Projects, Inc. HCV Waitlist Overview



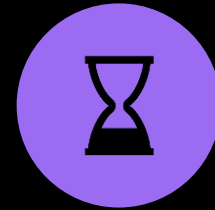
TOTAL
APPLICANTS: **552**



HAYWOOD
COUNTY: **415**
APPLICANTS



JACKSON
COUNTY: **137**
APPLICANTS



AVERAGE WAIT
TIME: **247** DAYS
AND GROWING

Family Composition

Haywood County:

- Families with Children: 195 (46%)
- Elderly Families: 78 (18%)
- Families with Disabilities: 121 (32%)
- Homeless Families: 88 (21%)

Jackson County:

- Families with Children: 61 (44%)
- Elderly Families: 25 (15%)
- Families with Disabilities: 42 (33%)
- Homeless Families: 13 (10%)

Income Level Breakdown

To qualify for HCV rental assistance, household income must be below:

- ▶ \$28,850/yr for 1 person household
- ▶ \$33,000/yr for 2 person household
- ▶ \$37,100/yr for 3 person household
- ▶ \$41,250/yr for 4 person household

Examples of Cost of Rentals in Jackson and Haywood Counties

▶ 1 Bedroom Unit	\$1250
▶ 2 Bedroom Unit	\$1400
▶ 3 Bedroom Unit	\$1700
▶ 4 Bedroom Unit	\$2200

Waitlist Bedrooms Required

Haywood County

- 1BR: 215
- 2BR: 119
- 3BR: 58
- 4BR: 13
- 5+ BR: 1

Jackson County

- 1BR: 81
- 2BR: 36
- 3BR: 17
- 4BR: 3
- 5+ BR: 0

*As of waiting list closure 10/31/2024

Volume of Continued Need

▶ Jackson County

- ▶ The Jackson County office receives approximately 10 to 15 phone calls each week from families in need of rental assistance

▶ Haywood County

- ▶ The Haywood County office receives approximately 25 to 30 phone calls each week from families in need of rental assistance

Conclusion & Next Steps



Demand for vouchers remains high, especially in the wake of Tropical Storm Fred, Hurricane Helene, and the closure of the Canton paper mill.



Mountain Projects remains in shortfall despite contacting representatives and appealing to HUD directly.



Without sufficient funding, Mountain Projects can't provide critical support, leaving our most vulnerable at risk.