

**CITY OF ASHEVILLE
AND
ASHEVILLE REGIONAL HOUSING CONSORTIUM**



**CONSOLIDATED ANNUAL ACTION PLAN
For CDBG & HOME PROGRAMS**

2011

*Adopted: April 26, 2011
for the fiscal year starting
July 1, 2011*

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Section I

SUMMARY OF SOURCES AND PROPOSED USES OF FUNDS

Consolidated Action Plan 2011 Funding Sources

CDBG

| | | |
|---|--------|------------------|
| Entitlement Grant | | 1,097,812 |
| Unbudgeted 2009-10 Income | | 16,998 |
| Unbudgeted 2010-11 Program Income (estimate) | | 41,621 |
| Estimated Program Income 2011-12 | | 60,240 |
| Land Sales | - | |
| Rents | 20,876 | |
| Loan Repayments | 39,364 | |
| TOTAL CDBG FUNDS Available For Allocation | | 1,216,671 |
| Restricted CDBG Funds | | |
| Estimated Program Income to Subrecipients | | 3,577 |
| Asheville Area Habitat for Humanity | 3,577 | |
| Estimated Section 108 Program Income (to be applied to repayment of S. 108 obligations) | | 64,680 |
| Total Restricted CDBG funds | | 68,257 |
| HOME | | |
| HOME Entitlement Grant | | 1,280,903 |
| Unbudgeted program Income 2010-11 (estimate) | | 93,933 |
| Program Income 2011-12 | | - |
| Home Funds for re-allocation | | 145,000 |
| Home Contingency Balance | | 690 |
| Total HOME Funds Available | | 1,520,526 |

| Summary of Proposed Use of Funds | | | | | | | | | |
|------------------------------------|---|---------|---------|------|-----------|-----------|--|--|--|
| Agency | Project | Proj ID | CDBG | HOME | Other | Total | | | |
| CDBG | | | | | | | | | |
| <i>Housing Services</i> | | | | | | | | | |
| MHO | Emergency Repair Tier I | 1 | 69,003 | | 500 | 69,503 | | | |
| MHO | Emergency Repair Tier II | 2 | 69,003 | | 500 | 69,503 | | | |
| MHO | Down Payment Assistance | 3 | 57,739 | | 486,612 | 544,351 | | | |
| GO | GO Energy Team Weatherization Assistance & Apprenticeship Program | 4 | 69,003 | | 337,200 | 406,203 | | | |
| HB | Supportive Housing Services | 5 | 55,202 | | 418,807 | 474,009 | | | |
| OT | HomeBase Housing Services | 6 | 36,801 | | 69,111 | 105,912 | | | |
| AAHH | Housing Services | 7 | 64,403 | | | 64,403 | | | |
| MHO | Housing Services | 8 | 128,805 | | 219,400 | 348,205 | | | |
| EC | Households Who are Homeless | 9 | 23,001 | | 73,000 | 96,001 | | | |
| HACA | Lee Walker Heights Planning Grant | 10 | 40,037 | | 226,890 | 266,927 | | | |
| <i>Economic Development</i> | | | | | | | | | |
| MBW | Micro Business Development Program | 11 | 92,004 | | 108,647 | 200,651 | | | |
| GO | Asheville GO | 12 | 105,804 | | 162,638 | 268,442 | | | |
| <i>Public Services</i> | | | | | | | | | |
| OT | Financial Education and Counseling | 13 | 28,521 | | 1,083,802 | 1,112,323 | | | |
| HB | A-Hope Homeless Programs | 14 | 87,403 | | 449,910 | 537,313 | | | |
| PLS | Homelessness Prevention | 15 | 36,801 | | 277,762 | 314,563 | | | |
| HM | Crisis Stabilization for Victims of Domestic Violence | 16 | 7,360 | | 8,044 | 15,404 | | | |
| ABCRC | Fair Housing | 17 | 11,506 | | 92,500 | 104,006 | | | |
| <i>Planning and Administration</i> | | | | | | | | | |
| COA | Administration | 18 | 204,009 | | | 204,009 | | | |
| COA | Homeless Prevention | 19 | 27,601 | | 68,000 | 95,601 | | | |
| COA | Contingency | | 2,665 | | | 2,665 | | | |

| HOME | | | | | | | |
|--|---|----------------|------------------|------------------|-------------------|-------------------|--|
| Agency | Project | Proj ID | CDBG | HOME | Other | Total | |
| <i>Asheville</i> | | | | | | | |
| EC | Tenant Based Rental Assistance | 20 | | 19,129 | 73,000 | 92,129 | |
| HACA | Tenant Based Rental Assistance | 21 | | 49,000 | 5,000 | 54,000 | |
| OT | Tenant Based Rental Assistance | 22 | | 24,500 | 69,111 | 93,611 | |
| HB | Tenant Based Rental Assistance | 23 | | 53,900 | 418,807 | 472,707 | |
| MHO | Down Payment Assistance | 24 | | 39,200 | 369,524 | 408,724 | |
| <i>Buncombe County</i> | | | | | | | |
| MHO | Down Payment Assistance | 25 | | 98,000 | 721,310 | 819,310 | |
| EC | Tenant Based Rental Assistance | 27 | | 39,200 | 73,000 | 112,200 | |
| <i>Henderson County</i> | | | | | | | |
| HCHH | Dodd Meadows Single Family Housing Phase I | 28 | | 171,500 | 1,434,000 | 1,605,500 | |
| <i>Madison County</i> | | | | | | | |
| CHCMC | Homeowner Housing Rehabilitation | 30 | | 68,600 | 338,000 | 406,600 | |
| <i>Transylvania County</i> | | | | | | | |
| SAFE | Stacey's House Transitional Housing | 31 | | 24,500 | 521,850 | 546,350 | |
| <i>Community Housing Development Organization (CHDO)</i> | | | | | | | |
| HAC | Ridgecrest Single Family Housing Development | 29 | | 82,320 | 867,171 | 949,491 | |
| MHO | Single Family Scattered Site Development | 26 | | 49,000 | 225,000 | 274,000 | |
| MHO | Eagle Market Place Family Housing Development | 32 | | 462,600 | 10,967,584 | 11,430,184 | |
| <i>CHDO Predevelopment Loan</i> | | | | | | | |
| MHO | Affordable Rental Housing Predevelopment | 33 | | 29,400 | | 29,400 | |
| HAC | Multi-Family Housing Predevelopment | 34 | | 17,640 | | 17,640 | |
| COA | HOME Administration | 35 | | 128,090 | | 128,090 | |
| CHDO | CHDO Operating Expenses | 36 | | 64,045 | | 64,045 | |
| COA | Contingency | | | 99,902 | | 99,902 | |
| Total | | | 1,216,671 | 1,520,526 | 20,166,680 | 22,903,877 | |

Agency Index: AAHH - Asheville Area Habitat for Humanity; ABCRC - Asheville Buncombe Community Relations Council; CHCMC – Community Housing Coalition of Madison County; COA - City of Asheville; EC- Eblen Charities; GO- Green Opportunities; HAC - Housing Assistance Corporation; HACA - Housing Authority of the City of Asheville; HB - Homeward Bound of Asheville; HCHH - Henderson County Habitat for Humanity; HM - Helpmate; MHO - Mountain Housing Opportunities.; MBW - Mountain BizWorks; OT- OnTrack; PLS- Pisgah Legal Services; SAFE-Stacey's House Transitional Housing; WCCA - Western Carolina Community Action

Section II

ACTION PLAN NARRATIVE

**CITY OF ASHEVILLE
CONSOLIDATED ACTION PLAN
Year Beginning July 1, 2011**

Introduction

The **Consolidated Action Plan** is a planning document that the City of Asheville submits each year to the U. S. Department of Housing and Urban Development (HUD). It details how the City of Asheville and the Asheville Regional Housing Consortium propose to spend CDBG and HOME funds during the next program year.

CDBG funds can be used for a wide range of activities, including housing rehabilitation, economic development, public improvements and social services, but are restricted in location to the City of Asheville. HOME funds must be used solely for the production of affordable housing and may be used anywhere within the area covered by the Asheville Regional Housing Consortium, which comprises the counties of Buncombe, Henderson, Madison and Transylvania.

The Action Plan is the main tool for implementing the **Consolidated Strategic Plan** for the City of Asheville and the Asheville Regional Housing Consortium. The current Strategic Plan covers the five-year period: July 1, 2010 through June 30, 2015. This five-year plan, developed with help from area residents, local governments, non-profits and other interested groups, sets out needs and priorities for housing and community development activities, strategies to be pursued, and performance targets for both outputs and outcomes to be achieved through CDBG- and HOME-funded activities. The desired outcomes for **affordable housing**, **homelessness**, and **non-housing community development** are listed in the relevant sections below, with an estimate of the contributions expected from the programs funded this year.

The plan also discusses citizen participation in the funding process, the process for monitoring program progress, and further detail on homeless programs, public housing activities, and other HUD priorities.

Overview of Action Plan

This Action Plan details the proposed use of **\$1,216,671 in CDBG funds** and **\$1,520,526 in HOME funds**. These funds will be used to assist a total of 32 projects carried out by 15 local government agencies or non-profit subrecipients.

Distribution of Funds by Project Type

| | | | |
|---|-----------|------------------|-------------|
| CDBG | | | |
| Housing Programs (incl. housing services and housing for homeless) | 10 | 612,997 | 45% |
| Public Facilities & Infrastructure | 0 | 0 | 5% |
| Public Services | 5 | 171,591 | 13% |
| Economic Development | 2 | 197,808 | 19% |
| Planning, Capacity Building | 0 | 0 | 2% |
| Program Admin/Contingency | 0 | 206,674 | 15% |
| Homeless Prevention | 0 | 27,601 | 0% |
| Debt Service | 0 | 0 | 0% |
| CDBG TOTAL | 17 | 1,216,671 | 100% |
| | | | |
| HOME | | | |
| New Construction for Homeownership | 3 | 302,820 | 20% |
| New Construction (or conversion) for Rental | 2 | 487,100 | 32% |
| Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale) | 1 | 68,600 | 5% |
| Down Payment Assistance | 2 | 137,200 | 9% |
| Tenant-Based Rent Assistance | 5 | 185,729 | 12% |
| CHDO Pre-development Loans | 2 | 47,040 | 3% |
| Administration, Planning, CHDO operating costs | | 192,135 | 13% |
| Unallocated | | 99,902 | 7% |
| HOME TOTAL | 15 | 1,520,526 | 100% |

Housing - (CDBG: \$612,997; HOME: \$1,228,489)

The production and preservation of decent, safe and affordable housing remains the principal focus of our Consolidated Plan. One hundred percent of HOME funds (excluding administration) and 45% percent of CDBG funds are allocated for this purpose. Funding will assist 25 projects, producing, rehabbing or assisting 349 affordable housing units, significantly more than our annual goal of 240 units. Projects will be located throughout the Consortium area.

One major new **rental development** is proposed this year: the Eagle Market Place development in Asheville. This project, located in the South Pack Square redevelopment area, proposes 70 new units and comes after many years of planning and concerted work. The partnership between the Eagle Market Streets Development Corporation and Mountain Housing Opportunities has the strong support of the City, County and neighborhood. Additionally, SAFE, Inc., a domestic

violence prevention and intervention agency will develop four transitional housing units in Transylvania County.

Community Housing Development Organization (CHDO) pre-development loans will be used by Housing Assistance Corporation and Mountain Housing Opportunities to determine project feasibility for new rental developments in Henderson County and Asheville.

New construction for homeownership will take place at new sites in Buncombe County and Henderson County, including a new Henderson County Habitat development and one self-help development. HOME and CDBG funding will be used for **downpayment assistance** in Asheville and Buncombe County.

Funding for **owner-occupied housing rehabilitation** continues in Madison County under contact to the Community Housing Coalition of Madison County. Emergency Repair programs in Asheville operated by Mountain Housing Opportunities will receive continued funding. The successful weatherization program collaboration between Green Opportunities, Inc. and Community Action Opportunities will continue to operate in targeted low-wealth neighborhoods in Asheville.

The use of HOME funds for **Tenant-Based Rental Assistance** has expanded this year. Building on the successful work done in the City’s Homelessness Prevention and Rapid Rehousing Program (HPRP), three organizations will help households with the initial costs of accessing decent rental housing. CDBG funds have also been allocated to those agencies to support staffing for housing plan development and housing location services. Homeward Bound will continue its Pathways program providing longer term rent payments for formerly homeless individuals coupled with CDBG-funded supportive services. This program was honored this year as a recipient of a HOME Doorknocker Award.

CDBG funds have been allocated for three other organizations for **housing services**, helping non-profit housing agencies provide counseling and other services to their low-income clients and identify and plan new housing development opportunities.

The table below shows the number of units that will result from these projects compared with the targets in our annual Strategic Plan.

Projected Housing Production Assisted with CDBG and HOME funds

| Housing Production Type | Annual Target | This year’s allocations will assist (units) |
|--|---------------|---|
| New Construction (or conversion) for Rental Assistance with rent and/or relocation costs | At least 100 | 74 |
| Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale) | 50 | 185 |
| Rehabilitation of existing rental units | 40 | 64 |
| New Construction for Homeownership | 25 | 0 |
| Homeownership assistance only (“downpayment assistance”) | 15 | 13 |
| | 10 | 13 |
| Total units | 240 | 349 |

In addition to the housing programs detailed in this plan, both the City of Asheville and Buncombe County continue to provide flexible funding for affordable and moderately priced housing development through their **Housing Trust Funds** and **Fee Rebate** programs.

Public Services (CDBG: \$171,591)

Five programs are funded. They address several priority areas in the Strategic Plan (services to the homeless and homelessness prevention, fair housing and financial counseling). These programs will reach approximately 5,676 people.

Public Facilities/Infrastructure Improvements (CDBG: \$0)

No public improvements were funded this year.

Economic Development (CDBG: \$197,808)

Funding is continued for small business training and development through Mountain BizWorks.

Green Opportunities will continue its successful Asheville GO Training Team program for low-income Asheville youth and young adults. Once trained, participants are placed in apprenticeships with Asheville area businesses that are focused on environmental and energy-related products and services.

Projected Outcomes for Non-Housing Community Development Programs

| Programs | Annual Target | This Year's Allocations Will Assist # Persons |
|--|------------------|---|
| Street/Sidewalk/Greenway Improvements | 1000 linear feet | 0 |
| Community Center Improvements | Varies | 0 |
| Transportation Accessibility | 1 project | 0 |
| Financial, Housing and Family Support Services | 1,200 persons | 2308 |
| Homeless Services | 1,500 persons | 3368 |
| Youth Services | 80 persons | 0 |
| Small Business Job Creation and Retention | 15 persons | 25 |
| Micro-Enterprise Assistance | 40 persons | 165 |
| Job Training | 40 persons | 20 |

Note: Annual targets are averages - not every program area will be addressed each year

Administration, Planning and Capacity Building (CDBG: \$231,610; HOME: \$192,135)

The City of Asheville uses CDBG and HOME funds for program administration. In addition, 5% of HOME funds are granted to our four Community Housing Development Organizations (CHDOs) for general operating expenses. CDBG funds are also used to support the City's Homeless Initiative.

Due to FY 2011 cuts in CDBG and HOME funds, the City will have approximately \$62,000 less in administrative funds this year compared to last year. This will result in the loss of one staff person in the City's Community Development Division, charged with CDBG and HOME grant administration and management.

Contingency/Unallocated Funds (CDBG: \$2,665; HOME: \$99,902)

The City seeks to keep contingency balances small to ensure that available funds are at work meeting community needs. The HOME unallocated funds balance is high because the City was

informed as this current Action Plan was going to print that a project funded in the 2009-2010 Action Plan would not be able to proceed. The Consortium Board will meet in June, 2011 to make recommendations for the use of these funds.

Debt Service (CDBG: \$0)

Sufficient funds are set aside from Section 108 loan repayments to make required principal and interest payments to HUD on the City's 2003 loan for South Pack Square redevelopment.

Leverage

The Action Plan project detail (Section III) shows that eligible activities will be accomplished by using not only federal CDBG and HOME funds, but also an estimated \$20,166,680 of leveraged federal and non-federal funds. For every \$1.00 of CDBG and HOME funds there will be an additional \$7.37 of leveraged funds to complete the activity.

Low- and Moderate-Income Benefit

100% percent of the funds allocated in this Plan (excluding administration and planning activities) will be used to directly benefit people with household income below 80% of area median income. We expect that the great majority of the people benefiting will actually be below 50% of median income, with a significant proportion below 30%.

Sustainability

A key focus of the 2010-2015 Consolidated Action Plan is aligning the use of CDBG and HOME funding with the Sustainability Principles adopted by the Partnership for Sustainable Communities. All applications for CDBG and HOME funds were analyzed for their contribution to sustainability.

The City of Asheville is one of the national DOT TIGER II Planning Grant awardees this year, as well as being a partner in the Western North Carolina Livable Communities Initiative funded by the HUD Sustainable Communities Regional Planning Grant program. The City is placing special emphasis on its East of the Riverway target area, working with the community and development partners to plan projects that will bring long-term benefits to that area, and that will model sustainability principles for future development in the City and the region.

Geographic Distribution of Projects

A. City of Asheville

The first map in Section IV of the Plan shows the distribution of CDBG and HOME-funded projects in Asheville. Where the location of activities is not yet known (e.g. emergency repairs), the location of the agency managing the program is shown. Most agencies and human services projects are clustered in the downtown area where they are accessible to surrounding low-income areas by foot or by bus.

Neighborhood Revitalization Strategy Area

The West Riverside Neighborhood Revitalization Strategy Area (NRSA), which is also the City's Weed & Seed operations area, is a target for community development funding. The City also has received Sustainable Communities funding in a DOT TIGER II Planning Grant, specified for the "East of the Riverway" area. The GO Energy Team Weatherization Program will continue to market its activities directly within these neighborhoods, and Green Opportunities will target youth from the neighborhoods for their job-training program. The

Housing Authority of the City of Asheville Lee-Walker Heights housing services program is located contiguous to the East of the Riverway area.

B. The Remainder of the Consortium Area

The second map in Section IV shows the distribution of projects outside Asheville that will be supported with HOME funds. Activities will take place throughout Buncombe, Henderson, Madison and Transylvania counties. Some of the activities (rehabilitation, downpayment assistance) will be at scattered sites that have yet to be determined.

The Consortium ensures equitable distribution of HOME funds among its member governments by using an allocation formula similar to that used by HUD in its distribution of funding nationally. This formula divides available funds into local “planning levels”. Member Governments that propose eligible and feasible projects within their planning level are assured of access to this level of funding.

Homeless Programs

The Homeless Initiative Advisory Committee, in partnership with the City of Asheville and Buncombe County, oversees the implementation of the 10-Year Plan to End Homelessness which was adopted in 2005. The group’s focus is on ending chronic homelessness and reducing all types of homelessness through focusing on community collaboration and system coordination, data collection, outreach, prevention, and housing stabilizations services, rent and financial assistance and permanent, supportive housing with the goal of preventing and ending homelessness.

This year the Homeless Initiative is dedicated to further refining goals of the 10-Year Plan to End Homelessness in concert with *Opening Doors, the Federal Plan to Prevent and End Homelessness*. The Homeless Initiative will use community reports and data from the Homeless Management Information System (HMIS) to measure progress towards those goals. The group also ensures community participation in the Point In time Count, the Housing Inventory, Annual Homeless Assessment Report (AHAR). Summaries of outcomes can be found at www.hudhre.info.

Over the course of the year, data shows that anywhere from 2000-3000 individuals will experience homelessness in Asheville and Buncombe County alone. Agencies across the Consortium access private and public funds to help prevent and end homelessness. This year, an estimated \$1,998,478 in HUD funds will be used to support people who are homeless or at risk of homelessness:

CDBG and HOME funds: Programs funded through CDBG and HOME funds will report on their impact on the stability of client’s housing through their prevention, stabilization, and supportive housing programs. In all, 15 new or continuing programs are funded this year which will significantly help prevent or end homelessness, which is a top priority of the 2010-2015 Consolidated Plan.

| Total HOME/CDBG funds available to prevent or end homelessness: \$622,404 | | |
|--|----------------|---------------|
| Program | Proj ID | Amount |
| Systems Coordination | | |
| COA – Homeless Initiative Coordinator | | 27,601 |
| Outreach | | |
| HB- Homeless Programs | | 87,403 |
| Prevention Services & Financial Assistance for Homeowners | | |
| Mountain Housing Opportunities – housing repair, Tier I | | 69,003 |
| Mountain Housing Opportunities – housing repair, Tier II | | 69,003 |
| Homeless Prevention/Housing Stabilization Services | | |
| Eblen Charities - Housing Stabilization Services | | 23,001 |
| Helpmate – Domestic Violence Services | | 7,360 |
| HB – Supportive Housing Services (Chronic Homelessness) | | 55,202 |
| On Track – Housing Stabilization Services | | 36,801 |
| Pisgah Legal Services | | 36,801 |
| Down Payment Financial Assistance | | |
| HACA – Down Payment Assistance | | 49,000 |
| Short and Medium Term Financial Assistance | | |
| Eblen-Short-term Tenant Based Rental Assistance (Asheville) | | 19,129 |
| Eblen- Short-term Tenant Based Rental Assistance (Buncombe) | | 39,200 |
| On Track – Medium Term Tennant Based Rental Assistance | | 24,500 |
| Long-Term Financial Assistance | | |
| HB – Long Term Tenant Based Rental Assistance (Chronic Homelessness) | | 53,900 |
| Transitional Housing | | |
| Safe, Inc. – Transitional Housing Units (Victims of Domestic Violence) | | 24,500 |

2010 Continuum of Care Funds : These HUD funds help meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness. Asheville-Buncombe applies for funds as NC-501. Madison, Henderson, and Transylvania Counties are eligible to apply through the Balance of State application but were not awarded funds this grant cycle.

| Program | Agency/Agencies | Amount |
|--|-----------------------------|---------|
| Total Continuum of Care Funds Available to NC501, Asheville Buncombe: \$1,006,789 | | |
| Continuum of Care Renewals: \$962,469 | | |
| A-Hope Day Center | Homeward Bound | 147,886 |
| A-Hope Supportive Housing Project | Homeward Bound | 35,000 |
| Bridge to Recovery | Housing Authority/WNCCHS | 162,216 |
| Interlace | WNCCHS | 260,360 |
| Pathways to Permanent Housing | Homeward Bound | 22,339 |
| Shelter Plus Care | Western Highlands/WNCCHS | 256,992 |
| Woodfin Apartments | Housing Authority | 77,676 |
| 2010 Continuum of Care Bonus: \$44,320 | | |
| Bonus Award: Pathways to Permanent Housing | Homeward bound | 44,320 |

**WNCCHS: Western North Carolina Community Health Services*

Homeless Prevention and Rapid Re-Housing Program Funds (HPRP): Part of the American Reinvestment and Recovery Act, this grant runs from FY09-10 through FY11-12. The grant is used to provide financial assistance and services to either prevent individuals and families from becoming homeless or help those who are experiencing homelessness to be quickly re-housed and stabilized. Total funds available over three years:

| Total HPRP available over three years: \$1,108,460 (approximately \$369,485/year) | | |
|--|-----------|----------------|
| Grantee | Amount | Sub grantee |
| City of Asheville | \$508,460 | 2-1-1 |
| | | ABCCM |
| | | Eblen |
| | | Pisgah Legal |
| | | WNCAP |
| State of North Carolina | \$600,000 | Homeward Bound |

Coordination with Public Housing Programs

The Housing Authority of the City of Asheville (HACA) is an independent entity, directly funded by HUD. The Mayor of the City of Asheville appoints its Board members, but the City has no direct control over its funding or operations. There is a long history of cooperation and collaboration by the two bodies.

The City will continue to work with HACA staff and residents in implementing the **Weed and Seed** initiative, approved and funded by the Department of Justice in 2006, which encompasses HACA's largest public housing community, Pisgah View apartments, as well as the Burton Street community and other neighborhoods in the West Riverside area. Green Opportunities' Asheville GO and Weatherization Programs are focused on that area. The Housing Authority is an active partner in the East of the Riverway sustainable communities' initiative.

HACA maintains an active **homeownership program** for public housing residents and housing choice voucher holders. While homeownership is a lessened priority in this year's Action Plan, CDBG and HOME funds committed to Mountain Housing Opportunities' homeownership loan pool are available to assist public housing residents and voucher holders make the transition from subsidized housing to homeownership.

HACA is again receiving HOME funds this year to provide qualified applicants with security deposit funding to assist them in being able to use Housing Choice vouchers. HACA has now developed a successful track record in the management of TBRA funding. Additionally, HACA is a partner with Homeward Bound in the Pathways to Housing initiative. This program was recently one of fourteen national HOME "Doorknocker" Awardees, as a best practice in serving underserved populations.

The Housing Authority has received funds this year to work with residents of the Lee Walker Heights public housing community to help those residents and the community assess housing options in light of a possible HOPE VI or Choice Neighborhoods project. Lee Walker Heights has been assessed as the highest need public housing community in the City.

Activities Addressing Other HUD Priorities

This Action Plan includes projects that address other action areas identified as priorities by HUD. Specifically, the following areas are addressed in this Plan:

- ? **Commitment to Fair Housing.** The City of Asheville and Buncombe County continue their commitment to Fair Housing through support for the Asheville-Buncombe Fair Housing Commission and its executive agency, Asheville-Buncombe Community Relations Council. ABCRC receives financial support from City and County general funds, CDBG, and HUD FHAP funds.
- ? **Foster and maintain affordable housing** – see Housing section
- ? **Remove barriers to affordable housing.** The City of Asheville, and Buncombe, Henderson, Madison and Transylvania counties are now participating in a new Analysis of Impediments to Fair Housing. Along with Hayward County (not in the Consortium) these entities make up the project area for the Western North Carolina

Livable Communities Initiative, which has been awarded a HUD Sustainable Communities Regional Planning Grant, administered by the Land of Sky Regional Council. The new Analysis is expected to be completed this summer.

- ? **Evaluate and reduce lead based paint hazards.** All CDBG- and HOME-assisted rehabilitation projects are carried out in compliance with HUD regulations on lead based paint hazards, which require complete abatement of lead-based paint wherever CDBG or HOME funds are used for substantial rehabilitation, and lead-safe work practices and clearance testing in other rehabilitations.
- ? **Reduce the number of poverty level families.** Making the assumption that poverty level is close to 30 percent of median income (HUD's "very low-income" level), we conclude that 18 of the 32 non-admin programs are significantly targeted to persons in poverty (#1,2,4,5,6,7,9,10,12,14,15,20,21,22,23,27,30,31)
- ? **Develop institutional structure and enhance coordination.** The City of Asheville has developed close working relationships with a network of private and public non-profit agencies. It works particularly closely with the Housing Authority of the City of Asheville, Pisgah Legal Services, and the Homeless Coalition. The City's Homeless Initiative is particularly important in enhancing coordination to prevent homelessness and house those who are chronically homeless. Both the local and regional sustainable communities' initiatives are illuminating the emerging focus on sustainability and how that is practiced in project development.
- ? **Foster public housing improvements and resident initiatives.** See the section on public housing.

Citizen Participation

City Community Development staff began preparation for the Action Plan in November, 2010 with public hearings in Asheville (Buncombe and Madison Counties), and Hendersonville (Henderson and Transylvania Counties). Notice for the hearings was published in the Asheville Citizen-Times, News-Record & Sentinel (Hendersonville), Times-News (Madison County) and La Noticia, The Spanish Language Newspaper and The City of Asheville Website. The hearings were sparsely attended.

In December 2010, staff held a training session for potential grant applicants on completing the grant applications and gave extensive one-on-one advice to many applicants. We continued the practice of making the applications available electronically and we required that applications be submitted electronically.

The Asheville Regional Housing Consortium and the City's Housing & Community Development Committee held extended meetings in March, 2011 to interview applicants and consider allocations. These meetings were open to the public.

We published a summary of the proposed Action Plan in the Asheville-Citizen Times March 25, 2011, and subsequently in the Transylvania Times and La Noticia, The Spanish Language Newspaper. The public hearing took place on April 26, 2011 at the regularly scheduled meeting of Asheville City Council, and the plan was approved by Council on April 26, 2011.

We maintain citizen participation throughout the year with active involvement in projects as they are planned and implemented.

Citizens regularly attend meetings of the City's Housing and Community Development Committee and the Asheville Regional Housing Consortium Board.

No comments were received at the public hearings and none were submitted in writing.

Timetable for Implementation

The City expects to maintain its excellent record for allocating and spending HOME and CDBG funds in a timely way. The expected completion date for each activity is shown in the project details in Section III. Most non-housing activities are expected to be completed by June 30, 2011, while the larger housing developments may not be finally completed until 2011 or 2012.

HUD requires the unexpended balance of CDBG funds to be below 1.5 times the current year entitlement grant amount by May 1 each year. We met this target by the end of January, 2011, and anticipate no problem in meeting the target next year as well.

Matching Funds (HOME Program only)

The Consortium is required to demonstrate that every \$100 of HOME funds expended on projects is matched by expenditures of \$25 from non-federal sources. However, matching funds expended in prior years on certain projects have greatly exceeded the required amount, thus creating a “match credit”. At June 30, 2010, the total net match credit stood at \$5,915,099, after meeting the 2009-10 match liability of \$255,556. Due to this large amount of match credit, the Consortium is not requiring agencies to commit new matching funds to each project during the next program year. There is no required match for CDBG funds.

Resale/Recapture Provisions of Homeownership Activities (HOME Program only)

When HOME funds are used to assist home-ownership, the regulations require that the unit remain affordable for a minimum period, specified in the following table, regardless of any subsequent sale:

| HOME Funds Invested Per Unit | Minimum Period of Affordability |
|------------------------------|---------------------------------|
| Less than \$15,000 | 5 years |
| \$15,000 - \$40,000 | 10 years |
| More than \$40,000 | 15 years |

This period of affordability must be enforced by either “resale” or “recapture” requirements. Under “resale” restrictions, if the original buyer sells the home within the affordability period, the subsequent sale must be at a price affordable to another qualified low-income buyer who will use the property as its principal residence. Under “recapture” provisions, if the property is sold or transferred during the affordability period, all or part of the original HOME investment must be repaid at sale and used for other affordable, HOME-eligible housing activities. **The Consortium has opted to apply the “recapture” provisions, since all HOME funds are invested as a direct homebuyer subsidy.**

HOME funds for homeownership are generally provided in the form of a non-amortizing, deferred second mortgage loan, usually at zero percent interest, secured with a Promissory Note and Deed of Trust. The amount is limited to the minimum required to make the unit affordable to the individual buyer, and is repayable in full when the home is sold. The term of the second mortgage loan may be limited to the required affordability period or may run with the first mortgage. At the end of the term the loan may be either repayable or forgiven. Recaptured funds are generally retained by the agency that developed and sold the house to the original buyer and must be used for other HOME-eligible affordable housing activities

Some agencies are using an enhanced recapture provision, under which the second mortgage accrues interest at the same rate as the rate of appreciation in the value of the unit. The interest is deferred until resale. The total repayment will then be in the same proportion to the re-sale price as the initial subsidy was to the original price. This enhanced recapture, also called equity sharing, ensures that the recaptured HOME funds will be enough to assist another homebuyer into homeownership despite the inflation in house prices.

CHDO Set-aside (HOME Program only)

HOME regulations require that at least 15% of the HOME Entitlement grant be set aside to fund housing development projects by non-profit organizations that qualify under HOME regulations as Community Housing Development Organizations (CHDO). This Action Plan exceeds that requirement, as the following CHDO projects show:

| CHDO | Activity/Project | Project ID | HOME Funds (\$) |
|--------------------------------|--|-------------------|------------------------|
| Mountain Housing Opportunities | Eagle Market Place | 32 | 462,600 |
| Mountain Housing Opportunities | Scattered Site Single-Family development | 26 | 49,000 |
| Housing Assistance Council | Ridgecrest development | 29 | 82,320 |
| | Total CHDO Allocation: | | 593,920 |

Additionally, two predevelopments loan allocations were made to CHDOs: Housing Assistance Corporation, \$17,640 and Mountain Housing Opportunities, \$29,400, totaling \$47,040, which is below the cap of 10% of the CHDO allocations.

Monitoring Plan

The City's monitoring policy for activities carried out under grant or a loan agreement with other agencies was revised in July of 2011. The planned schedule for monitoring reviews in 2011-12 is shown below.

Levels of Monitoring

All agencies will be monitored using one or more of the following methods:

Progress Reports

Required of all agencies based on the Scope of Services specified in their funding agreement.

Progress reports are to be submitted either monthly or quarterly. The agency agreement will specify the required reporting periods. Reports will include the following:

- ? Data on the status and accomplishments of their project(s) including the number of units completed and/or persons served;
- ? Program outcomes;
- ? Amount of funds expended or obligated;
- ? CDBG program income receipted and expended;
- ? Project schedule updates and any factors which adversely affect or hinder implementation;
- ? Project changes, opportunities, or new funding sources.

Desk Reviews

Conducted by CD Staff when more specific or detailed information is needed or when potential problems are identified through progress reports or requisitions. Specific information needed for a desk review will be requested in writing and the agency will be given at least two weeks to provide the information. Desk reviews will include annual rental housing compliance reviews for HOME-assisted multifamily projects.

On-Site Reviews

Conducted by CD Staff at least annually for projects or agencies deemed to be high risk. High risk factors are elaborated below under risk assessment. In addition, on-site monitoring reviews will periodically be conducted for agencies with strong past performance in order to ensure long-term accountability and compliance. Three different types of on-site reviews will be conducted by CD Staff:

- 1) Construction progress inspections in which the physical status of a project is reviewed,
- 2) Targeted compliance reviews in which just one or two high-risk areas are reviewed, e.g. client eligibility, and
- 3) Full compliance reviews in which the entire range of potential compliance issues is reviewed.

CDBG Monitoring

| Agency | Programs | Risk Factor | Last Monitored | Proposed Monitoring in 2010-2011 |
|--|---|-------------|----------------|----------------------------------|
| Asheville Area Habitat for Humanity - Housing Services | Housing services | Low | May , 2011 | Progress Reports |
| Asheville Buncombe Community Relations Council | Fair Housing/Employment | High | April, 2011 | On-Site Review: Compliance |
| City of Asheville | Technical Assistance in NRSA | Low | - | Progress Reports |
| City of Asheville | Emma Sidewalks | Low | April, 2011 | Progress Reports, Inspections |
| City Of Asheville (Transit) | Bus Stop Shelters | Low | April, 2011 | On-Site Review: Inspections |
| On Track - Financial Counseling | Credit Counseling | Low | April, 2011 | Progress reports |
| On-Track- HomeBase Housing Services | Homebase Rental Assistance | Medium | April 2011 | Desk Review |
| Eblen Charities | Housing Services for Homeless School-Age Children | High | May, 2011 | On-Site Review: Compliance |
| Eblen Charities – | Households Who are Homeless | High | New | On-Site Review: Compliance |
| Eagle-Markets Streets Development Corporation | Eagle-Market Renaissance | Medium | March, 2011 | Desk Review |
| City of Asheville | Beulah Chapel Storm Drainage | Low | May, 2011 | On-Site Review: Inspections |
| Green Opportunities - GO Weatherization Assistance | Asheville GO Weatherization | Medium | Dec, 2010 | Desk Review |
| Green Opportunities - Asheville GO Training | Asheville GO | Low | Dec, 2010 | Progress Reports |
| Helpmate - Crisis Stabilization | Domestic Violence Services | Low | March, 2011 | Progress Reports |
| Homeward Bound - Homeless Programs | Homeless Programs | Low | April, 2011 | Progress Reports |
| Homeward Bound - Homeless Programs | Supportive Housing Services | Low | April, 2011 | Progress Reports |
| Housing Authority of the City of Asheville | Lee Walker Heights Housing Services | Medium | New | Desk Review |
| Moog Music | Moog Music Relocation | Medium | March, 2011 | On-Site Review: Inspection |
| Mountain Housing Opportunities - Emergency Home Repair Tier I | Emergency Repair | Low | April, 2011 | Progress Reports |
| Mountain Housing Opportunities - Emergency Home Repair Tier II | Tier II Home Repair | Low | February, 2011 | On-Site Review: Inspections |
| Mountain Housing Opportunities - Housing Services | Housing Services | Low | Feb, 2011 | Desk Review |
| Mountain Housing Opportunities - Down Payment Assistance | Down Payment Assistance | Medium | January, 2010 | Compliance |
| Mountain BizWorks | Micro-business Development | Medium | Nov, 2010 | Desk Review |
| Mountain BizWorks | Small Business Loan Pool | Medium | Nov, 2010 | Desk Review |
| Mt Zion Development Corporation | Workforce Housing | Medium | Feb, 2011 | On-Site Review: Compliance |
| Pisgah Legal Services - Homelessness Prevention | Homelessness Prevention | Low | April, 2011 | Progress Reports |

HOME Monitoring

| Agency | Program(s) | Risk Factor | Last Monitored | Proposed Monitoring |
|---|---|-------------|----------------|---|
| Asheville Area Habitat | Brotherton Development | Medium | December 2010 | Progress Reports |
| Asheville Area Habitat | Enka Hills Subdivision | Low | February 2011 | Progress Reports |
| Community Housing Coalition of Madison County | Rural Housing Rehab | Medium | February 2011 | On-Site Review: Compliance |
| Eblen Charities | Tenant Based Rental Assistance | Medium | New | Desk Review |
| Henderson County Habitat | Shuey Knolls subdivision | Low | March 2011 | Progress Reports |
| Henderson County Habitat | Dodd Meadow Single-Family Housing Phase I | Medium | New | On-Site Review: Inspections |
| Homeward Bound | TBRA | Low | May 2011 | Desk Review |
| Housing Assistance Corporation | Oak Haven | Medium | December 2010 | On-Site Review: Inspections |
| Housing Assistance Corporation | Mapleton-Ridge Crest Development | Medium | November 2010 | On-Site Review: Inspections |
| Housing Assistance Corporation | Multi-family Housing Predevelopment | Low | New | Progress Reports |
| Housing Authority of the City of Asheville | TBRA | Low | Dec , 2010 | Progress Reports |
| Mountain Housing Opportunities | Eagle Market Place Family Housing Development | High | New | On-Site Review: Inspections |
| Mountain Housing Opportunities | Larchmont Development | Medium | Mar , 2011 | Desk Review |
| Mountain Housing Opportunities | Single Family Scattered Site Development | Medium | New | On-Site Review: Inspection |
| Mountain Housing Opportunities | Self-Help Homeownership | Low | June 2010 | Desk Review |
| Mountain Housing Opportunities | Rental Pre-development | Low | - | Progress Reports |
| Mountain Housing Opportunities | Rural Housing Rehab | Low | October 2010 | On-Site Review: Compliance |
| Mountain Housing Opportunities | Direct Homebuyer Assistance | Low | January 2011 | Progress Reports |
| Mountain Housing Opportunities | Westmore Development | Medium | May, 2011 | On-Site Review: Inspections |
| On Track | HomeBase Tenant Based Rental Assistance | Medium | New | Desk Review |
| SAFE, Inc. | Stacey's House Transitional Housing | High | New | On-Site Review: Compliance, Inspections |
| VOA of the Carolinas | Skyland Apartments | Low | Nov 19, 2010 | Progress Reports |
| WC Community Action | Down Payment Assistance | Medium | | Desk Review |

Re-Inspections of Completed HOME Assisted Multi-Family Projects

Periodic inspections of completed HOME-assisted multifamily developments take place throughout their affordability period (5-20 years) to ensure that property standards, rents, and tenant income continue to meet program rules. We have a cooperative agreement with NCHFA for all projects that are financed by both agencies.

| Development | Location | HUD # | Date in Service | Date of last file review | Date of last physical inspection | Agency # |
|-------------------------------|----------------|-------|-----------------|--------------------------|----------------------------------|----------|
| Mountain Springs Apartments | Asheville | 24 | 1996 | Jul-2010 | Aug - 2010 | 9001445 |
| Laurel Bridge Apartments | Asheville | 10 | 1996 | May - 2009 | May - 2009 | 10431 |
| Excelsior Apartments | Brevard | 116 | 1997 | Oct - 2010 | Oct - 2010 | 9001288 |
| River Glen Apartments | Arden | 106 | 1998 | Jun - 2010 | Aug - 2010 | 9001349 |
| Overlook Apartments | Asheville | 229 | 1999 | Jun- 2010 | Aug - 2010 | 9001444 |
| Laurel Wood Apartments | Asheville | 229 | 1999 | Oct - 2010 | Oct - 2010 | |
| Wind Ridge Apartments | Asheville | 360 | 2001 | Jul - 2010 | Aug - 2010 | 9001345 |
| Dunbar Place Apartments | Asheville | 495 | 2002 | May - 2010 | Jul - 2010 | 9002105 |
| Compton Place Apartments | Asheville | 512 | 2003 | Oct - 2010 | Oct - 2010 | 9001397 |
| Hillside Commons | Hendersonville | 517 | 2003 | Sep - 2010 | Oct - 2010 | 9001398 |
| LIFE House Apartments | Asheville | 528 | 2004 | Oct - 2010 | Oct - 2010 | 9002117 |
| Battery Park Apartments | Asheville | 597 | 2005 | Apr - 2010 | Apr - 2010 | 9002245 |
| Northpoint Commons Apartments | Woodfin | 510 | 2005 | Oct - 2010 | Aug - 2010 | 9001406 |
| Woodfin Apartments | Asheville | 631 | 2006 | Jun - 2009 | Jun - 2009 | 11475 |
| Griffin Apartments | Asheville | 620 | 2006 | May - 2010 | Mar - 2010 | 9001413 |
| Highland View Apartments | Hendersonville | 643 | 2006 | Apr - 2010 | May - 2010 | 9001411 |
| Mainstay Manor | Hendersonville | 679 | 2007 | Aug - 2010 | Aug - 2010 | 11757 |
| English Hills | Brevard | 641 | 2007 | Jul - 2010 | Jul - 2010 | 9001314 |
| Vanderbilt Apartments | Asheville | 697 | 2008 | May - 2010 | Jun -2010 | 9002246 |
| Independence Cottages | Asheville | 632 | 2008 | May - 08 | May - 08 | 11474 |
| Sugar Hill Apartments | Hendersonville | 559 | 2008 | Jul - 2010 | Jul - 2010 | 9000670 |
| Northpoint II | Woodfin | 564 | 2008 | Aug - 2010 | Aug - 2010 | 9001416 |
| Crowell Park Apartments | Asheville | 736 | 2006 | May - 2010 | May - 2010 | 9001412 |

Section III

DETAILS OF PROPOSED PROJECTS

| | | | |
|--|--|--|-----------------|
| 1 | Mountain Housing Opportunities: Emergency Repair Tier I | | |
| <p>Description: Emergency repairs to owner-occupied homes within the City of Asheville, whose occupants are low-income elderly, disabled, single parents, or large families and whose health and safety are at risk, and the cost is less than \$5,000. Services will be scattered throughout the Asheville City Limits.</p> | | | |
| <p>Projected Program Outcomes: 14 of 14 (100%) clients will benefit by stabilizing the unsafe conditions in the homes. The imminent threat to life, health and safety will be repaired/removed and/or accessibility issues will be addressed. The homeowners will live more safely in their homes. The repairs will help preserve the affordable housing stock.</p> | | | |
| <p>HUD Performance Outcome Statement: 14 households will receive housing repairs for the purpose of sustaining decent affordable housing.</p> | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (14A) Rehab; Single-Unit Residential | CDBG | \$69,003 |
| Eligibility Citation: | 570.202 | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(3) | Program Income | \$ |
| Accomplishment Goal: | 14 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$500 |
| End Date: | 6/30/2012 | Total: | \$69,503 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| <p>City of Asheville</p> <p>Help the homeless? No</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? Yes</p> | | <p>Mountain Housing Opportunities</p> <p>64 Clingman Avenue</p> <p>Suite 101</p> <p>Asheville NC 28801</p> <hr/> <p>Mr. Lloyd Freel, Repair/Rehab Manager</p> <p>Phone: (828) 254-4030</p> | |

| | |
|----------|---|
| 2 | Mountain Housing Opportunities: Emergency Repair Tier II |
|----------|---|

Description: **Emergency repairs to owner-occupied homes within the City of Asheville, whose occupants are low-income elderly, disabled, single parents, or large families and whose health and safety are at risk, and whose housing repair needs go beyond the scope of our Emergency Repair program but are not as severe to require a complete home rehabilitation; this will include housing repairs that address more than imminent threats; and attempt to stabilize the home for 3-5 years. The cost is more than \$5,000 and less than \$15,000.**

Projected Program Outcomes: **4 of 4 (100%) clients will benefit by stabilizing the unsafe conditions in the homes. The imminent threat to life, health and safety will be repaired/removed and/or accessibility issues will be addressed. The homeowners will live more safely in their homes. The repairs will help preserve the affordable housing stock.**

HUD Performance Outcome Statement: **4 households will receive housing repairs for the purpose of sustaining decent affordable housing.**

| ELIGIBILITY | | FUNDING SOURCES | |
|--|---|---|-----------------|
| HUD Matrix Code: | (14A) Rehab; Single-Unit Residential | CDBG | \$69,003 |
| Eligibility Citation: | 570.202 | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(3) | Program Income | \$ |
| Accomplishment Goal: | 4 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$500 |
| End Date: | 6/30/2012 | Total: | \$69,503 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Mountain Housing Opportunities 64 Clingman Avenue Suite 101 Asheville NC 28801 <hr/> Mr. Lloyd Freel, Repair/Rehab Manager Phone: (828) 254-4030 | |

3

Mountain Housing Opportunities: Direct Payment Assistance

Description: **The Downpayment Assistance Program will provide affordable, sustainable homeownership opportunities to low/moderate income households within the City of Asheville**

Projected Program Outcomes: **4 low/moderate income households will achieve homeownership and begin to build assets**

HUD Performance Outcome Statement: **4 households will receive downpayment assistance for the purpose of sustaining decent affordable housing.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---|--|------------------|
| HUD Matrix Code: | (13) Direct Homeownership Assistance | CDBG | \$57,739 |
| Eligibility Citation: | 570.201(n) | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(3) | Program Income | \$ |
| Accomplishment Goal: | 4 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$486,612 |
| End Date: | 6/30/2012 | Total: | \$544,351 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 Ms. Kelly Nossiter, Downpayment Assistance Loan Officer Phone: (828) 254-4030 | |

| | |
|----------|--|
| 4 | Green Opportunities: GO Energy Team Weatherization Assistance |
|----------|--|

Description: **Housing rehabilitation for low-income households to improve energy efficiency while providing structured, on-the-job training for previously unemployed, low-income young adults with barriers to employment.**

Projected Program Outcomes: **42 low income households will have reduced energy consumption and lowered costs through homeowner/renter education and energy efficiency retrofits. 4 unemployed adults will gain access to green energy jobs.**

HUD Performance Outcome Statement: **42 households will receive weatherization repairs for the purpose of sustaining decent, affordable housing. 4 unemployed adults will gain access to green energy jobs.**

| ELIGIBILITY | | FUNDING SOURCES | |
|--|---|--|------------------|
| HUD Matrix Code: | (14F) Energy Efficiency Improvements | CDBG | \$69,003 |
| Eligibility Citation: | 570.202 | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 42 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$337,200 |
| End Date: | 6/30/2012 | Total: | \$406,203 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| East and West Riverside Neighborhoods Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Green Opportunities P.O. Box 7235 Asheville NC 28802 <hr/> Mr. Dan Leroy, Co-Director Phone: (828) 398-4158 | |

| | | | |
|--|--|---|------------------|
| 5 | Homeward Bound: Supportive Housing Services | | |
| Description: Identifies safe, decent, affordable housing options and provides supportive services to chronically homeless individuals placed in housing, to increase their chances of success in maintaining independent living. Some clients also receive HOME tenant based rent assistance. | | | |
| Projected Program Outcomes: At least 91 homeless people will receive supportive services, of whom approximately 50 will move into permanent supportive housing; 25 will stabilize by remaining in secure housing for at least one year; and 15 will increase sustainability by securing employment or entitlement benefits. | | | |
| HUD Performance Outcome Statement: 91 persons will receive services for the purpose of sustaining decent affordable housing | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$55,202 |
| Eligibility Citation: | 570.201(k) | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 91 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$418,807 |
| End Date: | 6/30/2012 | Total: | \$474,009 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Homeward Bound 35 Grove Street Asheville NC 28801 | |
| | | Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1685 | |

| | | | |
|---|--|---|------------------|
| 6 | OnTrack Financial Education and Counseling: HomeBase Housing Services | | |
| <p>Description: HomeBase assists people with low/very low incomes (<60% AMI) and who are homeless or at risk of becoming homeless to stabilize their housing by providing financial assistance and supportive housing stabilization services. Supportive housing stabilization services include: Housing and Financial Counseling, Rental Education, housing information through the Rental Guide, and proactive post move-in follow-up with TBRA recipient</p> | | | |
| <p>Projected Program Outcomes: 63 people (36 Households) who are homeless or at risk of homelessness will stabilize housing by obtaining/maintaining safe/stable housing through HomeBase financial assistance and/or Supportive Housing Services.</p> | | | |
| <p>HUD Performance Outcome Statement: 63 persons will receive support services in relation to the HOME homebase program for the purpose of sustaining decent affordable housing.</p> | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$36,801 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 63 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$69,111 |
| End Date: | 6/30/2012 | Total: | \$105,912 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| <p>City of Asheville</p> <p>Help the homeless? Yes</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? Yes</p> | | <p>OnTrack Financial Education and Counseling</p> <p>50 S French Broad Ave Suite 227</p> <p>Asheville NC 28801</p> <hr/> <p>Ms. Celeste Collins, Executive Director</p> <p>Phone: (828) 255-5166</p> | |

7

Asheville Area Habitat for Humanity: Housing Services

Description: **Provides salary support to Asheville Area Habitat for Humanity in support of a new affordable housing construction development at Carney Place in the City of Asheville, Housing Counseling, and rehabilitation of affordable housing in partnership with qualified families. Through the Neighborhood Revitalization Initiative (NRI), AAHH will make improvements on existing affordable housing by completing exterior repairs and critical repairs with 0% interest loans for the owners.**

Projected Program Outcomes: **109 people will be provided with support through the home-buying and construction process, and assistance with financial and home-maintenance skills to enable them to be successful homeowners.**

HUD Performance Outcome Statement: **109 persons will receive support services provided for the purpose of accessing safe, decent, affordable housing.**

| ELIGIBILITY | | FUNDING SOURCES | |
|--|----------------------------------|--|------------------|
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$64,403 |
| Eligibility Citation: | 570.201(k) 570.202 | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(3) | Program Income | \$ |
| Accomplishment Goal: | 109 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$300184 |
| End Date: | 6/30/2012 | Total: | \$364,587 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Brotherton Avenue, Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Asheville Area Habitat for Humanity 30 Meadow Road Asheville NC 28803 | |
| | | Mr. Ed McGowan, Chief Financial Officer Phone: (828) 251-5702 | |

| | |
|----------|---|
| 8 | Mountain Housing Opportunities: Housing Services |
|----------|---|

Description: **Provide services related to the construction, rehabilitation, and maintenance of HOME-assisted and CDBG-assisted affordable housing; includes client intake, project development, and property management. Housing units to be counted under individually funded HOME activities.**

Projected Program Outcomes: **78 persons will receive services for the purpose of accessing decent affordable housing. 6 will achieve homeownership and 72 will obtain affordable rental housing.**

HUD Performance Outcome Statement: **78 persons will receive services for the purpose of accessing decent affordable housing.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|----------------------------------|---|------------------|
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$128,805 |
| Eligibility Citation: | 570.201(k) | HOME | \$ |
| National Objective: | LMI Housing 570.208(a)(3) | Program Income | \$ |
| Accomplishment Goal: | 78 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$219,400 |
| End Date: | 6/30/2012 | Total: | \$348,205 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 <hr/> Mr. James Dennis, Rental Development Officer Phone: (828) 254-4030 | |

9

Eblen Charities: Households Who are Homeless or At-Risk for Homelessness

Description: **To assist in securing affordable rental housing for households who are homeless or at-risk of homelessness by providing financial assistance through security and utility deposits, referrals to community programs and agencies, and staff support with housing issues.**

Projected Program Outcomes: **193 people will have access to housing services and receive financial assistance including TBRA.**

HUD Performance Outcome Statement: **193 persons at risk of homelessness will have access to support services.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|------------------------------------|---|-----------------|
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$23,001 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 30 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$73,000 |
| End Date: | 6/30/2012 | Total: | \$96,001 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville | | Eblen Charities | |
| Help the homeless? Yes | | 12 Regent Park Blvd | |
| Help persons with HIV / AIDS? No | | Asheville NC 28806 | |
| Help persons with Special Needs? Yes | | Mr. Phillipe Rosse , Deputy Director | |
| | | Phone: (828) 255-3066 | |

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| 10 | Housing Authority of the City of Asheville: Lee Walker Heights Planning Grant |
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Description: **Funds awarded will assist in identifying HOME eligible activities associated with a HOPE VI or Choice Neighborhoods application to HUD, and will be used to leverage HUD planning funds if offered in the 2011 competitions for these major federal redevelopment programs.**

Projected Program Outcomes: **239 persons will receive services for the purpose of accessing decent affordable housing. 239 persons will obtain or retain affordable rental housing.**

HUD Performance Outcome Statement: **239 persons will receive services for the purpose of accessing decent affordable housing.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|-------------------------------|--|------------------|
| HUD Matrix Code: | (14J) Housing Services | CDBG | \$40,037 |
| Eligibility Citation: | 570.201(k) | HOME | \$ |
| National Objective: | LMI Housing | Program Income | \$ |
| Accomplishment Goal: | 239 | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$226,890 |
| End Date: | 6/30/2012 | Total: | \$266,927 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Lee Walker Heights, Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Housing Authority of the City of Asheville 165 South French Broad Avenue Asheville NC 28801 | |
| | | Mr. David Nash, Deputy Director Phone: (828) 507-7697 | |

11**Mountain BizWorks: Micro Business Development**

Description: **Training and technical assistance provided to low to moderate income entrepreneurs to enable them to successfully start, expand, or sustain their own businesses.**

Projected Program Outcomes: **165 participants will complete entrepreneurial training, 16 micro businesses will be created, sustained, or expanded. 25 clients will create additional jobs.**

HUD Performance Outcome Statement: **165 persons will have access to training and technical support services for the purpose of creating economic opportunities.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|--|---|------------------|
| HUD Matrix Code: | (18C) Micro-Enterprise Assistance | CDBG | \$92,004 |
| Eligibility Citation: | 570.201(o) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 165 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$108,647 |
| End Date: | 6/30/2012 | Total: | \$200,651 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Mountain BizWorks 153 South Lexington Avenue Asheville NC 28801 Ms. Shaw Canale, Chief Executive Officer Phone: (828) 253-2834 | |

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| 12 | Green Opportunities: Asheville GO- Employment Training |
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Description: **Training program for unemployed, low income youth and young adults (ages 18-24) to prepare them for living wage, "green-collar" jobs through life skills training, community college coursework, case management, job shadowing, and hands-on service projects that improve the local community.**

Projected Program Outcomes: **20 youth will participate in the training program. 15 of those participants will secure jobs or apprenticeships.**

HUD Performance Outcome Statement: **20 persons will have access to employment training services for the purpose of creating a suitable living environment.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---|---|------------------|
| HUD Matrix Code: | (18B) Economic Development: Technical Assistance | CDBG | \$105,804 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 20 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$162,638 |
| End Date: | 6/30/2012 | Total: | \$268,442 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| East and West Riverside Neighborhoods Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Green Opportunities 165 South French Broad Avenue Asheville NC 28801 | |
| | | Mr. Dan Leroy, Co-Director Phone: (828) 318-9916 | |

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|---|---|--|--------------------|
| 13 | On Track Financial Education & Counseling : Financial/Housing Counseling & Education | | |
| Description: OnTrack's Financial/Housing Counseling and Education program will assist families increase their financial and housing stability through increased money management skills, improved credit, foreclosure/eviction prevention, and support for prospective homebuyers. | | | |
| Projected Program Outcomes: Of a total of 1,500 persons served, targeted outcomes will include: Preserve and stabilize existing housing for 358 persons facing foreclosure or eviction; help 152 elderly persons maintain safe, affordable housing; assist 24 persons, particularly minorities, achieve homeownership. | | | |
| HUD Performance Outcome Statement: 1,500 persons will have access to support services provided for the purpose of providing a suitable living environment. | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (05) Public Services | CDBG | \$28,521 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 1500 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$1,083,802 |
| End Date: | 6/30/2012 | Total: | \$1,112,323 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | On Track Financial Education & Counseling 50 South French Broad, Suite 227 Asheville NC 28801 | |
| | | Ms. Celeste Collins, Executive Director Phone: (828) 255-5166 | |

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| 14 | Home ward Bound: Homeless Programs |
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Description: **Through outreach, day and overnight shelter, the A HOPE Center meets the often complex needs of the chronically homeless, persons 'passing through' a period of homelessness in shelters, clients transitioning into permanent housing, tenuously housed individuals, and formerly homeless clients in supportive housing, supplying both their basic needs and supportive services.**

Projected Program Outcomes: **Of a targeted number of 3,000 individuals served, 450 will obtain at least one entitlement benefit and 400 will accept a referral for mental health counseling or substance abuse treatment. 75 people will obtain permanent housing.**

HUD Performance Outcome Statement: **3,000 homeless persons will have access to shelter and services for the purpose of creating a suitable living environment.**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---|---|------------------|
| HUD Matrix Code: | (03T) Operating Costs of Homeless Programs | CDBG | \$87,403 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 3000 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$449,910 |
| End Date: | 6/30/2012 | Total: | \$537,313 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Homeward Bound 35 Grove Street Asheville NC 28801 <hr/> Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1695 | |

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|--|---|--|------------------|
| 15 | Pisgah Legal Services: Homelessness Prevention | | |
| Description: Provision of legal and technical assistance to very low-income persons to help prevent or delay evictions and foreclosures; stabilize housing for families by obtaining or protecting housing they can afford; and improve or preserve the quality of housing conditions. | | | |
| Projected Program Outcomes: PLS will prevent or delay unnecessary evictions or foreclosures for 275 people. PLS will stabilize housing for 70 people by obtaining or protecting housing they can afford. PLS will improve the quality of 23 residents' housing conditions to maintain a safe environment for themselves and their families. | | | |
| HUD Performance Outcome Statement: 368 persons will have access to legal services for the purpose of creating a suitable living environment. | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (05C) Legal Services | CDBG | \$36,801 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 368 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$277,762 |
| End Date: | 6/30/2012 | Total: | \$314,563 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Pisgah Legal Services P O Box 2276 Asheville NC 28802 Mr. James Barrett, Executive Director Phone: (828) 253-0406 | |

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| 16 | Helpmate: Domestic Violence Services |
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Description: **Helpmate will provide crisis intervention and support services to families at risk of homelessness due to situations of domestic violence, or to those who reside in our emergency shelter as they seek safety from violent situations.**

Projected Program Outcomes: **Will assist 325 persons with safety planning, establishing self-sufficiency, and recovering from abuse.**

HUD Performance Outcome Statement: **325 persons will have access to support services for the purpose of providing a suitable living environment.**

| ELIGIBILITY | | FUNDING SOURCES | |
|--|--|--|-----------------|
| HUD Matrix Code: | (05G) Public Services for Battered & Abused Spouses | CDBG | \$7,360 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele 570.208(a)(2) | Program Income | \$ |
| Accomplishment Goal: | 325 Persons | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$8,044 |
| End Date: | 6/30/2012 | Total: | \$15,404 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Helpmate P.O. Box 2263 Asheville NC 28802 <hr/> Ms. Valerie Collins, Executive Director Phone: (828) 254-2968 | |

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| 17 | Asheville Buncombe Community Relations Council: Fair Housing | | |
| Description: Education and outreach on fair housing issues. | | | |
| Projected Program Outcomes: 500 people will have knowledge of fair housing. | | | |
| HUD Performance Outcome Statement: 500 persons will have access to fair housing services for the purpose of sustaining decent affordable housing free from discrimination | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (05J) Fair Housing Activities | CDBG | \$11,506 |
| Eligibility Citation: | 570.201(e) | HOME | \$ |
| National Objective: | LMI Clientele | Program Income | \$ |
| Accomplishment Goal: | 500 Persons | City of Asheville | \$50,000 |
| Start Date: | 7/1/2011 | Other: | \$42,500 |
| End Date: | 6/30/2012 | Total: | \$104,006 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| City of Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Asheville Buncombe Community Relations Council 50 South French Broad, Suite 214 Asheville NC 28801 | |
| | | Mr. Don Locke, Interim Executive Director Phone: (828) 252-4713 | |

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| 18 | City of Asheville: CDBG Administration |
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Description: **Administration of the CDBG Program by the City of Asheville. City staff perform the functions needed to carry out the program in accordance with federal regulations, including financial management, program planning, evaluating grant requests, monitoring sub recipients, technical assistance, facilitating citizen participation, carrying out environmental reviews, and reporting on program progress.**

Projected Program Outcomes: **n/a**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---|--|------------------|
| HUD Matrix Code: | (21A) General Program Management | CDBG | \$204,009 |
| Eligibility Citation: | 570.206 | HOME | \$ |
| National Objective: | n/a | Program Income | \$ |
| Accomplishment Goal: | | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$ |
| End Date: | 6/30/2012 | Total: | \$204,009 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| n/a Help the homeless? Help persons with HIV / AIDS? Help persons with Special Needs? | | City of Asheville P O Box 7148 Asheville NC 28802 <hr/> Mr. Jeff Staudinger, Community Development Director Phone: (828) 259-5723 | |

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|---|---|--|-----------------|
| 19 | City of Asheville: Homelessness Prevention | | |
| Description: Implementation of the Asheville-Buncombe 10-year Plan to End Homelessness | | | |
| Projected Program Outcomes: n/a | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (20) Planning | CDBG | \$27,601 |
| Eligibility Citation: | 570.205 | HOME | \$ |
| National Objective: | n/a | Program Income | \$ |
| Accomplishment Goal: | | City of Asheville | \$35,000 |
| Start Date: | 7/1/2011 | Other: | \$33,000 |
| End Date: | 6/30/2012 | Total: | \$95,601 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| n/a Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | City of Asheville P O Box 7148 Asheville NC 28802 | |
| | | Ms. Amy Sawyer, Homeless Initiative Coordinator Phone: (828) 259-5851 | |

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| 20 | Eblen Charities: Tenant Based Rental Assistance - Asheville |
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Description: **To assist households who are homeless or at-risk of homelessness secure affordable rental housing by providing financial assistance through security and utility deposits, referrals to community programs and agencies, and staff support with housing issues.**

Projected Program Outcomes: **27 households will be enrolled and will receive housing services and financial assistance to secure safe, decent and affordable housing**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---------------------------------------|--|-----------------|
| HUD Matrix Code: | Tenant Based Rental Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$19,129 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 27 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$73,000 |
| End Date: | 6/30/2012 | Total: | \$92,129 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville/Buncombe County Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Eblen Charities 12 Regent Park Blvd Asheville NC 28806 <hr/> Mr. Phillipe Rosse , Deputy Director Phone: (828) 255-3066 | |

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| 21 | Housing Authority of the City of Asheville: Tenant Based Rental Assistance | | |
| Description: Tenant based rental assistance for 70 low and very-low income households. Funds will be used to assist in the payment of security deposits for families utilizing Section 8 Housing Choice Vouchers. | | | |
| Projected Program Outcomes: 70 households will be assisted in securing safe, affordable rental housing. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | Tenant Based Rental Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$49,000 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 70 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$5,000 |
| End Date: | 6/30/2012 | Total: | \$54,000 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville/Buncombe County Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Housing Authority of the City of Asheville 165 South French Broad Avenue Asheville NC 28801 | |
| | | Mr. Anthony Goodson Jr., Director of Assisted Housing Phone: (828) 239-3533 | |

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| 22 | OnTrack Financial Education and Counseling: Tenant Based Rental Assistance |
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Description: **HomeBase assists people with low/very low incomes (<60% AMI) who are homeless or at risk of becoming homeless to stabilize their housing by providing financial assistance and supportive housing stabilization services. Tenant Based Rental Assistance can include: security deposits (including basic utility deposits), first month's rent, and up to 100% of three additional months' rent.**

Projected Program Outcomes: **28 households that are homeless or at risk of homelessness will receive housing services and financial assistance to secure safe, decent and affordable housing**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---------------------------------------|--|-----------------|
| HUD Matrix Code: | Tenant Based Rental Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$24,500 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 28 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$69,111 |
| End Date: | 6/30/2012 | Total: | \$93,611 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville/Buncombe County Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | OnTrack Financial Education and Counseling 50 S French Broad Ave Suite 227 Asheville NC 28801 | |
| | | Ms. Celeste Collins, Executive Director Phone: 9828) 255-5166 | |

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|---|---|--|------------------|
| 23 | Homeward Bound: Tenant Based Rental Assistance | | |
| <p>Description: To support the Asheville-Buncombe County 10-Year Plan to End Homelessness, Homeward Bound (HB) will assist homeless individuals in finding safe, affordable permanent housing and provide not only suitable financial aid support through tenant-based rental assistance but also intensive case management to help them maintain their homes long-term.</p> | | | |
| <p>Projected Program Outcomes: 10 homeless individuals will move into stable housing with supportive services</p> <p>HUD Performance Outcome Statement: n/a</p> | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | Tenant Based Rental Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$53,900 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 10 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$418,807 |
| End Date: | 6/30/2012 | Total: | \$472,707 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| <p>Asheville/Buncombe County</p> <p>Help the homeless? Yes</p> <p>Help persons with HIV / AIDS? No</p> <p>Help persons with Special Needs? Yes</p> | | <p>Homeward Bound</p> <p>35 Grove Street</p> <p>Asheville NC 28801</p> <hr/> <p>Mr. Brian K. Alexander, Executive Director</p> <p>Phone: (828) 258-1695</p> | |

| 24 | Mountain Housing Opportunities: Down Payment Assistance: Asheville | | |
|---|---|--|------------------|
| Description: Providing homeownership opportunities to low/moderate income households in Asheville through down-payment assistance lending. | | | |
| Projected Program Outcomes: 3 low-income households will improve financial well being with consistent and affordable housing payments and savings through homeownership. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (13) Direct Homeownership Assistance | CDBG | \$ |
| Eligibility Citation: | | HOME | \$39,200 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 3 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$369,524 |
| End Date: | 6/30/2012 | Total: | \$408,724 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 <hr/> Ms. Kelly Nossiter, Downpayment Assistance Loan Officer Phone: (828) 254-4030 | |

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|---|--|--|------------------|
| 25 | Mountain Housing Opportunities: Down Payment Assistance: Buncombe | | |
| Description: Providing homeownership opportunities to low/moderate income households in Buncombe County through down-payment assistance lending. | | | |
| Projected Program Outcomes: 6 low-income households will improve financial well being with consistent and affordable housing payments and savings through homeownership. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (13) Direct Homeownership Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$98,000 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 6 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$721,310 |
| End Date: | 6/30/2012 | Total: | \$819,310 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Buncombe County, outside Asheville | | Mountain Housing Opportunities | |
| Help the homeless? No | | 64 Clingman Avenue, Suite 101 | |
| Help persons with HIV / AIDS? No | | Asheville NC 28801 | |
| Help persons with Special Needs? No | | Ms. Kelly Nossiter, Downpayment Assistance Loan Officer | |
| | | Phone: (828) 254-4030 | |

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| 26 | Mountain Housing Opportunities: Single Family Scattered Site Homeownership |
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Description: **This grant would be the seed money to start a new program that would build energy-efficient and affordable single-family homes in Buncombe County. In the first year this program plans to build 2 houses, 1 of which will be funded with HOME funds.**

Projected Program Outcomes: **In the 2011 - 2012 program year, HOME funds will provide 1 household access to affordable homeownership.**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|-------------------------------------|--|------------------|
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$49,000 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 1 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$225,000 |
| End Date: | 6/30/2012 | Total: | \$274,000 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Buncombe County, scattered site Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 | |
| | | Mr. Joe Quinlan, Self-Help Construction Supervisor Phone: (828) 254-4030 | |

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|---|---|---|------------------|
| 27 | Eblen Charities: Tenant Based Rental Assistance - Buncombe | | |
| Description: To assist households who are homeless or at-risk of homelessness secure affordable rental housing by providing financial assistance through security and utility deposits, referrals to community programs and agencies, and staff support with housing issues. | | | |
| Projected Program Outcomes: 50 households will be enrolled and will receive housing services and financial assistance to secure safe, decent and affordable housing. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | Tenant Based Rental Assistance | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$39,200 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 50 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$73,000 |
| End Date: | 6/30/2012 | Total: | \$112,200 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville/Buncombe County | | Eblen Charities | |
| Help the homeless? Yes | | 12 Regent Park Blvd | |
| Help persons with HIV / AIDS? No | | Asheville NC 28806 | |
| Help persons with Special Needs? Yes | | Mr. Phillipe Rosse , Deputy Director | |
| | | Phone: (828) 255-3066 | |

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| 28 | Henderson County Habitat for Humanity: Dodd Meadows Single Family Housing Phase 1 |
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Description: **Funds will be used to pay for 50% of the Phase I road infrastructure to support the construction of 6 units of new affordable housing development in Henderson County. Homes are targeted to families earning 30%-60% of area median income.**

Projected Program Outcomes: **6 new affordable single-family homes will be added to the existing housing stock and sold to low-income households.**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|-------------------------------------|--|--------------------|
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$171,500 |
| National Objective: | | Program Income | \$48,000 |
| Accomplishment Goal: | 6 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$1,386,000 |
| End Date: | 6/30/2012 | Total: | \$1,605,500 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| The corner of Crest Rd. and Blue Ridge Rd. in East Flat Rock, Henderson County. Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Henderson County Habitat for Humanity 1111 Keith Street Hendersonville NC 28792 Mr. Warner Behley, Grants Coordinator Phone: (828) 694-0340 | |

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|--|---|---|------------------|
| 29 | Housing Assistance Corporation: Ridgecrest Single Family Housing Development | | |
| Description: Development will provide affordable single-family homeownership opportunities to people of low-income in Henderson County, NC. | | | |
| Projected Program Outcomes: 6 low-income households will achieve homeownership and begin to build assets. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$82,320 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 6 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$867,171 |
| End Date: | 6/30/2012 | Total: | \$949,491 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| 64 E Chimney Rock Rd, Edneyville, NC | | Housing Assistance Corporation | |
| Help the homeless? No | | 602 Kanuga Road | |
| Help persons with HIV / AIDS? No | | Hendersonville NC 28739 | |
| Help persons with Special Needs? Yes | | Mr. Hugh Lipham, Director of Residential Development | |
| | | Phone: (828) 692-4744 | |

| | |
|-----------|--|
| 30 | Madison County: Homeowner Rehab |
|-----------|--|

Description: **To rehabilitate 4 homes belonging to very low income residents with special needs, including bringing the homes up to code, in order to eliminate threat to life, health or safety of residents. Priority will be given to extremely/very low income households and those with special needs.**

Projected Program Outcomes: **4 existing owner-occupied housing units will be rehabilitated for low-income homeowners.**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|---|---|--|------------------|
| HUD Matrix Code: | (14A) Rehab: Single-Family Residential | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$68,600 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 4 Housing Units | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$338,000 |
| End Date: | 6/30/2012 | Total: | \$406,600 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Madison County Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Madison County P. O. Box 579 Marshall NC 28753 <hr/> Mr. Steve Garrison, Madison County Manager Phone: (828) 649-2854 | |

| | | | |
|--|--|--|------------------|
| 31 | Safe, Inc.: Stacey's House Transitional Housing | | |
| Description: New construction will consist of four transitional housing units attached to existing emergency shelter for victims of domestic violence. Rehabilitation will upgrade existing shelter to meet ADA requirements. | | | |
| Projected Program Outcomes: 8 households will have housing and support while they transition from situations of domestic abuse to safe, affordable permanent housing. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$24,500 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 8 Households | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$521,850 |
| End Date: | 6/30/2012 | Total: | \$546,350 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Transylvania County Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? No | | Safe, Inc. P.O. Box 2013 Brevard NC 28712 | |
| | | Ms. Salley Stepp, Phone: 828-885-7233 | |

| | |
|-----------|--|
| 32 | Mountain Housing Opportunities: Eagle Market Place Family Housing Development |
|-----------|--|

Description: **New construction of 70 renter-occupied affordable housing units to be occupied by low-income families in the City of Asheville.**

Projected Program Outcomes: **70 new affordable renter-occupied housing units will be added to the existing housing stock and rented to low-income families.**

HUD Performance Outcome Statement: **n/a**

| ELIGIBILITY | | FUNDING SOURCES | |
|--|-------------------------------------|--|---------------------|
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$462,600 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 70 Housing Units | City of Asheville | \$300,000 |
| Start Date: | 7/1/2011 | Other: | \$10,667,584 |
| End Date: | 6/30/2012 | Total: | \$11,430,184 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Eagle and Market Streets, Asheville Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes | | Mountain Housing Opportunities 64 Clingman Avenue, Suite 101 Asheville NC 28801 <hr/> Ms. Cindy Visnich Weeks, Rental Development Manager Phone: (828) 254-4030 | |

| | | | |
|---|---|--|-----------------|
| 33 | Mountain Housing Opportunities: Affordable Rental Housing Predevelopment | | |
| Description: Pre-development activities for new construction of an estimated 50-70 affordable rental housing units close to transit, jobs and services. | | | |
| Projected Program Outcomes: Estimated 50-70 households will pay no more than 30% of their income for rent; will have an energy efficient apartment; and will have a dwelling close to jobs and transportation. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$29,400 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 0 | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$ |
| End Date: | 6/30/2012 | Total: | \$29,400 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Asheville/Buncombe County | | Mountain Housing Opportunities | |
| Help the homeless? | | 64 Clingman Avenue, Suite 101 | |
| Help persons with HIV / AIDS? | | Asheville NC 28801 | |
| Help persons with Special Needs? | | Mr. Rich Olejniczak, Rental Development Officer | |
| | | Phone: (828) 254-4030 | |

| | | | |
|---|---|---|-----------------|
| 34 | Housing Assistance Corporation: Multi-Family Housing Pre-Development | | |
| Description: The purpose of this project is to secure funding, property and to create a design for an affordable rental housing development in Henderson County, NC. | | | |
| Projected Program Outcomes: Estimated 24 households will have access to safe, affordable rental housing. | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (12) Construction of Housing | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$17,640 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | 0 | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$ |
| End Date: | 6/30/2012 | Total: | \$17,640 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Henderson County | | Housing Assistance Corporation | |
| Help the homeless? No | | 602 Kanuga Road | |
| Help persons with HIV / AIDS? No | | Hendersonville NC 28739 | |
| Help persons with Special Needs? Yes | | Mr. Hugh Lipham, Director of Residential Development | |
| | | Phone: (828) 692-4744 | |

| | | | |
|--|--|--|------------------|
| 35 | City of Asheville: HOME Administration | | |
| Description: Administration of the HOME Program by the City of Asheville's Community Development Division. Tasks include financial management, program planning, evaluating grant requests, monitoring CHDOs and sub recipients, providing technical assistance, and reporting. | | | |
| Projected Program Outcomes: n/a | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (21H) HOME Admin Costs of PJ (subject to 10% cap) | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$128,090 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | n/a | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$ |
| End Date: | 6/30/2012 | Total: | \$128,090 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Consortium-wide | | City of Asheville | |
| Help the homeless? n/a | | 5th Floor City Hall | |
| Help persons with HIV / AIDS? n/a | | Asheville NC 28801 | |
| Help persons with Special Needs? n/a | | Mr. Jeff Staudinger, Community Development Director | |
| | | Phone: (828) 259-5723 | |

| | | | |
|---|---|--|-----------------|
| 36 | CHDO Operating Expenses: CHDO Operating Expenses | | |
| Description: Operating funds for the four CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities, Housing Assistance Corporation, Western Carolina Community Action, and the Community Housing Coalition of Madison County. | | | |
| Projected Program Outcomes: n/a | | | |
| HUD Performance Outcome Statement: n/a | | | |
| ELIGIBILITY | | FUNDING SOURCES | |
| HUD Matrix Code: | (21I) HOME CHDO Oper Exp (subject to 5% cap) | CDBG | \$ |
| Eligibility Citation: | n/a | HOME | \$64,045 |
| National Objective: | | Program Income | \$ |
| Accomplishment Goal: | n/a | City of Asheville | \$ |
| Start Date: | 7/1/2011 | Other: | \$ |
| End Date: | 6/30/2012 | Total: | \$64,045 |
| Location / Service Area / Beneficiaries: | | Administered By: | |
| Consortium-wide | | CHDO Operating Expenses | |
| Help the homeless? n/a | | 5th Floor City Hall | |
| Help persons with HIV / AIDS? n/a | | Asheville NC 28801 | |
| Help persons with Special Needs? n/a | | Mr. Jeff Staudinger, Community Development Director | |
| | | Phone: (828) 259-5723 | |

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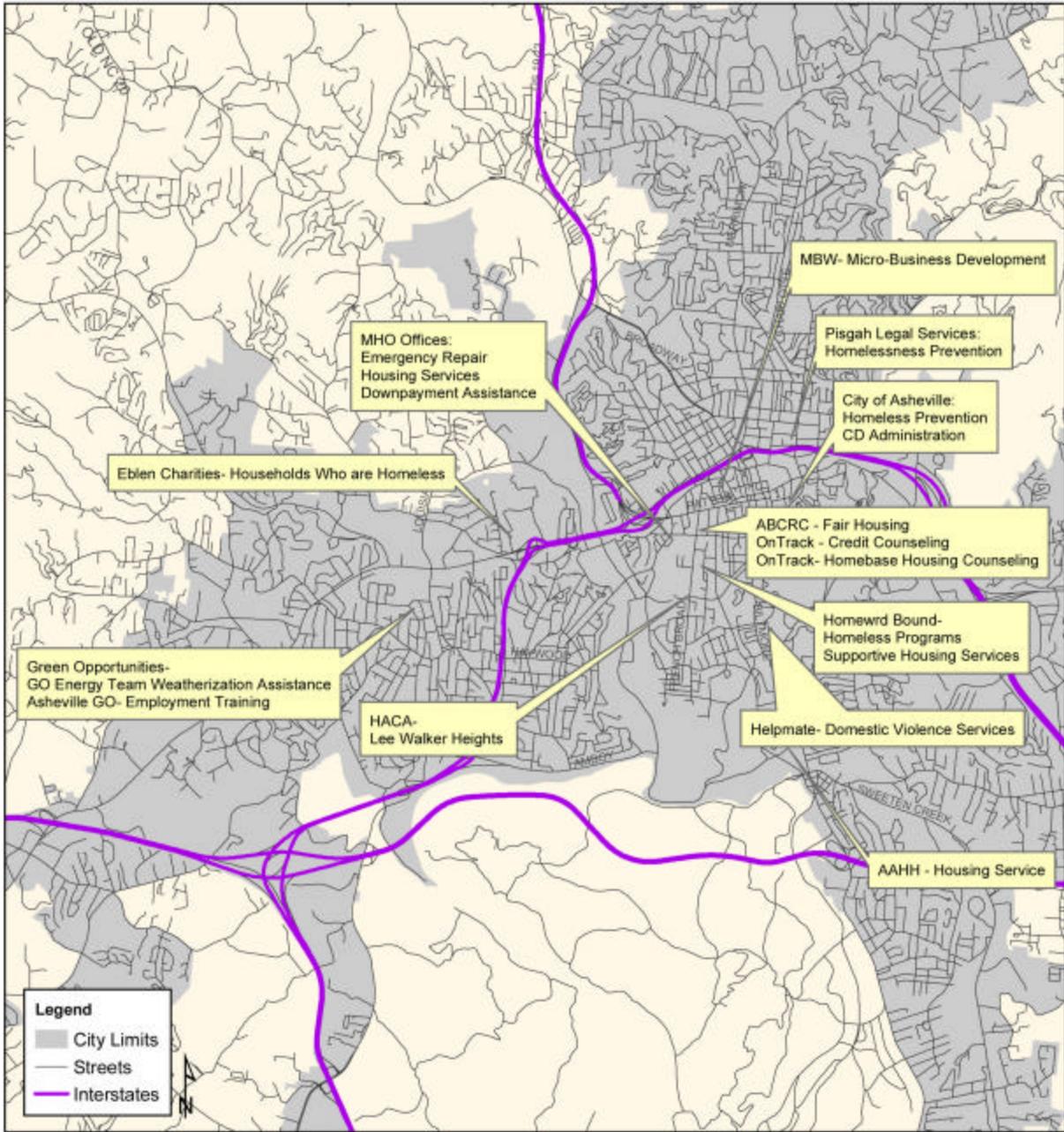
Section IV

MAPS

Proposed CDBG Projects 2011-2012

City of Asheville, North Carolina

Prepared by the City of Asheville
 Planning and Development Department
 May 2011

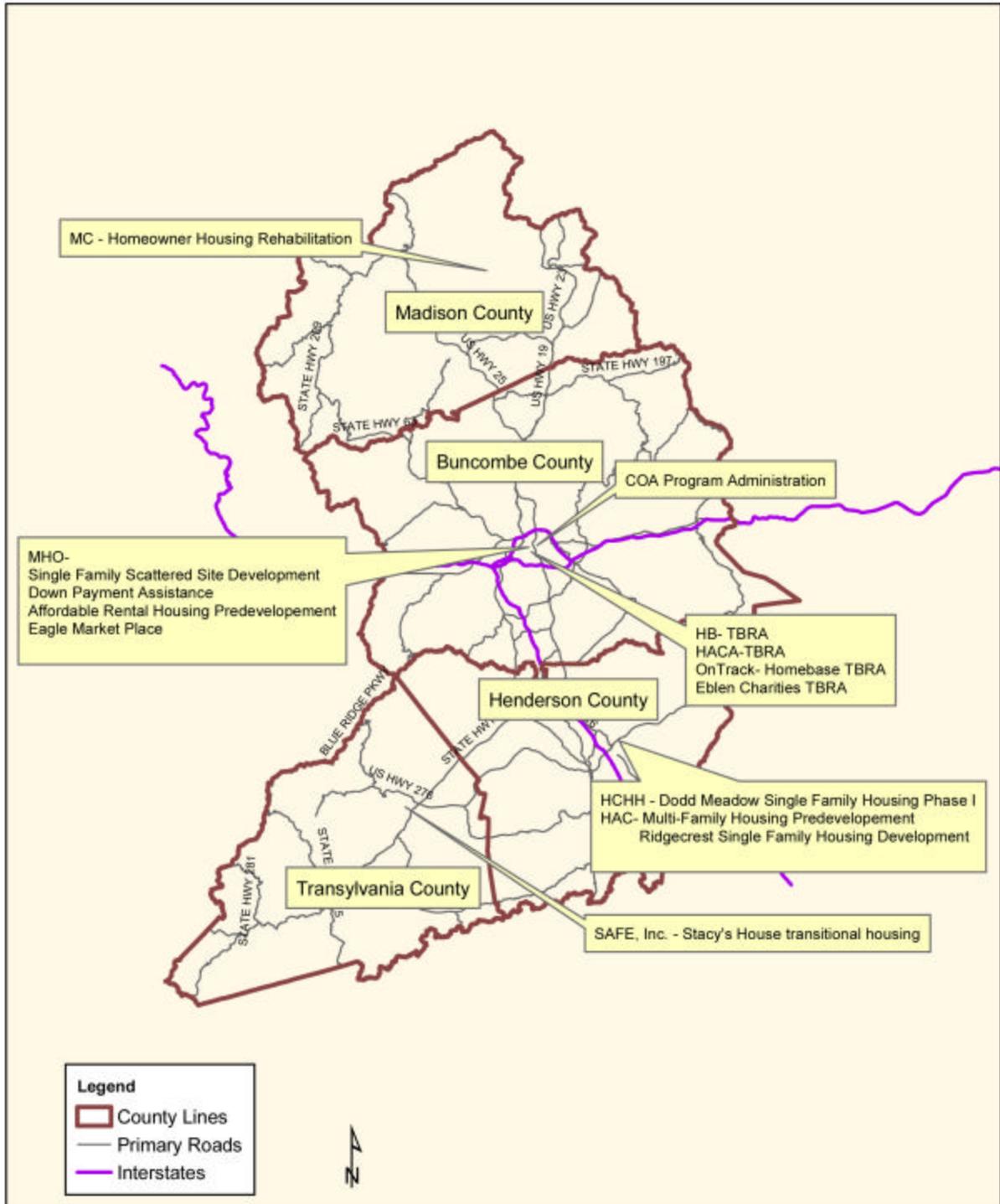


Source: City of Asheville, Community Development Division

Proposed HOME Projects 2011-2012

Consortium Counties, North Carolina

Prepared by the City of Asheville
 Planning and Development Department
 May 2011



Source: City of Asheville, Community Development Division
 Location: D:\COMMDEV\COMMON\Action Plan 2010-11\Mapa

Section V

CERTIFICATIONS & STANDARD FORMS

CERTIFICATIONS

In accordance with the applicable statutes and the regulations governing the consolidated plan regulations, the jurisdiction certifies that:

Affirmatively Further Fair Housing -- The jurisdiction will affirmatively further fair housing, which means it will conduct an analysis of impediments to fair housing choice within the jurisdiction, take appropriate actions to overcome the effects of any impediments identified through that analysis, and maintain records reflecting that analysis and actions in this regard.

Anti-displacement and Relocation Plan -- It will comply with the acquisition and relocation requirements of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, and implementing regulations at 49 CFR 24; and it has in effect and is following a residential anti-displacement and relocation assistance plan required under section 104(d) of the Housing and Community Development Act of 1974, as amended, in connection with any activity assisted with funding under the CDBG or HOME programs.

Drug Free Workplace -- It will or will continue to provide a drug-free workplace by:

1. Publishing a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the grantee's workplace and specifying the actions that will be taken against employees for violation of such prohibition;
2. Establishing an ongoing drug-free awareness program to inform employees about -
 - (a) The dangers of drug abuse in the workplace;
 - (b) The grantee's policy of maintaining a drug-free workplace;
 - (c) Any available drug counseling, rehabilitation, and employee assistance programs; and
 - (d) The penalties that may be imposed upon employees for drug abuse violations occurring in the workplace;
3. Making it a requirement that each employee to be engaged in the performance of the grant be given a copy of the statement required by paragraph 1;
4. Notifying the employee in the statement required by paragraph 1 that, as a condition of employment under the grant, the employee will -
 - (a) Abide by the terms of the statement; and
 - (b) Notify the employer in writing of his or her conviction for a violation of a criminal drug statute occurring in the workplace no later than five calendar days after such conviction;
5. Notifying the agency in writing, within ten calendar days after receiving notice under subparagraph 4(b) from an employee or otherwise receiving actual notice of such conviction. Employers of convicted employees must provide notice, including position title, to every grant officer or other designee on whose grant activity the convicted employee was working, unless the Federal agency has designated a central point for the receipt of such notices. Notice shall include the identification number(s) of each affected grant;
6. Taking one of the following actions, within 30 calendar days of receiving notice under subparagraph 4(b), with respect to any employee who is so convicted -
 - (a) Taking appropriate personnel action against such an employee, up to and including termination, consistent with the requirements of the Rehabilitation Act of 1973, as amended; or

- (b) Requiring such employee to participate satisfactorily in a drug abuse assistance or rehabilitation program approved for such purposes by a Federal, State, or local health, law enforcement, or other appropriate agency;
- 7. Making a good faith effort to continue to maintain a drug-free workplace through implementation of paragraphs 1, 2, 3, 4, 5 and 6.

Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

- 1. No Federal appropriated funds have been paid or will be paid, by or on behalf of it, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement;
- 2. If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, it will complete and submit Standard Form-LLL, "Disclosure Form to Report Lobbying," in accordance with its instructions; and
- 3. It will require that the language of paragraph 1 and 2 of this anti-lobbying certification be included in the award documents for all sub-awards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.

Authority of Jurisdiction -- The consolidated plan is authorized under State and local law (as applicable) and the jurisdiction possesses the legal authority to carry out the programs for which it is seeking funding, in accordance with applicable HUD regulations.

Consistency with plan -- The housing activities to be undertaken with CDBG, HOME, ESG, and HOPWA funds are consistent with the strategic plan.

Section 3 -- It will comply with section 3 of the Housing and Urban Development Act of 1968, and implementing regulations at 24 CFR Part 135.



 Signature of Authorized Official

5-10-11
~~5-12-11~~ 05

 Date

 City Manager
 Title

Specific CDBG Certifications

The Entitlement Community certifies that:

Citizen Participation -- It is in full compliance and following a detailed citizen participation plan that satisfies the requirements of 24 CFR 91.105.

Community Development Plan -- Its consolidated housing and community development plan identifies community development and housing needs and specifies both short-term and long-term community development objectives that provide decent housing, expand economic opportunities primarily for persons of low and moderate income. (See CFR 24 570.2 and CFR 24 part 570)

Following a Plan -- It is following a current consolidated plan that has been approved by HUD.

Use of Funds -- It has complied with the following criteria:

1. **Maximum Feasible Priority.** With respect to activities expected to be assisted with CDBG funds, it certifies that it has developed its Action Plan so as to give maximum feasible priority to activities which benefit low and moderate income families or aid in the prevention or elimination of slums or blight. The Action Plan may also include activities which the grantee certifies are designed to meet other community development needs having a particular urgency because existing conditions pose a serious and immediate threat to the health or welfare of the community, and other financial resources are not available;
2. **Overall Benefit.** The aggregate use of CDBG funds including section 108 guaranteed loans **during the program year 2011-2012**, shall principally benefit persons of low and moderate income in a manner that ensures that at least 70 percent of the amount is expended for activities that benefit such persons during the designated period;
3. **Special Assessments.** It will not attempt to recover any capital costs of public improvements assisted with CDBG funds including Section 108 loan guaranteed funds by assessing any amount against properties owned and occupied by persons of low and moderate income, including any fee charged or assessment made as a condition of obtaining access to such public improvements.

However, if CDBG funds are used to pay the proportion of a fee or assessment that relates to the capital costs of public improvements (assisted in part with CDBG funds) financed from other revenue sources, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds.

The jurisdiction will not attempt to recover any capital costs of public improvements assisted with CDBG funds, including Section 108, unless CDBG funds are used to pay the proportion of fee or assessment attributable to the capital costs of public improvements financed from other revenue sources. In this case, an assessment or charge may be made against the property with respect to the public improvements financed by a source other than CDBG funds. Also, in the case of properties owned and occupied by moderate-income (not low-income) families, an assessment or charge may be made against the property for public improvements financed by a source other than CDBG funds if the jurisdiction certifies that it lacks CDBG funds to cover the assessment.

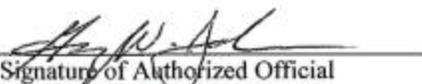
Excessive Force -- It has adopted and is enforcing:

1. A policy prohibiting the use of excessive force by law enforcement agencies within its jurisdiction against any individuals engaged in non-violent civil rights demonstrations; and
2. A policy of enforcing applicable State and local laws against physically barring entrance to or exit from a facility or location which is the subject of such non-violent civil rights demonstrations within its jurisdiction;

Compliance With Anti-discrimination laws -- The grant will be conducted and administered in conformity with title VI of the Civil Rights Act of 1964 (42 USC 2000d), the Fair Housing Act (42 USC 3601-3619), and implementing regulations.

Lead-Based Paint -- Its notification, inspection, testing and abatement procedures concerning lead-based paint will comply with the requirements of 24 CFR §570.608;

Compliance with Laws -- It will comply with applicable laws.



Signature of Authorized Official

City Manager

Title

5-12-11
Date

Specific HOME Certifications

The HOME participating jurisdiction certifies that:

Tenant Based Rental Assistance -- If the participating jurisdiction intends to provide tenant-based rental assistance:

The use of HOME funds for tenant-based rental assistance is an essential element of the participating jurisdiction's consolidated plan for expanding the supply, affordability, and availability of decent, safe, sanitary, and affordable housing.

Eligible Activities and Costs -- it is using and will use HOME funds for eligible activities and costs, as described in 24 CFR § 92.205 through 92.209 and that it is not using and will not use HOME funds for prohibited activities, as described in § 92.214.

Appropriate Financial Assistance -- before committing any funds to a project, it will evaluate the project in accordance with the guidelines that it adopts for this purpose and will not invest any more HOME funds in combination with other Federal assistance than is necessary to provide affordable housing;



Signature of Authorized Official

City Manager

Title

5-10-11
5-12-11 OS
Date

APPENDIX TO CERTIFICATIONS

INSTRUCTIONS CONCERNING LOBBYING AND DRUG-FREE WORKPLACE REQUIREMENTS:

A. Lobbying Certification

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by section 1352, title 31, U.S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

B. Drug-Free Workplace Certification

1. By signing and/or submitting this application or grant agreement, the grantee is providing the certification.
2. The certification is a material representation of fact upon which reliance is placed when the agency awards the grant. If it is later determined that the grantee knowingly rendered a false certification, or otherwise violates the requirements of the Drug-Free Workplace Act, HUD, in addition to any other remedies available to the Federal Government, may take action authorized under the Drug-Free Workplace Act.
3. Workplaces under grants, for grantees other than individuals, need not be identified on the certification. If known, they may be identified in the grant application. If the grantee does not identify the workplaces at the time of application, or upon award, if there is no application, the grantee must keep the identity of the workplace(s) on file in its office and make the information available for Federal inspection. Failure to identify all known workplaces constitutes a violation of the grantee's drug-free workplace requirements.
4. Workplace identifications must include the actual address of buildings (or parts of buildings) or other sites where work under the grant takes place. Categorical descriptions may be used (e.g., all vehicles of a mass transit authority or State highway department while in operation, State employees in each local unemployment office, performers in concert halls or radio stations).
5. If the workplace identified to the agency changes during the performance of the grant, the grantee shall inform the agency of the change(s), if it previously identified the workplaces in question (see paragraph three).
6. The grantee may insert in the space provided below the site(s) for the performance of work done in connection with the specific grant:

Place of Performance (Street address, city, county, state, zip code):

**City Hall Building
70 Court Plaza
Asheville, NC 28801**

Check if there are workplaces on file that are not identified here.

7. Definitions of terms in the Non-procurement Suspension and Debarment common rule and Drug-Free Workplace common rule apply to this certification. Grantees' attention is called, in particular, to the following definitions from these rules:

"Controlled substance" means a controlled substance in Schedules I through V of the Controlled Substances Act (21 U.S.C. 812) and as further defined by regulation (21 CFR 1308.11 through 1308.15);

"Conviction" means a finding of guilt (including a plea of nolo contendere) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violations of the Federal or State criminal drug statutes;

"Criminal drug statute" means a Federal or non-Federal criminal statute involving the manufacture, distribution, dispensing, use, or possession of any controlled substance;

"Employee" means the employee of a grantee directly engaged in the performance of work under a grant, including: (i) All "direct charge" employees; (ii) all "indirect charge" employees unless their impact or involvement is insignificant to the performance of the grant; and (iii) temporary personnel and consultants who are directly engaged in the performance of work under the grant and who are on the grantee's payroll. This definition does not include workers not on the payroll of the grantee (e.g., volunteers, even if used to meet a matching requirement; consultants or independent contractors not on the grantee's payroll; or employees of subrecipients or subcontractors in covered workplaces).

APPLICATION FOR FEDERAL ASSISTANCE

Version 7/03

| | | | |
|---|----------------------------|--|---|
| 1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction | | 2. DATE SUBMITTED 5/12/2011 | Applicant Identifier |
| Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction | | 3. DATE RECEIVED BY STATE | State Application Identifier |
| | | 4. DATE RECEIVED BY FEDERAL AGENCY | Federal Identifier |
| 5. APPLICANT INFORMATION | | | |
| Legal Name: City of Asheville | | Organizational Unit: Department: Planning and Development | |
| Organizational DUNS: 071056451 | | Division: Community Development | |
| Address: Street: P.O. Box 7148 | | Name and telephone number of person to be contacted on matters involving this application (give area code) Prefix: Middle Name: First Name: Jeff | |
| City: Asheville | | Last Name Staudinger | |
| County: Buncombe | | Suffix: | |
| State: NC | Zip Code 28802 | Email: jstaudinger@ashevillenc.gov | |
| 6. EMPLOYER IDENTIFICATION NUMBER (EIN): 56-6000224 | | Phone Number (give area code) 828-259-5723 | Fax Number (give area code) 828-350-0035 |
| 8. TYPE OF APPLICATION: <input checked="" type="checkbox"/> New <input type="checkbox"/> Continuation <input type="checkbox"/> Revision If Revision, enter appropriate letter(s) in box(es) (See back of form for description of letters.) Other (specify) <input type="checkbox"/> <input type="checkbox"/> | | 7. TYPE OF APPLICANT: (See back of form for Application Types) C. Municipal Other (specify) | |
| 10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER: TITLE (Name of Program): 14-239 | | 9. NAME OF FEDERAL AGENCY: U.S. Department of Housing and Urban Development | |
| 12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.): City of Asheville | | 11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT: Asheville Regional Housing Consortium HOME Entitlement Program 2011-2012 | |
| 13. PROPOSED PROJECT Start Date: 07/01/2011 Ending Date: 08/30/2012 | | 14. CONGRESSIONAL DISTRICTS OF: a. Applicant 11 b. Project 11 | |
| 15. ESTIMATED FUNDING: | | 16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS? | |
| a. Federal | \$ 1,280,903 ⁰⁰ | a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON DATE: | |
| b. Applicant | \$ ⁰⁰ | b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372 | |
| c. State | \$ ⁰⁰ | <input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW | |
| d. Local | \$ ⁰⁰ | 17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT? | |
| e. Other | \$ 145,690 ⁰⁰ | <input type="checkbox"/> Yes if "Yes" attach an explanation. <input checked="" type="checkbox"/> No | |
| f. Program Income | \$ 93,933 ⁰⁰ | | |
| g. TOTAL | \$ 1,520,526 ⁰⁰ | | |
| 18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT. THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED. | | | |
| a. Authorized Representative | | | |
| Prefix Mr. | First Name Gary | Middle Name W. | |
| Last Name Jackson | | Suffix | |
| b. Title City Manager | | c. Telephone Number (give area code) 828-259-5604 | |
| d. Signature of Authorized Representative | | e. Date Signed 5-12-11 05 5-10-11 | |

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