

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



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

2014

*Adopted: April 22, 2014
for the fiscal year starting
July 1, 2014*

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Section I

SUMMARY OF SOURCES AND PROPOSED USES OF FUNDS

Consolidated Action Plan 2014 Funding Sources

CDBG

CDBG Entitlement Grant		\$955,989
Unbudgeted 2012-13 Income		0
Unbudgeted 2013-14 Program Income (estimate)		97,000
Estimated Program Income 2014-15		63,700
Land Sale	0	
Rents	48,000	
Loan Repayments	15,700	
Funds Available for Reallocation		58,000
TOTAL CDBG FUNDS Available For Allocation		\$1,174,689
Restricted CDBG Funds		
Estimated Program Income to Sub recipients		0
Estimated Section 108 Program Income (to be applied to repayment of S. 108 obligations)		69,229
Total Restricted CDBG funds		\$69,229
HOME		
HOME Entitlement Grant		\$1,009,187
Unbudgeted 2013-14 Program Income (estimate)		69,227
Estimated Program Income 2014-15		19,526
Home Funds for Reallocation		97,839
Home Contingency Balance		0
Total HOME Funds Available		\$1,195,779

Summary of Proposed Use of Funds									
Agency	Project	Project ID	CDBG	HOME	Other	Total			
CDBG									
<i>Housing</i>									
AAHH	Home Repair	1	49,902		132,427	182,329			
MHO	Tier I	2	75,000		259,612	334,612			
MHO	Tier II	3	75,000			75,000			
MHO	DPA	4	60,000		493,330	553,330			
<i>Housing Services</i>									
AAHH	Homeowner Education	5	60,720		255,880	316,600			
ABCCM	Housing Services HPRP	6	15,180		277,190	292,370			
HB	Pathways to Permanent Housing	7	85,000		658,150	743,150			
MHO	Lending Services	8	131,560		333,940	465,500			
<i>Economic Development</i>									
GO	Job Training and Placement	9	150,000		623,260	773,260			
MBW	Business Coaching for Entrepreneurs	10	70,840		4,000	74,840			
WWDF	Ujamaa Freedom Market	11	27,000		17,000	44,000			
<i>Public Services</i>									
ABCRC	Fair Housing	12	16,587		1,000	17,587			
ACSF	After School Program	13	26,811		127,676	154,487			
HB	AHOPE	14	50,265		479,996	530,261			
HM	Domestic Violence Svc	15	16,567		463,026	479,593			
OT	Financial Counseling	16	10,053		256,042	266,095			
PLS	Homelessness Prevention	17	50,265		514,390	564,655			
<i>Administration</i>									
COA	Program Administration	18	203,938			203,938			
TOTAL CDBG			1,174,689		4,896,919	6,071,607			

HOME									
Agency	Project	Project ID	CDBG	HOME	Other	Total			
<i>Asheville</i>									
AAHH	Shiloh Taft Avenue Project	19		10,000		10,000			
ABCCM	HPRP	20		10,674	272,370	283,044			
Biotat	Oak Hill Commons	21		100,000	2,148,330	2,248,330			
Givens	Gerber Village	22		100,000	14,200,518	14,300,518			
HB	TBRA	23		55,000	695,000	750,000			
<i>Buncombe County</i>									
HB	Buncombe HPRP	24		121,214	190,604	311,818			
<i>Henderson County</i>									
HB	Henderson HPRP	25		40,000	97,174	137,174			
<i>Madison County</i>									
MC	Rural Rehab	26		40,000	10,000	50,000			
<i>Transylvania County</i>									
WCCA	Transylvania TBRA	27		60,000		60,000			
<i>Community Housing Development Organization (CHDO)</i>									
HAC	Rosebay Apartments	28		425,000	6,901,483	7,326,483			
MHO	East Haven Apartments	29		100,000	5,235,753	5,335,753			
<i>Administration and Operating Funds</i>									
COA	Program Administration	30		118,891		118,891			
CHDO	CHDO Operating	31		15,000		15,000.00			
TOTAL HOME				1,195,779	29,751,232	30,947,011			
TOTAL CDBG & HOME				2,370,468	34,648,151	37,018,618			
<p>Agency Index: AAHH - Asheville Area Habitat for Humanity; ABCCM- Asheville Buncombe Community Christian Ministries; ABCRC – Asheville Buncombe Community Relations Council; ACSF- Asheville City Schools Foundation; CHDO - Community Housing Development Organization; COA - City of Asheville; GO- Green Opportunities; HAC - Housing Assistance Corporation; HB - Homeward Bound; HM - Helpmate; MBW - Mountain BizWorks; MC – Madison County; MHO - Mountain Housing Opportunities; OT- OnTrack; PLS-Pisgah Legal Services; WCCA- Western Carolina Community Action; WWDF- Women's Wellbeing and Development Foundation.</p>									

Section II

ACTION PLAN NARRATIVE

**CITY OF ASHEVILLE
CONSOLIDATED ACTION PLAN
Year Beginning July 1, 2014**

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 **\$1,174,689 in CDBG funds** and **\$1,195,779 in HOME funds**. These funds will be used to assist a total of 33 projects carried out by 16 local government agencies or non-profit subrecipients.

Distribution of Funds by Project Type

CDBG	# of Activities	\$ Amount	%
Housing Programs (incl. housing services and housing for homeless)	8	552,362	47%
Public Facilities & Infrastructure	0	0	0%
Public Services	6	170,548	15%
Economic Development	3	247,840	21%
Planning and Capacity Building	0	0	0%
Program Administration	1	203,938	17%
Debt Service	0	0	0%
CDBG TOTAL	17	1,174,689	100%
HOME			
New Construction for Homeownership	1	10,000	1%
New Construction (or conversion) for Rental	4	725,000	61%
Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale)	1	40,000	3%
Down Payment Assistance	0	0	0%
Tenant-Based Rent Assistance	5	286,888	24%
CHDO Pre-development Loans	0	0	0%
CHDO Operating Grants	1	15,000	1%
Program Administration	1	118,891	10%
HOME TOTAL	16	1,195,779	100%

Housing - (CDBG: \$552,362; HOME: \$1,061,888)

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 47% percent of CDBG funds are allocated for this purpose. Funding will assist 24 projects, producing, rehabbing or assisting 464 affordable housing units, significantly more than our annual goal of 240 units. Projects will be located throughout the Consortium area.

Four major new **rental developments, with a total of 254 units**, are proposed this year:

- Oak Hill Commons, located at New Leicester Highway in Asheville, will create 30 new units specifically for “hard-to-house” persons experiencing homelessness.

- Givens Estate Gerber Village Apartments, located at 2360 Sweeten Creek Road in Asheville, will create 120 new units for elders and persons with disabilities.
- The Rosebay Apartments, located at Pisgah Drive in Henderson County, will create 64 new units for families.
- The East Haven Apartments, located at 2240 US Highway 70 in Swannanoa in Buncombe County, will create 40 new units for families.

Asheville Area Habitat for Humanity was funded to develop 10 new homeownership units in the Shiloh neighborhood in the City of Asheville; and received CDBG funds to recruit and train homeowners for its HOME-assisted Eagles Landing development in Asheville. Mountain Housing Opportunities will assist four Asheville households with Down Payment Assistance.

Funding for **owner-occupied housing rehabilitation** continues in Madison County via Madison County in partnership with Madison County. Emergency Repair programs in Asheville operated by Mountain Housing Opportunities will receive continued funding. Asheville Area Habitat for Humanity will continue its Neighborhood Revitalization Program, supporting homeowners with needed home repairs in Asheville.

The use of HOME funds for **Tenant-Based Rental Assistance** has again expanded this year. The Consortium is primarily investing in TBRA to support Rapid Rehousing and Supported Housing programs. Two organizations- Homeward Bound and the Asheville Buncombe Community Christian Ministries will help households with the initial costs of accessing decent rental housing in Asheville and Buncombe County. Homeward Bound will expend TBRA resources in Henderson County, and Western Carolina Community Action will provide TBRA in Transylvania County. CDBG funds have also been allocated to Asheville 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.

\$15,000 of HOME funds are being granted this year to maintain and expand the development capacity of two Community Housing Development Organizations (CHDOs), Mountain Housing Opportunities and the Housing Assistance Corporation.

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	At least 100	254
Assistance with rent and/or relocation costs	50	153
Rehabilitation or repair of owner-occupied units (including acquisition/rehab/resale)	40	28
Rehabilitation of existing rental units	25	0
New Construction for Homeownership	15	25
Homeownership assistance only ("downpayment assistance")	10	4
Total units	240	464

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.

Housing Services (CDBG: Total included in Housing, above)

The HOME funded production of housing units and provision of tenant-based rental assistance is supported through CDBG funding for Housing Services. The City of Asheville continues to provide significant financial support to agencies working to prevent and end homelessness, as well as to organizations that are increasing the availability of affordable housing.

Public Services (CDBG: \$170,548)

Six programs are funded. Pisgah Legal Services, Homeward Bound and Helpmate provide services that help prevent or address homelessness; OnTrack continues to provide financial counseling services. The Asheville Buncombe Community Relations Council provides fair housing education and outreach to residents who may be facing housing discrimination. The Asheville City Schools Foundation has been CDBG-funded for the first time in support of their Middle-School after-school program. These programs will reach more than 2,490 people.

Economic Development (CDBG: \$247,840)

Mountain BizWorks will facilitate mentorships between low-income entrepreneurs and successful business coaches. A focus will be on recruiting and training African-American and Latino entrepreneurs. Green Opportunities has restructured its GO Training Team program based upon national best practices, with a two-tiered work-preparedness and skills training program. The Women's Well Being and Development Foundation will loan funds to the Ujamaa Freedom Market, a cooperative business delivering fresh food to public housing communities in Asheville. A total of 85 persons will be assisted through economic development activities.

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	1,390
Homeless Services	1,500 persons	1,000
Youth Services	80 persons	100
Small Business Job Creation and Retention	15 persons	2
Micro-Enterprise Assistance	40 persons	35
Job Training	40 persons	48

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

Administration, Planning and Capacity Building (CDBG: \$203,938; HOME: \$133,891)

The City of Asheville uses CDBG and HOME funds for program administration. The HOME funds include \$16,020 for Program Delivery costs.

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 **\$34,648,151** of leveraged federal and non-federal funds. For every \$1.00 of CDBG and HOME funds there will be an additional \$14.62 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, as a national DOT TIGER II Planning Grant awardee, and as a partner in the Grow-WNC initiative funded by the HUD Sustainable Communities Regional Planning Grant program, seeks to model sustainability practices in its planning and investments. 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.

The \$4 million rehabilitation of the former City-owned W.C. Reid Center by the Housing Authority of the City of Asheville (HACA) is one tangible result of the use of TIGER II funds. These funds helped leverage a \$3.9 million HUD Capital Grant for the project. This facility will open in the summer of 2014, and serve the community as a green jobs education and training center. Green Opportunities, a CDBG subrecipient (and CBDO) is a partner in the project, and its members are receiving hands-on job training throughout the project.

Geographic Distribution of Projects

A. City of Asheville

The first map in Section IV of the Plan shows the distribution of CDBG 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.

East of the Riverway Sustainable Communities Initiative

The City is completing its DOT TIGER II Planning Grant, specified for the “East of the Riverway” area. The Green Opportunities will target residents from the neighborhoods for their job-training program. The Ujamaa Freedom Market had its genesis in the Hillcrest Public Housing Community, and will serve residents in 700 public housing units in the East of the Riverway area. The Asheville City Schools Foundation After-School Program will be focused on the Asheville Middle School, located centrally in the East of the Riverway area.

B. The Consortium Area

The second map in Section IV shows the distribution of projects that will be supported with HOME funds. Activities will take place throughout Buncombe, Henderson, Madison and Transylvania counties. Some of the activities (rehabilitation, down payment 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 use their planning level to ensure equitable distribution of funds, overtime, for eligible and feasible projects.

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, 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*. Chronic homelessness has been reduced 84% since the inception of the 10-Year Plan. Now, Rapid Re-housing strategies are being implemented to address family and youth homelessness as well as for individuals experiencing shorter-term homelessness. The Homeless Initiative uses 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 and 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. Agencies across the Consortium access private and public funds to help prevent and end homelessness. This year, an estimated \$1,981,533 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, 13 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: \$753,985		
Program		Amount
Outreach		
HB- A-Hope Homeless Programs		50,265
Prevention Services & Financial Assistance for Homeowners		
Mountain Housing Opportunities – Housing Repair, Tier I		75,000
Mountain Housing Opportunities – Housing Repair, Tier II		75,000
Homeless Prevention/Housing Stabilization Services		
ABCCM- HPRP Asheville		15,000
Helpmate – Domestic Violence Services		16,567
HB – Supportive Housing Services (Chronic Homelessness)		85,000
Pisgah Legal Services		50,265
Short and Medium Term Financial Assistance		
ABCCM- HPRP Buncombe		10,674
WCCA-Tenant Based Rental Assistance Transylvania		60,000
Homeward Bound- Tenant Based Rental Assistance		55,000
Homeward Bound – HPRP Buncombe		121,214
Homeward Bound – Hendersonville Rapid Re-housing		40,000
Development of Rental Units		
Biotat, LLC – 30 Unit complex for chronically homeless		100,000

2014 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. Henderson County will receive its first funds this year through the Balance of State.

Program	Agency/Agencies	Amount
Total Continuum of Care Funds Available to NC501, Asheville Buncombe: \$1,075,776		
Continuum of Care Renewals: \$1,075,776		
A-Hope Day Center	Homeward Bound	142,560
A-Hope Supportive Housing Project	Homeward Bound	39,191
Bridge to Recovery	Housing Authority/Homeward Bound	179,686
NC-501 Planning Project	City of Asheville	13,971
Shelter Plus Care	Western Highlands/Homeward Bound	286,913
Woodfin Apartments	Housing Authority	80,778
HMIS Project	Carolina Homeless Information Network	67,500
Pathways to Permanent Housing: Extreme Needs	Homeward Bound	169,439
Pathways to Permanent Housing	Homeward Bound	24,999
Pathways to Permanent Housing 2	Homeward Bound	24,865
Pathways to Permanent Housing 3	Homeward Bound	22,603
Pathways to Permanent Housing 4	Homeward Bound	23,271

Emergency Solutions Grant (ESG): The City and its partners have received \$151,772 in Federal Emergency Solution Grant funds which are administered by the State of North Carolina. Of that amount, the City has provided sub-grants to four agencies for emergency response and housing stabilization services.

Emergency Solutions Grants: \$151,772	
Agency	Amount
<i>Emergency Response</i>	
Helpmate	26,559
Salvation Army	23,441
<i>Housing Stabilization</i>	
Asheville Buncombe Community Christian Ministries	25,195
Homeward Bound	76,577

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 Housing Authority is an active partner with the City of Asheville in the East of the Riverway sustainable communities' initiative. As described above, this partnership resulted in a \$3.9 million Capital Grants award to the Housing Authority for the Reid Center renovation. That renovation will be completed in the summer of 2014. HACA staff participated in the Scenario Planning process that has engaged diverse stakeholders in collaborative program development. HACA also participates as a member of the city's Affordable Housing Advisory Committee.

HACA maintains an active **homeownership program** for public housing residents and housing choice voucher holders. 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 a partner with Homeward Bound in the Pathways to Housing initiative. This program is a national model best practice in serving underserved populations.

The Housing Authority continues to assess its options for transformation of its oldest public housing communities. The City of Asheville is a partner in that process. The City of Asheville has assisted the Housing Authority's RAD process by accepting the role of responsible federal entity for the environmental review of the project.

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.

Fair housing complaints arising in the City and County are investigated by the North Carolina Human Relations Commission. The City has allocated \$16,587 of CDBG funds to the Asheville Buncombe Community Relations Council for fair housing outreach and marketing, in support of the compliance work of the NCHRC. Additionally, the North Carolina Human Relations Commission has partnered with the City of Asheville in the NCHLC's "Partnering to Develop a Comprehensive Fair Housing Outreach, Recruitment and Investigative Program," supported by a HUD FHAP grant. Outreach activities supported by this grant and with CDBG funds include preparation of fair housing awareness outreach materials, in English, Spanish and Russian; delivery of 10 fair housing outreach events; and ongoing provision of fair housing referral services. For the NCHRC program, the City is partnering with ABCRC and Land of Sky Regional Council.

Remove barriers to affordable housing. In accord with the Analysis of Impediments to Fair Housing, completed in 2013, the City of Asheville continues to review its Unified Development Ordinances and other policies to remove barriers to affordable housing. The City Affordable Housing Advisory Committee continues its work to make affordable housing more accessible in the City of Asheville.

Affirmative marketing for the HOME Program. The Asheville Regional Housing Consortium ensures that it and its sub-recipients follow the Consortium's adopted policy.

Foster and maintain affordable housing. The Housing section above outlines in detail how CDBG and HOME funds are being used to foster and maintain affordable housing.

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 16 of the 31 non-admin programs are significantly targeted to persons in poverty (#2,3,6,7,9,11,14,16,17,20,21,23,24,25,26,27).

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. The City/County Homeless Initiative, managed by the City's Community Development Division, 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.

Minority business outreach. Minority business outreach is required in all contracts for HOME funds. An excellent example of this at work is the outreach activity now underway by Mountain Housing Opportunities for the HOME funded Eagle Market Place project. Working closely with the project general contractor, Weaver Cooke Construction, MHO has developed a Minority Business Outreach Plan that includes the following elements:

- Research
- Outreach
- Proactive Recruitment
- Technical Assistance
- Financial Assistance Second Tier Strategy
- General Conditions Purchases
- Monitoring & Reporting

This plan will serve as a model to assist other CHDO's and subrecipients.

Citizen Participation

City Community Development staff began preparation for the Action Plan by holding a workshop for prospective applicants on December 4, 2013. Staff gave extensive one-on-one advice to several prospective applicants.

The CDBG and HOME application was again revised this year to make it easier to understand and complete. 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 2014 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 and on the City's website on March 21, 2014. Summaries were also published in the Hendersonville Tribune, The Madison County News Record & Sentinel, The Transylvania Times, and La Voz, a regional Spanish language newspaper, within a week of that publication date. No written comments were received. The public hearing took place on April 22, 2014 at the regularly scheduled meeting of Asheville City Council. No comments were made at the meeting. The plan was approved by Council on April 22, 2014.

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.

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, 2014, while the larger housing developments may not be finally completed until 2015 or 2016.

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, 2014, 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, 2011, the total net match credit stood at \$7,844,131, after meeting the 2010-11 match liability of \$336,945.80. 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)

When HOME funds are used to assist homeownership regulations require that the unit remain affordable for a minimum period, specified in the following table, regardless of subsequent sales:

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.**

A new Recapture policy was approved by the Consortium and HUD in 2013.

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). Currently, CHDO funds are 44% of HOME allocations, which exceeds that requirement as can be seen in the table below.

CHDO	Activity/Project	Project ID	HOME Funds (\$)
Housing Assistance Corporation	Rosebay Apartments	28	425,000
Mountain Housing Opportunities	East Haven Apartments	29	100,000
	Total CHDO Allocation:		525,000

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 for new grants in 2014-15 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 and HOME program income received 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	Proposed Monitoring in 2014-2015
AAHH	Home Repair	Medium	On-site review, progress report
MHO	Tier I Home Repair	Low	Progress report
MHO	Tier II Home Repair	Low	Progress report
MHO	Down Payment Assistance	Low	Progress report
AAHH	Homeowner Education	Low	Progress report, compliance
ABCCM	HPRP	Low	Progress report
Homeward Bound	Pathways to Permanent Housing	Low	On-site review, inspections
MHO	Lending Services	Low	Progress Report
Green Opportunities	GO Job Training and Placement	Medium	Desk Review
Mountain BizWorks	Business Coaching for Entrepreneurs	Medium	Progress report, compliance
WWDF	Ujamaa Freedom Market	High	Desk Review, compliance
ABCRC	Fair Housing Outreach and Education	Low	Progress report
ACSF	After School Program	High	On-site review, inspections
Homeward Bound	AHOPE Homeless Programs	Low	Progress report
Helpmate	Domestic Violence Services	Low	Progress report
On Track	Financial Counseling	Low	Progress report
PLS	Homelessness Prevention	Low	Progress report

HOME Monitoring

Agency	Programs	Risk Factor	Proposed Monitoring in 2014-2015
AAHH	Shiloh Taft Avenue Project	Medium	On-site review, compliance
ABCCM	HPRP Asheville	Medium	On-site review, compliance
Biotat	Oak Hill Commons	High	On-site review, inspections
Givens Estate	Gerber Village-Phase I	Medium	On-site review, inspections
Homeward Bound	TBRA - Asheville	Low	Progress report
Homeward Bound	HPRP Buncombe	Medium	Desk review, compliance
Homeward Bound	HPRP Henderson	Medium	Desk review, compliance
Madison County	Rural Rehab	Medium	On-site review, inspections
WCCA	TBRA Transylvania	Medium	On-site review, compliance
HAC	Rosebay Apartments	Medium	On-site review, inspections
MHO	East Haven Apartments	Medium	On-site review, inspections
CHDO operating expenses	CHDO operating expenses	Low	Progress report

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	Jun-12	Aug-10	9001445
Laurel Bridge Apartments	Asheville	10	1996	May-09	May-09	10431
Excelsior Apartments	Brevard	116	1997	Jun-13	Jun-13	9001288
River Glen Apartments	Arden	106	1998	Sep-12	Jun-12	9001349
Overlook Apartments	Asheville	229	1999	Jul-12	Aug-10	9001444
Laurel Wood Apartments	Asheville	229	1999	Oct-10	Oct-10	
Wind Ridge	Asheville	360	2001	Jun-12	Aug-10	9001345

Apartments						
Dunbar Place Apartments	Asheville	495	2002	Jun-11	Jul-12	9002105
Compton Place Apartments	Asheville	512	2003	Jun-12	Aug-10	9001397
Hillside Commons	Hendersonville	517	2003	Oct-11	Sep-11	9001398
LIFE House Apartments	Asheville	528	2004	Oct-10	Aug-11	9002117
Battery Park Apartments	Asheville	597	2005	May-12	Jun-12	9002245
Northpoint Commons Apartments	Woodfin	510	2005	Oct-11	May-12	9001406
Woodfin Apartments	Asheville	631	2006	Jun-09	Jun-09	11475
Griffin Apartments	Asheville	620	2006	May-10	Aug-11	9001413
Highland View Apartments	Hendersonville	643	2006	Apr-10	Sep-11	9001411
Mainstay Manor	Hendersonville	679	2007	Aug-10	Aug-10	11757
English Hills	Brevard	641	2007	Mar-12	Aug-11	9001314
Vanderbilt Apartments	Asheville	697	2008	Dec-13	Jun-12	9002246
Independence Cottages	Asheville	632	2008	May-13	May-13	11474
Sugar Hill Apartments	Hendersonville	559	2008	Jul-10	Sep-11	9000670
Northpoint Commons Apartments II	Woodfin	564	2008	Sep-11	May-12	9001416
Crowell Park Apartments	Asheville	736	2006	Jul-12	May-10	9001412
Glen Rock Apartments	Asheville	760	2011	June-13	May-12	9002708
Skyland Senior Apartments	Asheville	857	2011	May-11	May-12	9002732
Westmore Apartments	Asheville	921	2011	Nov-11	N/A	TBD

Section III

DETAILS OF PROPOSED PROJECTS

1	Asheville Area Habitat for Humanity : Home Repair		
<p>Description: Asheville Area Habitat for Humanity's (AAHH) Home Repair program utilizes a sliding scale 0% interest repayment schedule and volunteer labor to help the poorest homeowners remediate immediate safety and accessibility issues, keeping families in their homes, improving life and health, and enhancing neighborhoods.</p>			
<p>Projected Program Outcomes: 10-12 households will benefit from stabilized unsafe conditions in their 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 in our community.</p> <p>HUD Performance Outcome Statement: 10 to 12 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	\$ 49,902
Eligibility Citation:	570.202	HOME	\$ 0
National Objective:	LMH 570.208(a)(3)	Program Income	\$ 3,577
Accomplishment Goal:	12 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 128,850
End Date:	6/30/2015	Total:	\$ 182,329
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 Area Habitat for Humanity 33 Meadow Road Asheville, NC 28803	
		Mr. Lew Kraus, Executive Director Phone: (828)251-5702	

2	Mountain Housing Opportunities : Emergency Home Repair Tier I		
Description: Repair of imminent threats to life, health and safety in homes owned and occupied by low income elderly, disabled, single parent, or large families with three or more dependent children.			
<p>Projected Program Outcomes: 12 households will benefit from stabilized conditions in their 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 in our community.</p> <p>HUD Performance Outcome Statement: 12 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	\$ 75,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMH 570.208(a)(3)	Program Income	\$ 0
Accomplishment Goal:	12 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 259,612
End Date:	6/30/2015	Total:	\$ 334,612
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	
		Mr. Lee DeVico, Repair Manager Phone: (828) 254-4030	

3	Mountain Housing Opportunities : Emergency Home Repair Tier II		
<p>Description: Repair of imminent threats to life, health and safety in homes owned and occupied by low income, special needs individuals and families with small children whose housing repair needs go beyond the scope of Emergency Repair Tier I, stabilizing the home for 3-5 years by investing \$5,000-\$15,000 in needed repairs.</p>			
<p>Projected Program Outcomes: 4 households will benefit from stabilized conditions in their homes. The imminent threats 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 in our community.</p> <p>HUD Performance Outcome Statement: 4 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	\$ 75,000
Eligibility Citation:	570.202	HOME	\$
National Objective:	LMH 570.208(a)(3)	Program Income	\$ 0
Accomplishment Goal:	4 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 75,000
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	
		Mr. Lee DeVico, Repair Manager Phone: (828) 254-4030	

4	Mountain Housing Opportunities : Downpayment 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	\$ 60,000
Eligibility Citation:	570.201(n)	HOME	\$
National Objective:	LMH 570.208(a)(3)	Program Income	\$ 15,000
Accomplishment Goal:	4 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 478,330
End Date:	6/30/2015	Total:	\$ 553,330
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	
		Mr. Mike Vance, Loan Fund Manager Phone: (828) 254-4030	

5	Asheville Area Habitat for Humanity : Homeowner Education & Family Services
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Description: Asheville Area Habitat for Humanity will qualify and educate low income households for the homeownership program. 200 hours of sweat equity is required of each adult household member. 50+ hours of coursework in money management, home maintenance, predatory lending, and homebuyer education are included.

Projected Program Outcomes: 15 households will gain knowledge in money management, home maintenance, homeownership, financial planning, and predatory lending. 15 households will purchase affordable homes with 0% interest mortgages.

HUD Performance Outcome Statement: 15 households will gain access to affordable homeownership and homeownership support services.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14J) Housing Services	CDBG	\$ 60,720
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMC 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	15 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 255,880
End Date:	6/30/2015	Total:	\$ 316,600
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		Asheville Area Habitat for Humanity 33 Meadow Road Asheville, NC 28803	
		Mr. Lew Kraus, Executive Director Phone: (828)251-5702	

6	Asheville Buncombe Community Christian Ministry : Housing Services		
Description: Provide housing services and case management to ensure stability and sustainability for households who are homeless or at risk of homelessness in conjunction with HOME Tenant Based Rental Assistance.			
Projected Program Outcomes: 70 persons or 28 households who are on the verge of homelessness, or who are currently homeless, will be rapidly re-housed through the support services and tenant based rental assistance and will obtain stable housing.			
HUD Performance Outcome Statement: 70 persons who are at-risk of homelessness will have access to support services.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14J) Housing Services	CDBG	\$ 15,180
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMC 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	70 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 277,190
End Date:	6/30/2015	Total:	\$ 292,370
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		Asheville Buncombe Community Christian Ministry 30 Cumberland Avenue Asheville, NC 28801	
		Mr. Scott Rogers, Executive Director Phone: (828) 259-5300	

7	Homeward Bound : Pathways to Permanent Housing		
<p>Description: In support of the community's 10-Year Plan to End Homelessness, the PPH program assists homeless individuals and families to find and procure safe, affordable, permanent housing, providing appropriate financial assistance matched to the household's needs and intensive case management services to help them maintain their homes long term.</p>			
<p>Projected Program Outcomes: 70 homeless individuals will stabilize by moving from the streets or shelters into permanent supportive housing. 35 formerly homeless individuals will stabilize by remaining in housing for at least one year. 30 will increase their independence by obtaining employment or public benefits.</p> <p>HUD Performance Outcome Statement: 100 persons will receive services for the purpose of obtaining decent affordable housing.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14J) Housing Services	CDBG	\$ 85,000
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMC 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	100 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 658,150
End Date:	6/30/2015	Total:	\$ 743,150
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 218 Patton Avenue Asheville, NC 28801	
		Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1695	

8	Mountain Housing Opportunities : Lending Services		
Description: Provide services related to the construction, rehabilitation, and maintenance of HOME-assisted and CDBG-assisted affordable housing, including client intake, project development, and property management.			
Projected Program Outcomes: 240 low income persons (160 households) will obtain affordable rental housing. 15 persons (6 households) will achieve homeownership.			
HUD Performance Outcome Statement: 255 persons (166 households) will receive services for the purpose of accessing safe, decent, energy-efficient affordable housing.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14J) Housing Services HOME program	CDBG	\$ 131,560
Eligibility Citation:	570.201(k)	HOME	\$
National Objective:	LMH 570.208(a)(3)	Program Income	\$ 0
Accomplishment Goal:	166 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 333,940
End Date:	6/30/2015	Total:	\$ 465,500
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. Cindy Visnich Weeks, Director of Community Investments Phone: (828) 254-4030	

9

Green Opportunities : Job Training and Placement

Description: GO's Green Jobs Training and Placement services will provide incentivized technical and life skills training and support to 70 low-income individuals as a pathway to sustained employment, post-secondary education, and entrepreneurship.

Projected Program Outcomes: 65 persons will improve their job skills, life skills, and overall work readiness. 60 persons will improve their self-sufficiency and access to resources. 48 persons will improve their financial well-being through acquisition and retention of employment and/or increased academic achievement through enrollment in post-secondary education.

HUD Performance Outcome Statement: 70 persons will have access to employment training services for the purpose of creating a suitable living environment.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(18A) Economic Development: Technical Assistance	CDBG	\$ 150,000
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMH 570.208(a)	Program Income	\$ 0
Accomplishment Goal:	70 persons	City of Asheville	\$ 25,000
Start Date:	7/1/2014	Other:	\$ 598,260
End Date:	6/30/2015	Total:	\$ 773,260
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		Green Opportunities 216-B Livingston Street Asheville, NC 28801	
		Mr. Dan Leroy, Co-Director Phone: (828) 398-4158	

10	Mountain BizWorks : Business Coaching for Entrepreneurs		
<p>Description: MBW will provide high-quality, business coaching to low and moderate income entrepreneurs in Asheville. Our coaching will help entrepreneurs develop their concepts, write business plans, explore funding options, secure capital, and plan for long-term sustainability.</p>			
<p>Projected Program Outcomes: 100 persons will have access to high quality, pre and post loan business coaching. 35 persons will launch, sustain, or expand their business. 35 persons will increase their family incomes, retain, or create jobs.</p> <p>HUD Performance Outcome Statement: 100 persons will have access to training and technical support services for the purpose of creating economic opportunities.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(18C) Micro-Enterprise Assistance	CDBG	\$ 70,840
Eligibility Citation:	570.201(o)	HOME	\$
National Objective:	LMH 570.208(a)(2)	Program Income	\$ 4,000
Accomplishment Goal:	100 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 74,840
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	
		Mr. Nathan Harlan, Director Phone: (828) 253-2834	

11	Women's Wellbeing & Development Foundation : Ujamaa Freedom Market		
<p>Description: The Women's Wellbeing Development Foundation will provide a micro-enterprise business loan for the first year operations of the Ujamaa Freedom Market, a worker-owned cooperative mobile market that provides fresh, health food and household necessities to low and moderate income communities in Asheville.</p>			
<p>Projected Program Outcomes: 2 persons will create and maintain full-time self employment for a period of no less than 6 months through the operation of the Ujamaa Freedom Market.</p> <p>HUD Performance Outcome Statement: Two low-income persons will have access to employment for the purpose of creating a suitable living environment.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(18C) Micro-Enterprise Assistance	CDBG	\$ 27,000
Eligibility Citation:	570.203(b)	HOME	\$
National Objective:	LMH 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	2 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 17,000
End Date:	6/30/2015	Total:	\$ 44,000
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		Women's Wellbeing & Development Foundation 22 Ravenscroft Drive Asheville, NC 28801	
		Ms. C. Nicole Hinebaugh, Program Director Phone: (828) 255-8777	

12	Asheville Buncombe Community Relations Council : Fair Housing Outreach and Education		
Description: Educate and engage populations that may be vulnerable to unlawful housing discrimination through outreach, education, and referral services. Provide client services guiding individuals through the process of filing a complaint with the North Carolina Human Relations Commission.			
Projected Program Outcomes: 30 people with disabilities, 15 people who are racial or cultural minorities, and 5 women with children will receive support, resources, referral and education services to aid them to resolve issues of inequity and improve their housing situation.			
HUD Performance Outcome Statement: 50 people will receive support, resources, referral and education services to aid them to resolve issues of inequity and improve their housing situation.			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05) Public Services	CDBG	\$ 16,587
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMC 570.208(a)	Program Income	\$ 0
Accomplishment Goal:	50 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 1,000
End Date:	6/30/2015	Total:	\$ 17,587
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 204 Asheville, NC 28801	
		Ms. Lucia Daugherty, Program Director Phone: (828)252-4713	

13

Asheville City School Foundation : After School Program

Description: The In Real Life program provides high quality after school programming to low income students at the Asheville Middle School. This program allows low income students to get academic help, participate in community service, sports, and arts activities in order to enhance academic skills and increase success in all aspects of life while enhancing social and emotional health.

Projected Program Outcomes: 100 low income middle school students will achieve increased academic proficiency as a result of the IRL program. 35 struggling students will achieve increased or maintain social emotional health. 15 highly at-risk vulnerable students will achieve improved school day attendance and/or behaviors.

HUD Performance Outcome Statement: 100 low income students will have access to education support services for the purpose of improving academic proficiency, social-emotional health, and/or school day attendance or school behavior.

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05D) Youth Services	CDBG	\$ 26,811
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMH 570.208(a)	Program Income	\$ 0
Accomplishment Goal:	100 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 127,676
End Date:	6/30/2015	Total:	\$ 154,487
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		Asheville City School Foundation P O Box 3196 Asheville, NC 28801	
		Ms. Kate Pett, Executive Director Phone: (828)350-6134	

14

Homeward Bound : AHOPE Day Center

Description: The A HOPE Center serves as the front door for individuals experiencing homelessness in our community to seek and gain access to necessary basic and supportive services on their road out of homelessness and into permanent housing. A HOPE case managers work individually with clients to meet both immediate and long term needs with the ultimate goal of ending and preventing homelessness in our community.

Projected Program Outcomes: 3,000 homeless persons or persons at risk of homelessness will receive day services. Of those served: 450 persons will increase their income by obtaining at least one form of public benefit (SSI, Food Stamps, Medicaid, etc). 100 persons will stabilize by obtaining permanent housing. 475 persons will access one form of mental health or substance abuse treatment.

HUD Performance Outcome Statement: 750 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	\$ 50,265
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMC 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	750 persons	City of Asheville	\$ 25,000
Start Date:	7/1/2014	Other:	\$ 454,996
End Date:	6/30/2015	Total:	\$ 530,261
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 218 Patton Avenue Asheville, NC 28801	
		Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1695	

15	Helpmate : Domestic Violence Services		
<p>Description: Helpmate provides shelter and intensive case management to victims of domestic abuse. The program includes emergency intakes and coordinates post-crisis services such as permanent housing, legal remedies, and mental health/substance abuse services to promote long-term healing and safety from abuse.</p>			
<p>Projected Program Outcomes: 104 persons experiencing domestic violence will access shelter services. 70 adult survivors of domestic violence will show greater self-sufficiency as evidenced by completing at least 1 of 3 goals on their case management plan. 150 persons will be shielded from violence for at least 5,000 total bed nights.</p> <p>HUD Performance Outcome Statement: 150 persons who are victims of domestic abuse will have access to support services for the purpose of providing a suitable living environment.</p>			
ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05G) Public Services for Battered & Abused Spouses	CDBG	\$ 16,567
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMC 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	150 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 463,026
End Date:	6/30/2015	Total:	\$ 479,593
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 28801	
		Ms. April Burgess-Johnson, Executive Director Phone: (828) 254-2968	

16**OnTrack : Financial Education & Counseling**

Description: Through OnTrack's budget and credit counseling and education, low to moderate income individuals will learn to create realistic household budgets, develop a system for tracking expenses, understand their credit reports, and create credit improvement plans to stabilize their finances and reach their money and housing goals.

Projected Program Outcomes: 1,190 low to moderate income persons will improve their financial well-being through one-on-one financial counseling. At least 85% of clients will report that they are able to refine and modify their budget to focus on meeting their prioritized living expenses and other financial objectives.

HUD Performance Outcome Statement: 1,190 persons will have access to support services for the purpose of improving their financial well-being.

ELIGIBILITY**FUNDING SOURCES**

HUD Matrix Code:	(05) Public Services	CDBG	\$ 10,053
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Eligibility Citation:	570.201(e)	HOME	\$
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National Objective:	LMH 570.208(a)	Program Income	\$ 0
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Accomplishment Goal:	1,190 persons	City of Asheville	\$ 0
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Start Date:	7/1/2014	Other:	\$ 256,042
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End Date:	6/30/2015	Total:	\$ 266,095
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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

OnTrack Financial Education & Counseling
 50 South French Broad, Suite 227
 Asheville, NC 28801

Ms. Celeste Collins, Executive Director
 Phone: (828) 255-5166

17

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: Prevent or delay unnecessary evictions or foreclosures for 400 people. Stabilize housing for 126 people by obtaining or protecting housing they can afford. Improve the quality of 44 residents' housing conditions to maintain a safe environment for themselves and their families.

HUD Performance Outcome Statement: 410 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	\$ 50,265
Eligibility Citation:	570.201(e)	HOME	\$
National Objective:	LMH 570.208(a)(2)	Program Income	\$ 0
Accomplishment Goal:	410 persons	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 514,390
End Date:	6/30/2015	Total:	\$ 564,655
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	

18**City of Asheville : Program Administration**

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	\$ 203,938
Eligibility Citation:	570.206	HOME	\$
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	n/a	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 203,938
Location / Service Area / Beneficiaries:		Administered By:	
City of Asheville Help the homeless? n/a Help persons with HIV / AIDS? n/a Help persons with Special Needs? n/a		City of Asheville P O Box 7148 Asheville, NC 28802	
		Mr. Jeff Staudinger, Community Development Director Phone: (828) 259-5723	

19

Asheville Area Habitat for Humanity : Shiloh Taft Avenue Project

Description: Build 10 new, affordable, GreenBuilt NC and System Vision certified homes to be sold at 0% interest loans to qualified families and individuals making 30-70% of AMI.

Projected Program Outcomes: 10 qualified households will purchase new affordable workforce homes. 10 households will obtain energy-efficient affordable housing options. 10 new low-income homeowners will be prepared for homeownership through 50+ hours of education.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 10,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	10 Households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 10,000
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		Asheville Area Habitat for Humanity 33 Meadow Road Asheville, NC 28803	
		Mr. Lew Kraus, Executive Director Phone: (828)251-5702	

20

**Asheville Buncombe Community Christian Ministry :
Homeless Prevention and Rapid Re-housing**

Description: This program will provide Tenant Based Rental Assistance to prevent the homelessness of those imminently losing their housing by providing short-term rental assistance, or rapidly re-house the homeless through helping provide the necessary deposits and/or rent to move in.

Projected Program Outcomes: 28 low income households will receive tenant based rental assistance and obtain stable housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY

FUNDING SOURCES

HUD Matrix Code:

(05S) Tenant Based Rental Assistance

CDBG

\$

Eligibility Citation:

n/a

HOME

\$ 10,674

National Objective:

n/a

Program Income

\$ 0

Accomplishment Goal:

28 households

City of Asheville

\$ 0

Start Date:

7/1/2014

Other:

\$ 272,370

End Date:

6/30/2015

Total:

\$ 283,044

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

Asheville Buncombe Community Christian Ministry
30 Cumberland Avenue
Asheville, NC 28801

Mr. Scott Rogers, Executive Director
Phone: (828) 259-5300

21

Biotat, LLC : Oak Hill Commons

Description: Build 30 new one-bedroom rental units to house the 'Hardest to House' homeless. The development will include space for on-site homelessness prevention support services.

Projected Program Outcomes: 30 chronically homeless households will receive housing. 30 households will receive supportive services. 30 households will achieve a reduction in homeless cycling through the ER, county jail, and public housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 100,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	30 Households	City of Asheville	\$ 58,106
Start Date:	7/1/2014	Other:	\$ 2,090,224
End Date:	6/30/2015	Total:	\$ 2,248,330
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		Biotat, LLC P O Box 1948 Asheville, NC 28802	
		Mr. Ward Griffin, Member Manager Phone: (828) 367-1490	

22

Givens Estates : Gerber Village Phase I

Description: Build 120 transit-friendly rental apartments for seniors 55 years and older, and disabled persons, who are below 60% AMI.

Projected Program Outcomes: 120 low and moderate income senior households will have access to affordable housing. 120 households will have access to supportive services and more accessible ADA compliant housing.
 HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 100,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	120 Households	City of Asheville	\$ 500,000
Start Date:	7/1/2014	Other:	\$ 13,700,518
End Date:	6/30/2015	Total:	\$ 14,300,518
Location / Service Area / Beneficiaries:		Administered By:	
Buncombe Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Givens Estates, Inc. 2360 Sweeten Creek Road Asheville, NC 28803	
		Ms. Teresa Stephens, Affordable Housing Director Phone: (828) 771-2204	

23

Homeward Bound : TBRA

Description: The Tenant-Based Rental Assistance project provides deposit, rental, and utility assistance to the hardest-to-house, hardest-to-keep housed individuals in the community for up to 24 months. Along with financial assistance, Homeward Bound's Pathways to Permanent Housing program provides in-home, intensive case management services that address clients' barriers to maintaining permanent housing long-term.

Projected Program Outcomes: 10 homeless individuals will stabilize by moving into permanent supportive housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05S) Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 55,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	10 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 695,000
End Date:	6/30/2015	Total:	\$ 750,000
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 218 Patton Avenue Asheville, NC 28801	
		Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1695	

24

Homeward Bound : Buncombe HPRP

Description: The Homelessness Prevention and Rapid Re-housing Program (HPRP) provides financial assistance and housing stabilization services to prevent individuals and families from becoming homeless and to help those experiencing homelessness be quickly placed into permanent housing and stabilize.

Projected Program Outcomes: 49 homeless households will stabilize by moving from the streets and shelters into permanent housing. 16 Households will avoid homelessness by receiving housing stabilization services and retaining existing permanent housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05S) Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 121,214
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	65 Households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 190,604
End Date:	6/30/2015	Total:	\$ 311,818
Location / Service Area / Beneficiaries:		Administered By:	
Buncombe Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Homeward Bound 218 Patton Avenue Asheville, NC 28801	
		Mr. Brian K. Alexander, Executive Director Phone: (828) 258-1695	

25

Homeward Bound : Henderson HPRP

Description: The Homelessness Prevention and Rapid Re-housing Program (HPRP) provides financial assistance and housing stabilization services to prevent individuals and families from becoming homeless and to help those experiencing homelessness be quickly placed into permanent housing and stabilize.

Projected Program Outcomes: 40 households will stabilize by moving from the streets and shelters into permanent housing and receiving housing stabilization services.

HUD Performance Outcome Statement: n/a

ELIGIBILITY

FUNDING SOURCES

HUD Matrix Code:	(05S) Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 40,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	40 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 97,174
End Date:	6/30/2015	Total:	\$ 137,174

Location / Service Area / Beneficiaries:

Administered By:

Henderson
 Help the homeless? Yes
 Help persons with HIV / AIDS? No
 Help persons with Special Needs? No

Homeward Bound
 218 Patton Avenue
 Asheville, NC 28801

Mr. Brian K. Alexander, Executive Director
 Phone: (828) 258-1695

26**Madison County : Rural Rehabilitation**

Description: Rehabilitation of 2 homes belonging to extremely low or very low income residents with special needs. Homes will be brought up to code in order to eliminate threat to life, health, or safety of residents.

Projected Program Outcomes: 2 owner occupied housing units will be rehabilitated for extremely low or very low income special needs households eliminating threats to life, health, or safety of the residents and preserving affordable housing stock in the community.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(14A) Rehab: Single-Family Residential	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 40,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	2 Households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 10,000
End Date:	6/30/2015	Total:	\$ 50,000
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	
		Mr. Allen Lamberson, County Manager Phone: (828) 649-2854	

27

Western Carolina Community Action : Transylvania TBRA

Description: The Tenant-Based Rental Assistance program provides up to 6 months of TBRA assistance to homeless families to assist them in securing stable, permanent housing.

Projected Program Outcomes: 24 homeless households will stabilize by moving from homelessness into permanent supportive housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(05S) Tenant Based Rental Assistance	CDBG	\$
Eligibility Citation:	n/a	HOME	\$ 60,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	24 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 60,000
Location / Service Area / Beneficiaries:		Administered By:	
Transylvania Help the homeless? Yes Help persons with HIV / AIDS? No Help persons with Special Needs? Yes		Western Carolina Community Action 220 King Creek Blvd. Hendersonville, NC 28792 Ms. Sheryl Fortune, Housing Director Phone: (828) 693-1711	

28

Housing Assistance Corporation : Rosebay Apartments

Description: Build 64 units of affordable workforce rental housing in Henderson County available to households earning 60% AMI or less.

Projected Program Outcomes: 64 households earning 60% AMI or less will obtain affordable housing. 64 households will live within close proximity to shopping, employment, services, schools, and churches. 64 households will live in safe, energy-efficient rental units.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	570.204(a)	HOME	\$ 425,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	64 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 6,901,483
End Date:	6/30/2015	Total:	\$ 7,326,483
Location / Service Area / Beneficiaries:		Administered By:	
Henderson Help the homeless? No Help persons with HIV / AIDS? No Help persons with Special Needs? No		Housing Assistance Corporation 602 Kanuga Road Hendersonville, NC 28739	
		Ms. Noelle McKay, Executive Director Phone: (828) 692-4744	

29

Mountain Housing Opportunities : East Haven Apartments

Description: Build a 40-unit affordable rental housing community for low income families making 60% or less AMI.

Projected Program Outcomes: 40 households earning 60% AMI or less will obtain affordable rental housing. 20 households will have fewer commuting miles compared to their previous residence. 4 disabled households will obtain affordable rental housing.

HUD Performance Outcome Statement: n/a

ELIGIBILITY		FUNDING SOURCES	
HUD Matrix Code:	(12) Construction of Housing	CDBG	\$
Eligibility Citation:	570.204(a)	HOME	\$ 100,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	40 households	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 5,235,753
End Date:	6/30/2015	Total:	\$ 5,335,753
Location / Service Area / Beneficiaries:		Administered By:	
Buncombe 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	
		Mr. James Dennis, Rental Development Officer Phone: (828) 254-4030	

30**City of Asheville : Program 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	\$ 0
Eligibility Citation:	n/a	HOME	\$ 118,891
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	n/a	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 118,891

Location / Service Area / Beneficiaries:**Administered By:**

Consortium-wide
 Help the homeless? n/a
 Help persons with HIV / AIDS? n/a
 Help persons with Special Needs? n/a

City of Asheville
 P O Box 7148
 Asheville, NC 28802
 Mr. Marvin Feinblatt, Community Development
 Financial Analyst
 Phone: (828) 259-5723

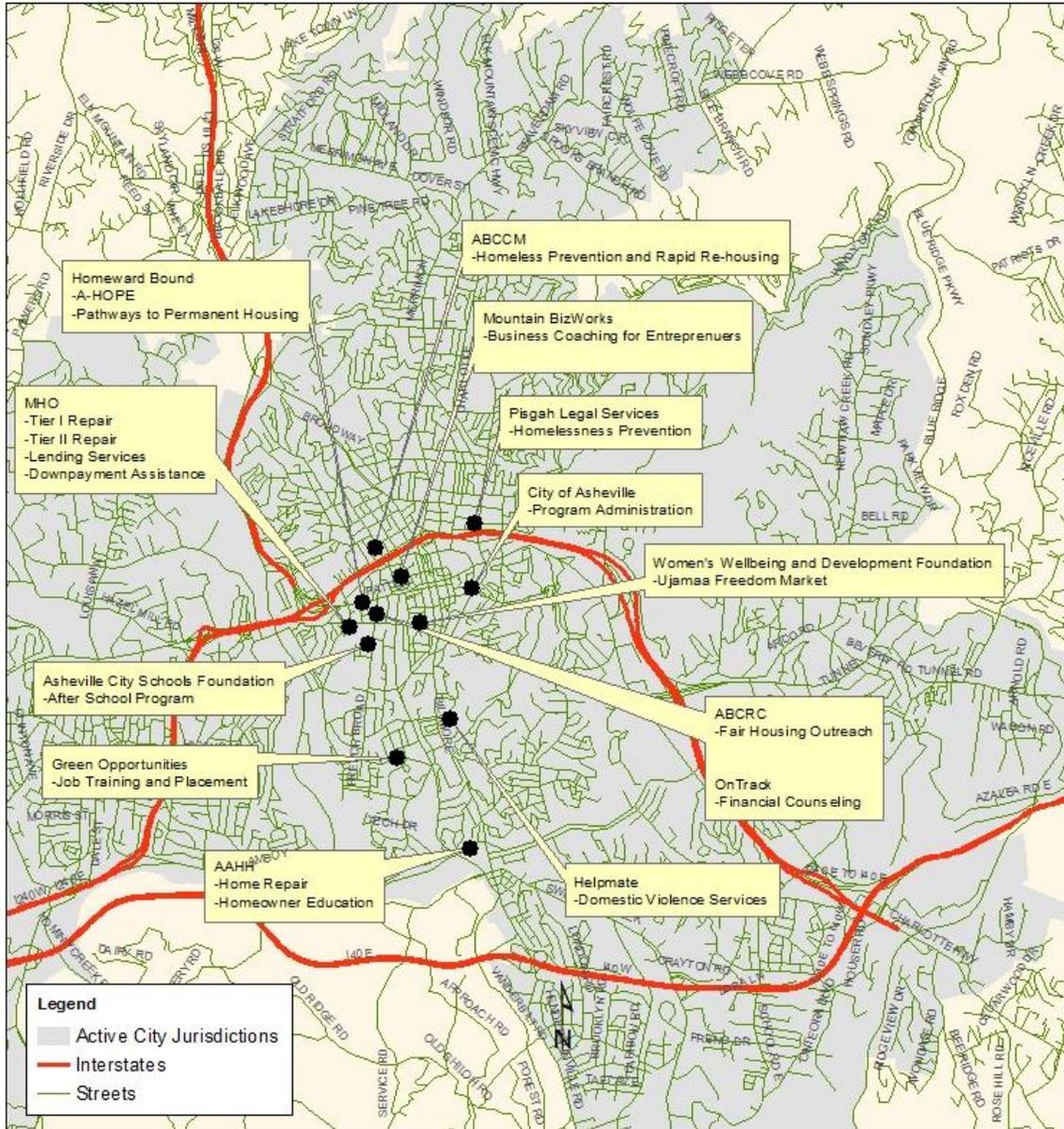
31	City of Asheville : CHDO Operating Expenses		
Description: Operating funds for two CHDOs in the Consortium's area who are actively developing and managing HOME-assisted housing. Funds are divided equally between Mountain Housing Opportunities and the Housing Assistance Corporation.			
Projected Program 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	\$ 15,000
National Objective:	n/a	Program Income	\$ 0
Accomplishment Goal:	n/a	City of Asheville	\$ 0
Start Date:	7/1/2014	Other:	\$ 0
End Date:	6/30/2015	Total:	\$ 15,000
Location / Service Area / Beneficiaries:		Administered By:	
Consortium-wide Help the homeless? n/a Help persons with HIV / AIDS? n/a Help persons with Special Needs? n/a		City of Asheville P O Box 7148 Asheville, NC 28801	
		Mr. Jeff Staudinger, Community Development Director Phone: (828) 259-5723	

Section IV

MAPS

Proposed CDBG Projects 2014-2015
City of Asheville, North Carolina

Prepared by the City of Asheville
 Community Development Division
 May 2014

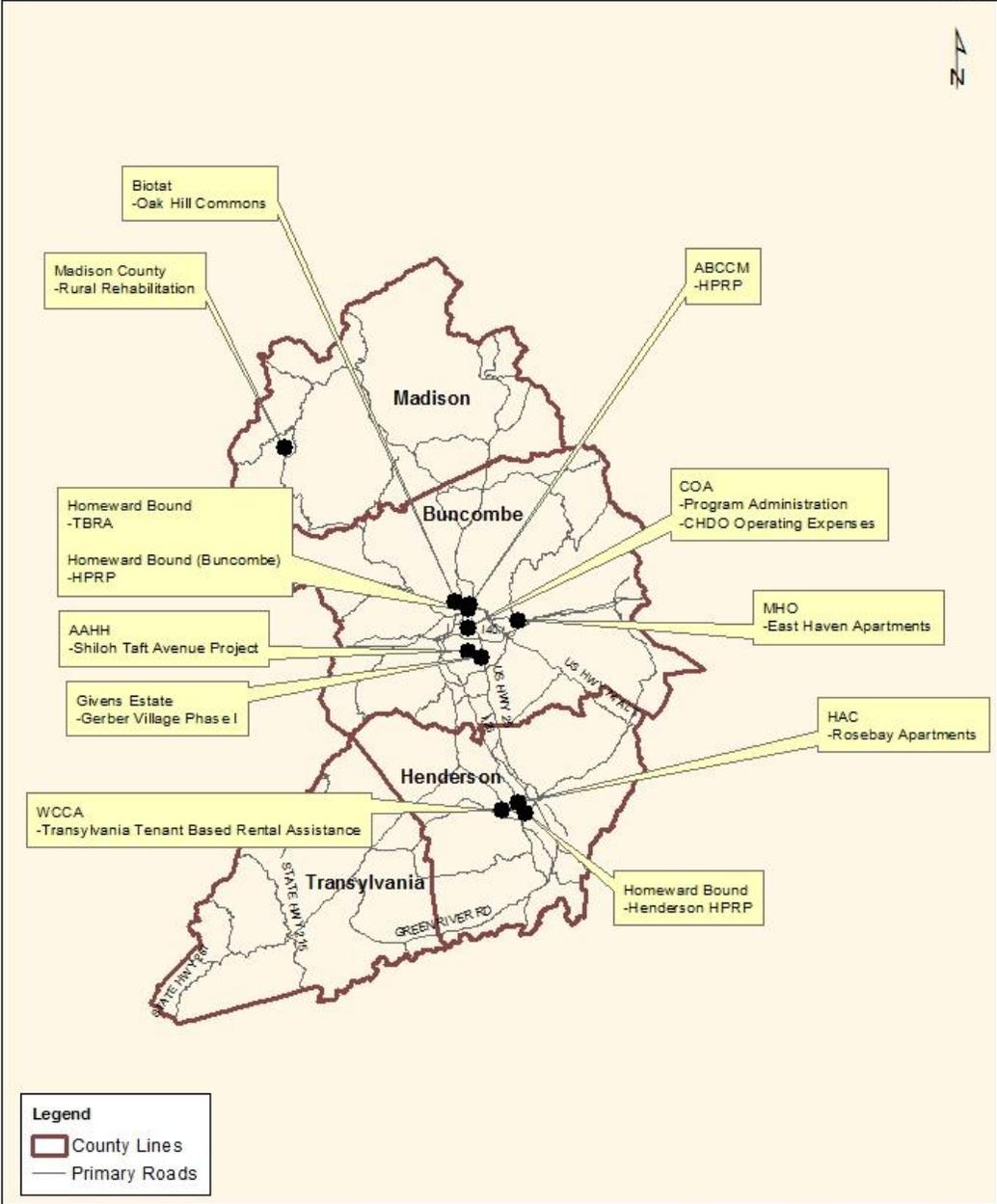


Source: City of Asheville, Community Development Division

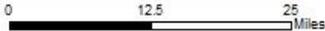


Proposed HOME Projects 2014-2015 Consortium Counties, North Carolina

Prepared by the City of Asheville
Community Development Division
May 2014



Source: City of Asheville, Community Development Division



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 antidisplacement 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.

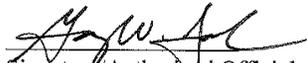
Anti-Lobbying -- To the best of the jurisdiction's knowledge and belief:

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 subawards 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/Authorized Official

5-9-14
Date

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 (or Comprehensive Housing Affordability Strategy) 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 program year(s) 2012 - 2014 (a period specified by the grantee consisting of one, two, or three specific consecutive program years), 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 activities concerning lead-based paint will comply with the requirements of 24 CFR Part 35, subparts A, B, J, K and R;

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

 5-9-14
Signature/Authorized Official Date

City Manager
Title

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**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		Pre-application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction	2. DATE SUBMITTED 5/15/2014	Applicant Identifier
			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: PO Box 7148		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Asheville		Prefix: Mr.	First Name: Jeff	
County: Buncombe		Middle Name		
State: NC		Last Name Staudinger		
Zip Code 28802	Suffix:			
Country: USA		Email: jstaudinger@ashevillenc.gov		
6. EMPLOYER IDENTIFICATION NUMBER (EIN): 56-600224		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): Community Development Block Grant Program 14-218		9. NAME OF FEDERAL AGENCY: US 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: City of Asheville CDBG Entitlement Program 2014-2015		
13. PROPOSED PROJECT Start Date: July 1, 2014		14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10		
Ending Date: June 30, 2015		b. Project 10,11		
15. ESTIMATED FUNDING:		16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?		
a. Federal	\$ 955,989 ⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON		
b. Applicant	\$	DATE:		
c. State	\$	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372		
d. Local	\$	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW		
e. Other Reallocation from Prior year	\$ 58,000 ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?		
f. Program Income	\$ 155,000 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No		
g. TOTAL	\$ 1,174,689 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 5/12/2014		

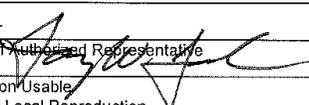
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Standard Form 424 (Rev.9-2003)
Prescribed by OMB Circular A-102

**APPLICATION FOR
FEDERAL ASSISTANCE**

OMB Approved No. 3076-0006

Version 7/03

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-Construction		<input type="checkbox"/> Pre-application <input type="checkbox"/> Construction <input type="checkbox"/> Non-Construction	2. DATE SUBMITTED 5/15/2014	Applicant Identifier
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Organizational DUNS: 071056451		Division: Community Development		
Address: Street: PO Box 7148		Name and telephone number of person to be contacted on matters involving this application (give area code)		
City: Asheville		Prefix: Mr.	First Name: Jeff	
County: Buncombe		Middle Name		
State: NC	Zip Code 28802	Last Name Staudinger		
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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): HOME Investments Partnership Program		9. NAME OF FEDERAL AGENCY: US 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 2014-2015		
13. PROPOSED PROJECT Start Date: July 1, 2014		Ending Date: June 30, 2015	14. CONGRESSIONAL DISTRICTS OF: a. Applicant 10	
15. ESTIMATED FUNDING:		b. Project 10,11		
a. Federal	\$	1,009,187 ⁰⁰	16. IS APPLICATION SUBJECT TO REVIEW BY STATE EXECUTIVE ORDER 12372 PROCESS?	
b. Applicant	\$	⁰⁰	a. Yes. <input type="checkbox"/> THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE STATE EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON	
c. State	\$	⁰⁰	DATE:	
d. Local	\$	⁰⁰	b. No. <input checked="" type="checkbox"/> PROGRAM IS NOT COVERED BY E. O. 12372	
e. Other Reallocation from Prior year	\$	97,839 ⁰⁰	<input type="checkbox"/> OR PROGRAM HAS NOT BEEN SELECTED BY STATE FOR REVIEW	
f. Program Income	\$	88,753 ⁰⁰	17. IS THE APPLICANT DELINQUENT ON ANY FEDERAL DEBT?	
g. TOTAL	\$	1,195,779 ⁰⁰	<input type="checkbox"/> Yes If "Yes" attach an explanation. <input type="checkbox"/> No	
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.				
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d. Signature of Authorized Representative 		e. Date Signed 5/12/2014		

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